



CADILLAC OF NOVI JSP 25-07

JSP25-07 CADILLAC OF NOVI

Public Hearing at the request of Cadillac of Novi for Planning Commission's recommendation to City Council to consider a Preliminary Site Plan with an amended Special Development Option Concept Plan, Section 9 Façade Waiver, and Stormwater Management Plan in the GE, Gateway East district. The subject property totals 6.77 acres and is located on the northeast corner of Grand River Avenue and Meadowbrook Road (Section 24). The applicant is proposing to build a 4,174 square foot building addition, expand the parking lot, update the building façade and signage.

Required Action

Recommend approval/denial to the City Council of the Preliminary Site Plan with an amended Special Development Option Concept Plan, Section 9 Façade Waiver, and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended with conditions	7-16-25	<ul style="list-style-type: none"> • Recommendation to the Council on ordinance findings relating to Special Development Option • Ordinance deviations for the following <ul style="list-style-type: none"> ◦ Additional square feet of total floor area ◦ Waiver of Community Impact Statement
Engineering	Approval recommended	7-14-25	<ul style="list-style-type: none"> • Items to be addressed with Final Site Plan
Landscaping	Approval recommended with conditions	6-26-25	<ul style="list-style-type: none"> • Landscape deviations for the following: <ul style="list-style-type: none"> ◦ Deficient greenbelt width on Meadowbrook <i>(Supported as existing condition)</i> ◦ Lack of greenbelt berms along both frontages <i>(Supported as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)</i> ◦ Deficiency in foundation landscaping for building addition <i>(Supported as the entire building has sufficient landscaping area)</i> • Items to be addressed with Final Site Plan
Woodland	Approval recommended	7-14-25	<ul style="list-style-type: none"> • Woodland Conservation Easement already in place
Wetland	Approval recommended	7-14-25	<ul style="list-style-type: none"> • Wetland Conservation Easement already in place
Traffic	Approval recommended	5-7-25	<ul style="list-style-type: none"> • Items to be addressed with Final Site Plan
Façade	Approval recommended	8-6-25	<ul style="list-style-type: none"> • Section 9 Waiver for underage of brick and overage of Flat Metal Panels and for "Display Frame" that outlines the showroom windows with integrated LED lighting
Fire	Approval recommended	4-24-25	

Motion sheet

Recommend Approval – Special Development Option Concept Plan

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council for an **amended** Special Development Option Concept Plan based on and subject to the following:

1. City Council finding that the proposed use exemplifies the intent of the GE District as stated in Section 3.1.16.A, to allow a use in the GE District listed elsewhere in the Zoning Ordinance provide certain criteria, including those identified below are met:
 - a) The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, *given that the architecture of the modified building and additions offers a distinctive presence on this corner.*
 - b) The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, *as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over many years.*
 - c) The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, *as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan, and previously amended SDO Agreement and Concept Plans were approved many years ago.*
2. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 6.2 of the Zoning Ordinance, including,
 - a) The proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area, *as the plan provides relatively minor modifications to the existing building and site.*
 - b) The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, *as identified in the staff and consultant review letters.*
 - c) The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *as has been demonstrated through many years of use as an automotive dealership.*
3. *The applicant has demonstrated compliance with the conditions listed in Section 3.12.3.B of the Zoning Ordinance, such as:*
 - a) Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, *as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.*
 - b) The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the City, and shall be consistent with the intent and spirit of this Section, *as identified in the staff and consultant review letters.*
 - c) Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City *as the project has been developed for several years for a similar use, and the expansions proposed for the showroom and service areas have demonstrated compatibility and harmony with the surrounding area.*

- d) The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.
4. Applicant providing the amended Special Development Option prior to consideration by the City Council.
5. City Council Deviation from Section 3.12.5.G to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as The City Council had previously approved an addition that exceeded the maximum permitted square footage.*
6. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
7. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
8. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
9. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
10. City Council consideration of signage as proposed by the applicant.
11. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
(additional conditions here if any.....)

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

-AND-

Recommend Approval – Preliminary Site Plan

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council of the Preliminary Site Plan based on and subject to the following:

1. Deviation from Section 3.12.5.G to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as The City Council had previously approved an addition that exceeded the maximum permitted square footage.*
2. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
3. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
4. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
5. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
6. Applicant providing the amended Special Development Option prior to consideration by the City Council.
7. City Council consideration of signage as proposed by the applicant.
8. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
(additional conditions here if any.....)

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

-AND-

Recommended Approval – Section 9 Façade Waiver

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council of the Section 9 Façade Waiver based on and subject to the following:

- a. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high-visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), *because the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements.*
- b. Section 9 Façade waiver for the "Display Frame" that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing lights are prohibited, *because it will enhance the nighttime appearance of the building.*
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
(additional conditions here if any.....)

(This motion is made because the plan is otherwise in compliance Sections 5.15.6 & 7 of the Façade Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Recommend Approval – Stormwater Management Plan

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council for Stormwater Management Plan based on and subject to the following:

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

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

- OR -

Recommend Denial – Special Development Option Concept Plan

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend denial to the City Council for an **amended** Special Development Option Concept Plan... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Recommend Denial – Preliminary Site Plan

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend denial to the City Council of the Preliminary Site Plan...(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Recommend Denial– Section 9 Façade Waiver

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend denial to the City Council of the Section 9 Façade Waiver... (because the plan is not in compliance Sections 5.15.6 & 7 of the Façade Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Recommend Denial – Stormwater Management Plan

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend denial to the City Council for the Stormwater Management Plan...(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance).

MAPS

Location

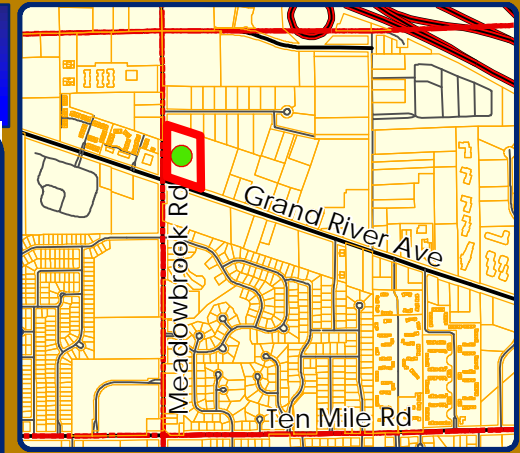
Zoning

Future Land Use


Natural Features

JSP25-07 Cadillac of Novi

LOCATION



Legend

 Subject Area



City of Novi

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

Map Author: Dan Commer

Date: 8/1/25

Project: JSP25-07 Cadillac of Novi

Version #: 1

0 35 70 140 210 Feet

1 inch = 167 feet

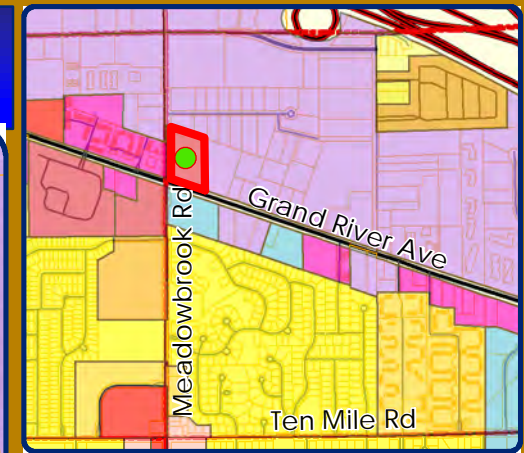
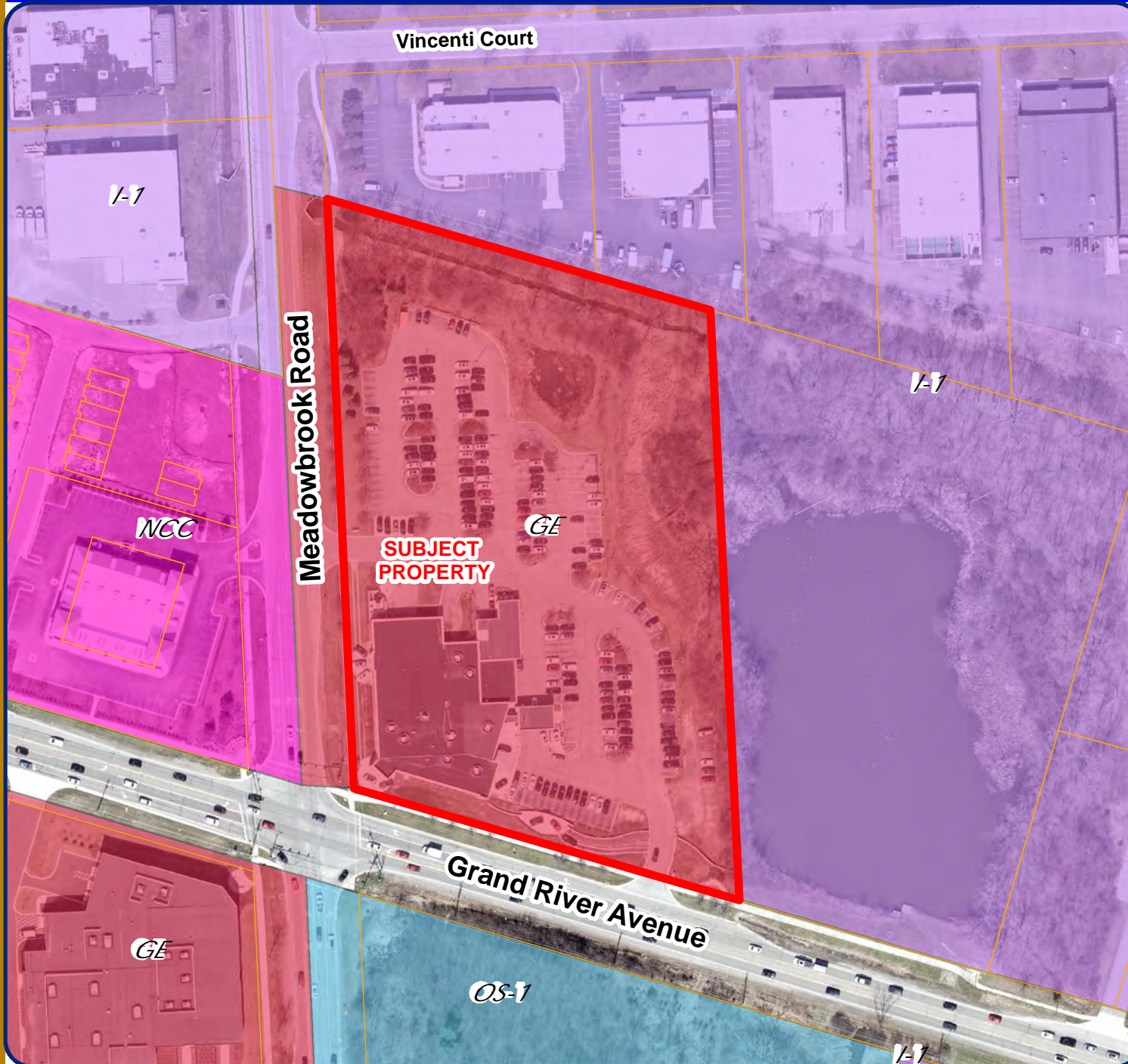


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP25-07 Cadillac of Novi

ZONING



Legend

- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
-  Subject Area



City of Novi

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

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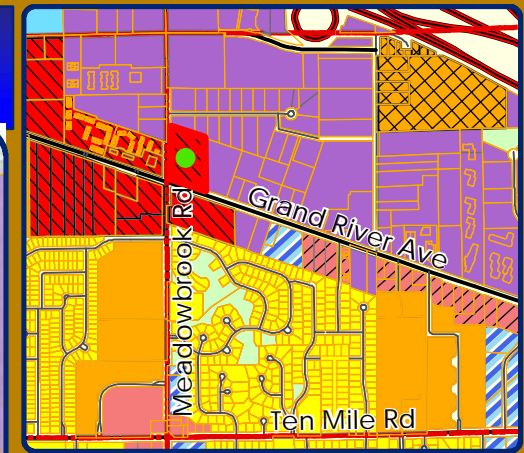
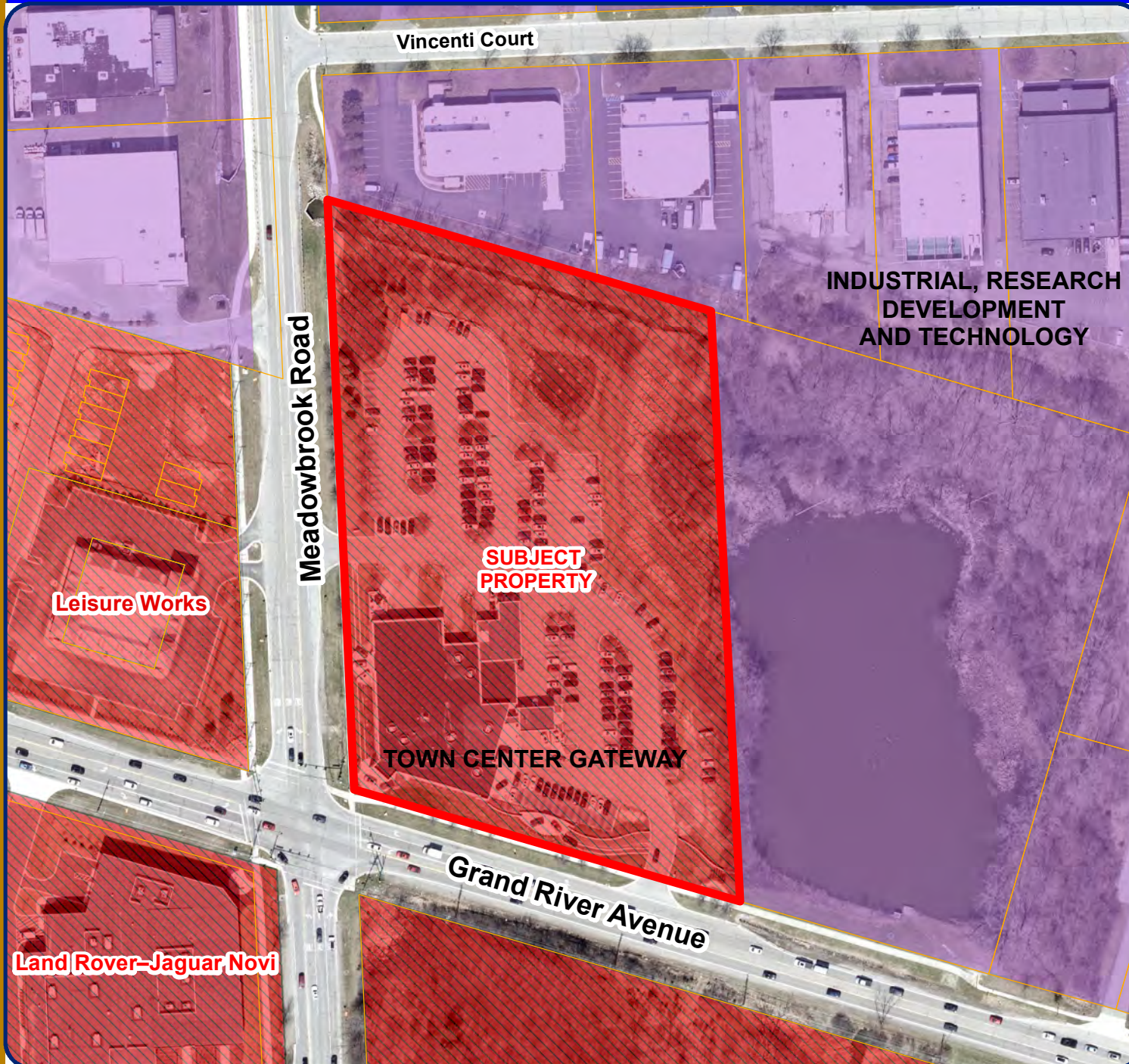


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JSP25-07 Cadillac of Novi

FUTURE LAND USE



Legend

- Industrial, Research, Development and Technology
- Town Center Gateway

 Subject Area



City of Novi

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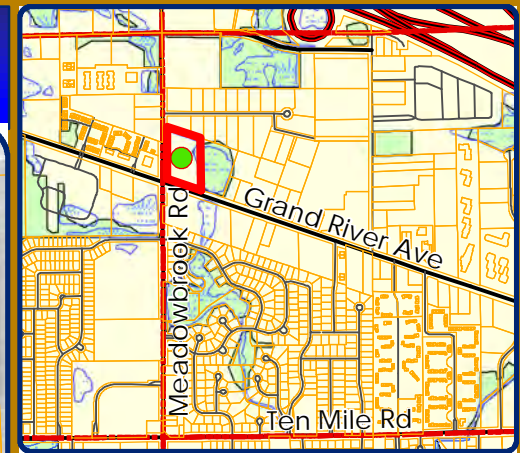


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JSP25-07 Cadillac of Novi

NATURAL FEATURES



Legend

-  Wetlands
-  Woodlands
-  Subject Area



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SITE PLAN

Owner

FOX DETROIT PROPERTIES, LLC
200 OTTAWA AVE. NW, SUITE 800
GRAND RAPIDS, MI 49503
CONTACT:
MR. COLIN SCHIEFLER
PHONE: (616) 540-4988
EMAIL: CSCHIEFLER@DPFOX.COM

Architect

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
CONTACT:
MR. STEVEN FOURNIER, AIA, NCARB
PHONE: (248) 376-2617
EMAIL: STEVEN@STUDIO-DETROIT.COM

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. TIMOTHY D. WOOD, P.E.
PHONE: (248) 332-7931
EMAIL: TWOOD@NFE-ENGR.COM

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. GEORGE A. OSTROWSKI, RLA, LEED AP
PHONE: (248) 332-7931
EMAIL: GOSTROWSKI@NFE-ENGR.COM

City of Novi, Oakland County, Michigan PRELIMINARY SITE PLAN DOCUMENTS Prepared For DP Fox Holdings, LLC

SHEET INDEX

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C1	Boundary, Topographic, and Tree Survey
C2	Demolition Plan
C3	Dimensional Site Plan
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C7	Truck Maneuvering and Open Space Plan
C8	Notes and Details
C9	Notes and Details
C10	Open Space and Bicycle Parking
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TS1.5	Composite Floor Plan
SP1.1	Architectural Site Plan
SP1.2	Architectural Site Plan Details
A2.1	Exterior Elevations
A2.2	Exterior Elevations
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2 of 2	City of Novi Paving Standard Details
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2 of 3	City of Novi Sanitary Sewer Standard Details
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1 of 5	City of Novi Water Main Standard Details
2 of 5	City of Novi Water Main Standard Details
3 of 5	City of Novi Water Main Standard Details
4 of 5	City of Novi Water Main Standard Details
5 of 5	City of Novi Water Main Standard Details
1 of 1	OCWRC Soil Erosion and Sedimentation Control Details



LOCATION MAP

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 34 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 24 (NOMINAL CENTERLINE OF MEADOWBROOK ROAD) 721.49 FEET AND NORTH 87 DEGREES 43 MINUTES 33 SECONDS EAST 60.00 FEET AND SOUTH 02 DEGREES 34 MINUTES 41 SECONDS EAST 517.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 73 DEGREES 34 MINUTES 41 SECONDS EAST 456.49 FEET; THENCE SOUTH 02 DEGREES 34 MINUTES 41 SECONDS EAST 678.32 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE NORTH 73 DEGREES 33 MINUTES 43 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE 456.53 FEET; THENCE NORTH 02 DEGREES 34 MINUTES 41 SECONDS WEST 678.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 311795.5 SQUARE FEET OR 7.158 ACRES
ADDRESS: 41350 GRAND RIVER, NOVI, MI
P.I.N.: 50-22-24-100-051

REVISIONS:

2025-04-26 - ISSUED FOR PER REVIEW
2025-06-23 - REVISED PER CITY REVIEW

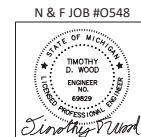
Project Name

Cadillac of Novi

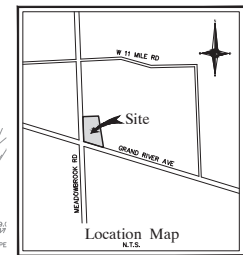
NF
ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL: (248) 332-7931
FAX: (248) 332-8257
WWW.NFE-ENGR.COM

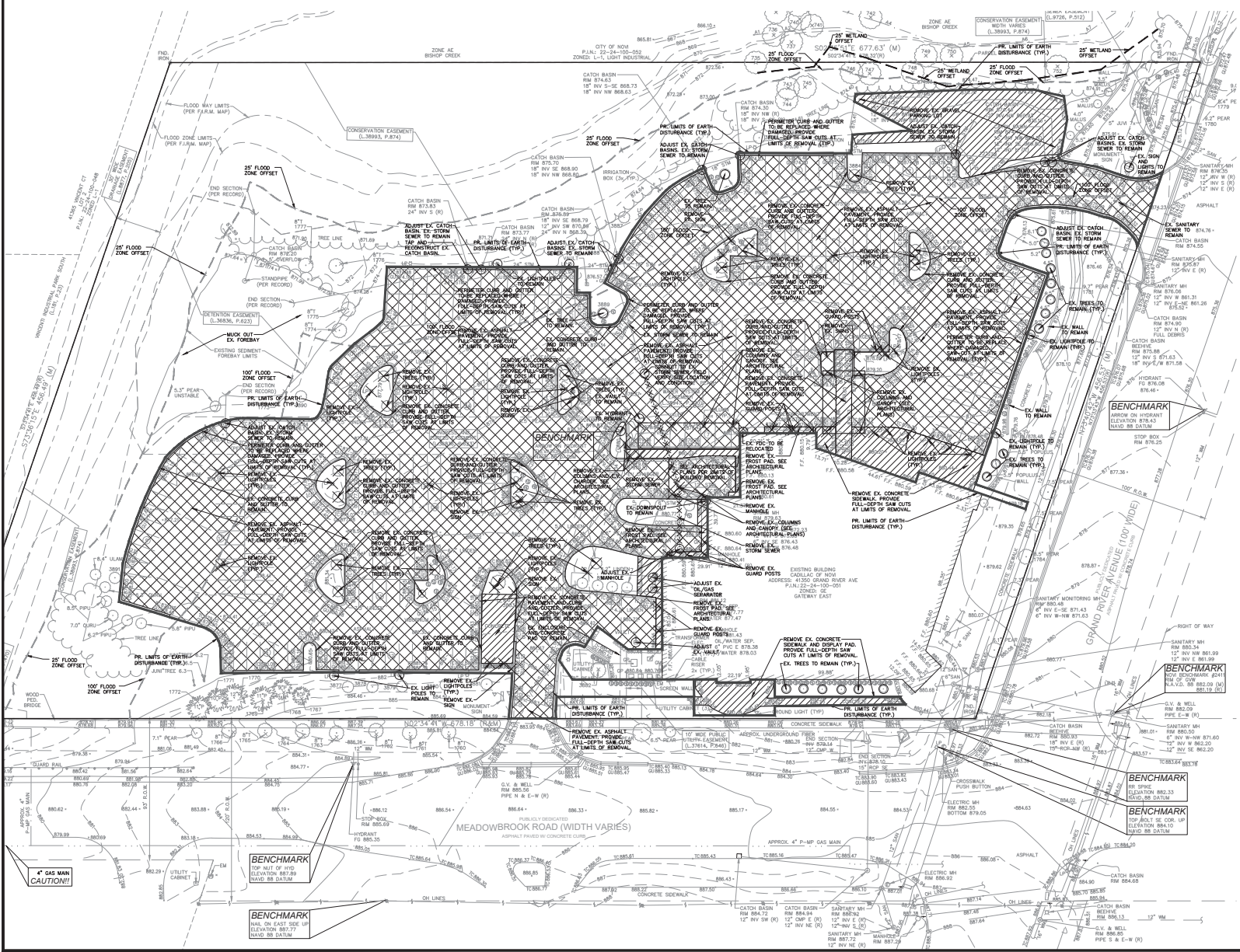


CITY OF NOVI NUMBER: JSP25-0001



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8357
WWW.NFE-ENGR.COM



FLOOD ZONE NOTE
NO CONSTRUCTION IS PERMITTED WITHIN 25' OF THE FLOOD ZONE. CRUSHED CONCRETE IS NOT PERMITTED WITHIN 100' OF THE FLOOD ZONE. CRUSHED LIMESTONE IS REQUIRED.

DEMOLITION NOTES
DEMOLITION OF BUILDINGS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY AND ALL APPROPRIATE LIAISON HAS BEEN COMPLETED.
FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES SHALL ARRANGE FOR ALL SITE INSPECTIONS.
SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND ON-SITE INFRASTRUCTURE. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL INFORMATION. THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA.
PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.
ON-DECK AND DEMONSTRATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.
* THE CONTRACTOR SHALL NOTIFY MGS DIO (1-800-482-7177) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL INFORMATION. THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA.
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ON-DECK AND DEMONSTRATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.
* THE CONTRACTOR SHALL NOTIFY MGS DIO (1-800-482-7177) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.
ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADS AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.
PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.
WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADS AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.
BRIEF EXISTING BUILDINGS PLANNED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOTPRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MOST CLASS 3 GRANULAR MATERIAL AND BE BACING COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

REMOVAL LEGEND
INDICATES AREAS OF EXISTING SEGMENT FOREMAN TO BE MUCKED OUT
INDICATES AREAS OF ASPHALT PAVEMENT TO BE REMOVED
INDICATES AREAS OF CONCRETE PAVEMENT TO BE REMOVED
INDICATES LIMITS OF GRADING AND EARTH DISTURBANCE

LEGEND
MANHOLE
HYDRANT
DATE VALVE
MANHOLE CATCH BASIN
UTILITY POLE
GUY WIRE
GUY WIRE
EXISTING SANITARY SEWER
EXISTING SAN. CLEAN OUT
EXISTING WATER MAIN
EXISTING STORM SEWER
EX. R. V. CATCH BASIN
OVERHEAD LINES
EXISTING BURIED CABLES
LIGHT POLE
SIGN
EXISTING GAS MAIN
EXISTING UTILITY TO BE REMOVED
DEMOLITION TO BE ABANDONED
CONSTRUCTION/TREE PROTECTION TREES
INDICATES EXISTING TREE TO BE REMOVED



PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffer
Phone: (616) 540-4988
Email: cschieffer@dpxfox.com

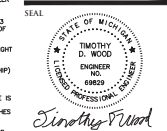
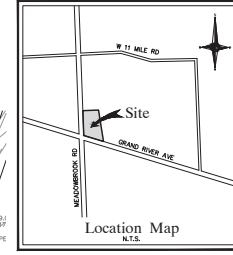
PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E,
City of Novi
Oakland County, MI

SHEET
Demolition Plan

811
Know what's below
Call before you dig.

DATE ISSUED/REVISED
JANUARY 2018/NOVEMBER 2018
NOVEMBER 2018/REVISIONS

DRAWN BY:
B. Gibb
DESIGNED BY:
T. Wood
APPROVED BY:
J. Longhurst
DATE:
April 16, 2025
SCALE:
1" = 30'
NFE JOB NO.
0548
SHEET NO.
C2



PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffler
Phone: (616) 540-4988
Email: cschieffler@dpxof.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E,
City of Novi
Oakland County, MI

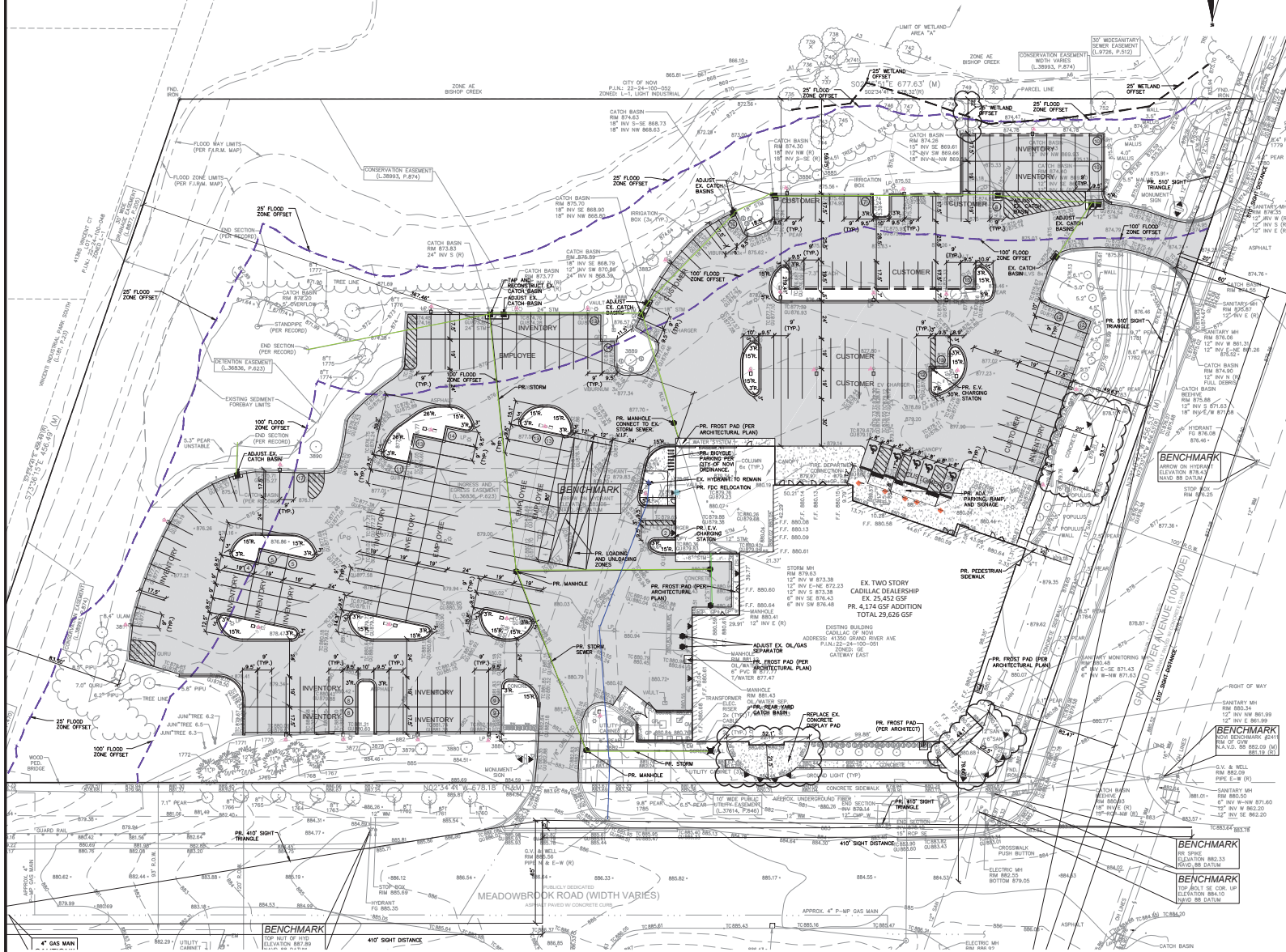
SHEET
Dimensional Site Plan



DATE ISSUED/REVISED
10/16/2024
10/16/24 - REVISED PER CITY REVIEW

DRAWN BY:
B. Gibb
DESIGNED BY:
T. Wood
APPROVED BY:
J. Longhurst
DATE:
April 16, 2025

SCALE: 1" = 30'
NFE JOB NO. SHEET NO.
0548 C3



ESTIMATED QUANTITIES

SIGNS	
DESCRIPTION	QUANTITY
NO PARKING FIRE LANE SIGN (R8-31) 12"x18"	8
ADA ACCESSIBLE PARKING SIGN (R7-8) 12"x18"	5

ADJACENT LAND ZONING AND USE

DIRECTION	ZONING	APN	USE
NORTH	L-1	22-24-100-047	OFFICES
EAST	L-1	22-24-100-048	LIBRARY
EAST	L-1	22-24-100-050	POND
EAST	L-1	22-24-100-051	MOUNT
WEST	R-1	22-23-228-003	REAL ESTATE
WEST	R-1	22-23-228-004	MONUMENT
WEST	R-1	22-23-228-004	LIGHT CENTER

GARBAGE COLLECTION NOTE
PROPERTY OWNER SHALL MAINTAIN TRUCK ROUTE SO NOT TO INTERFERE WITH THE DRIVE-THROUGH ROUTE.

PROPERTY FRONTAGE NOTE
MEADOWBROOK ROAD PROPERTY FRONTAGE IS 678.18 FEET.

GRAND RIVER AVENUE PROPERTY FRONTAGE IS 456.53 FEET.

LIGHTING NOTE
ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.

FLASHING LIGHT SHALL NOT BE PERMITTED.

ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

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

ALL WORK WITHIN THE ROAD RIGHT-OF-WAY OF W. GRAND RIVER AVENUE SHALL BE PROVIDED FOR THE INFLUENCE OF PAVED AREAS.

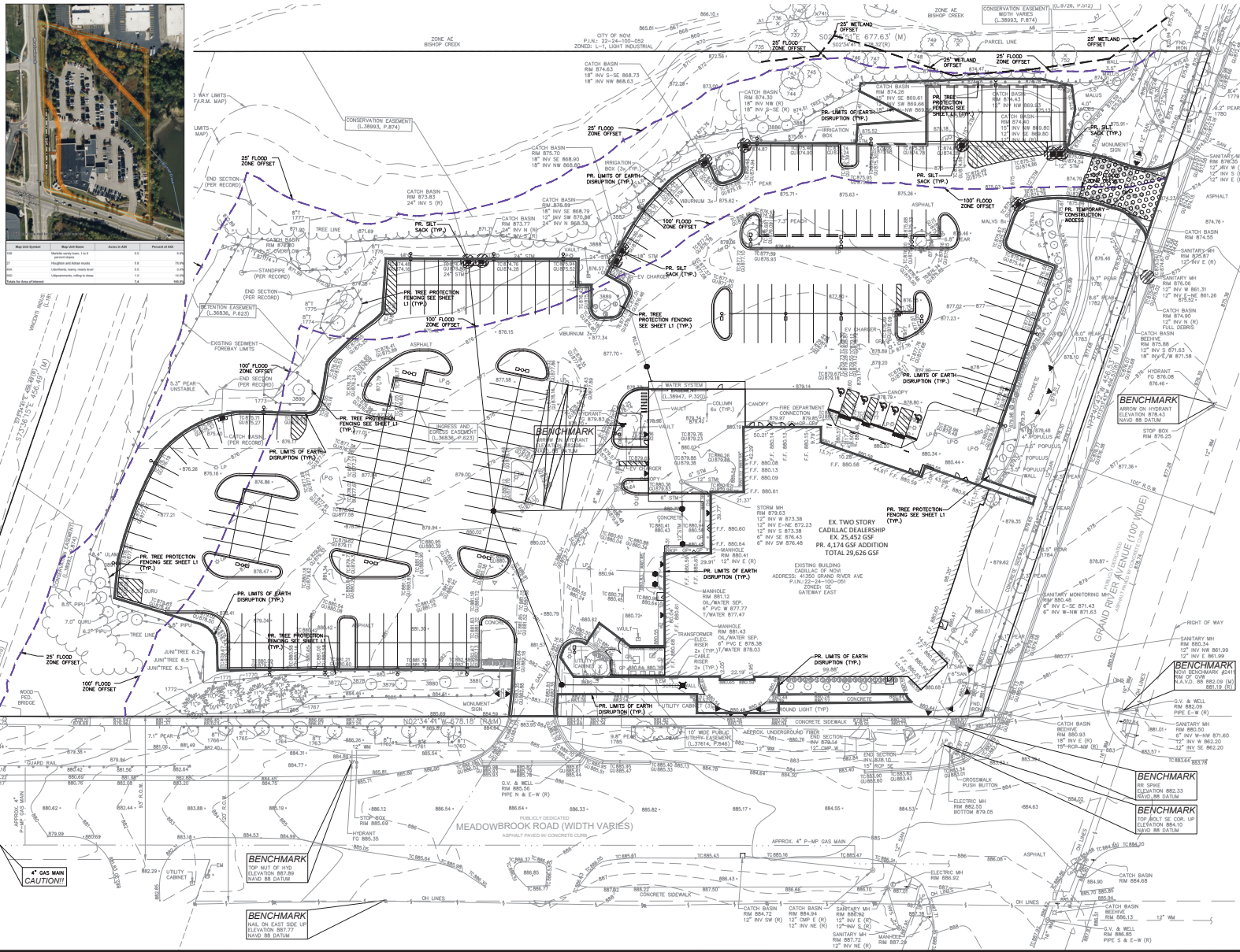
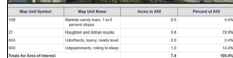
PAVING LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT

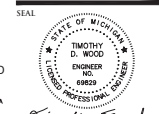
LEGEND

[Symbol]	MANHOLE	EXISTING SANITARY SEWER
[Symbol]	HYDRANT	SAN. CLEAN OUT
[Symbol]	MANHOLE	EXISTING WATERMAIN
[Symbol]	MANHOLE	EXISTING STORM SEWER
[Symbol]	EX. R. Y. CATCH BASIN	EXISTING BURIED CABLES
[Symbol]	UTILITY POLE	OVERHEAD LINES
[Symbol]	GUY WIRE	LIGHT POLE
[Symbol]	SOIL	EXISTING GAS MAIN
[Symbol]	G.O.	PR. SANITARY SEWER
[Symbol]	HYDRANT	PR. WATER MAIN
[Symbol]	PR. STORM SEWER	PR. R. Y. CATCH BASIN
[Symbol]	PROPOSED LIGHT POLE	PR. TOP OF CURB ELEVATION
[Symbol]	PR. TOP OF CURB ELEVATION	PR. GUTTER ELEVATION
[Symbol]	PR. TOP OF WALK ELEVATION	PR. TOP OF FINISH ELEVATION
[Symbol]	PR. TOP OF FINISH ELEVATION	PR. TOP OF FINISH ELEVATION
[Symbol]	PR. TOP OF FINISH ELEVATION	PR. TOP OF FINISH ELEVATION

1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	MAY 2025
2. MASS GRADE SITE.	MAY 2025
3. COMMENCE UNDERGROUND UTILITY WORK.	JUNE 2025
4. INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES.	JUNE 2025
5. FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	JULY 2025
6. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	SEPTEMBER 2025
7. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	OCTOBER 2025
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	OCTOBER 2025



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



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T. 1N., R. 8E.
City of Novi
Oakland County, MI

SHEET

Soil Erosion and
Sedimentation Control
Plan



DATE	ISSUED/REVISED
2025-04-16	ISSUED FOR PSP REVIEW
2025-06-23	REVISED PER CITY REVIEW

DRAWN BY:
B. Girbach

DESIGNED BY:
T. Wood

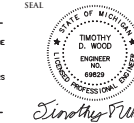
APPROVED BY:
J. Longhurst

DATE:
April 16, 2025

SCALE: 1" = 30'

NFE JOB NO. **O548** SHEET NO. **C5**

SEAL



PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffler
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SHEET
Notes and Details

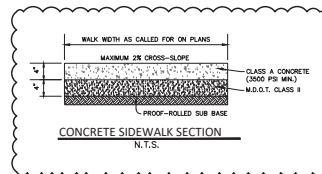
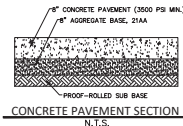
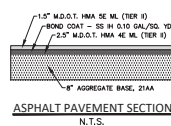


DATE ISSUED/REVISED
REVISIONS

REVISIONS

DRAWN BY:
B. Glibich
CHECKED BY:
J. Wood
APPROVED BY:
T. Longhurst
DATE:
April 16, 2025
SCALE: N.T.S.

NFE JOB NO. 0548 SHEET NO. C8



UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS D&E AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STATE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

DAMAGE TO PRIVATE PROPERTY

ALL SIDEWALKS, DRIVEWAYS, LANDS, FENCES, TREES, SHRUBS, SPRINGERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL TREES SHALL BE REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL TREES SHALL BE REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL TREES SHALL BE REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL TREES SHALL BE REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJACENT PROPERTIES, UNLESS OTHERWISE PERMITTED BY ADEQUATELY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY-PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY-PASS PUMPING, THE METHOD, EQUIPMENT AND MEANS OF PROVIDING THAT WORK AND THE RESPONSIBILITY OF THE CONTRACTOR SHALL BE CONSIDERED PART OF THE WORK, WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROVIDED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, EXCAVATIONS OR TRENCHES, SCHEDULING THE WORK AT OFF PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE AFFECTED BY THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY TEMPORARY STRUCTURES NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

PAVEMENT REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT EXISTING PAVEMENT CORRESPONDING TO THE INFORMATION PROVIDED ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTEE THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROAD RIGHTS OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS IN PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL MAINTAIN AND SATISFY ALL ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDOT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MDOT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICES, UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWINGS CALL FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATION SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICES UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

SUB-SOIL CONDITIONS

ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB-SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB-SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARATION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE ANTICIPATED BY THE CONTRACTOR'S PRE-BID SITE OBSERVATION OR ARE NOT CALLED OUT IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK. THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED, THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL

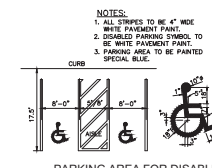
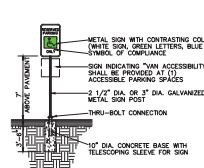
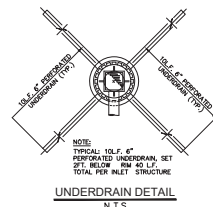
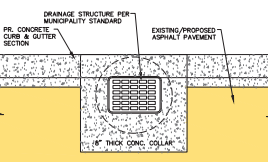
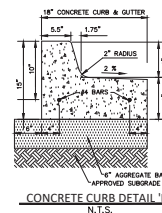
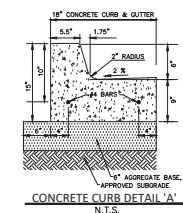
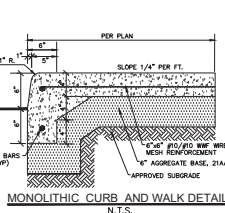
TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR, IN A MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT AND COMPACT FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

SOIL EROSION / SEDIMENTATION CONTROL

THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR INSPECTION OR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.



NOTES:

1. ALL STRIPES TO BE 4\"/>

2. BEARDED PAVEMENT STRIPES TO BE WHITE PAVEMENT PAINT.

3. PARKING AREA TO BE PAINTED SPECIAL BLUE.

4. SIGN INDICATING \"VAN ACCESSIBILITY\" SHALL BE PROVIDED AT ACCESSIBLE PARKING SPACES.

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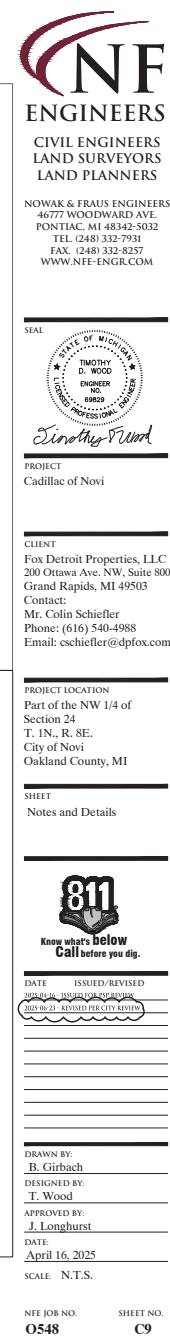
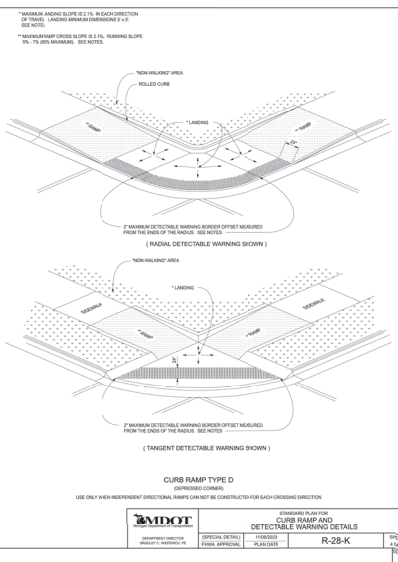
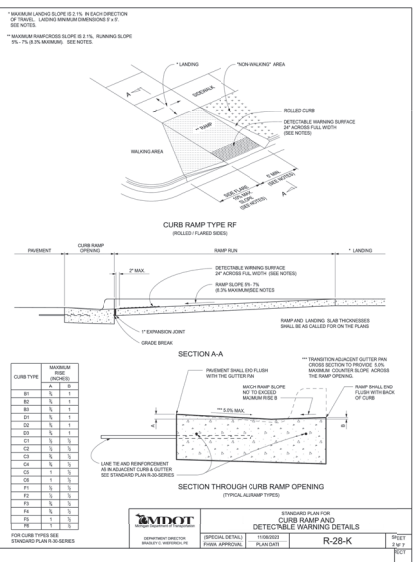
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SEAL

STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER
NO.
69629
LICENSED PROFESSIONAL ENGINEER

Timothy D. Wood

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E.
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DATE ISSUED/REVISED
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DRAWN BY:
B. Girbach

DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
April 16, 2025

2000-2000 Files\0000-Files\0548\Office\Site Plans\0548_PCD.dwg 6/23/2025 9:51 AM



REMOVAL SUMMARY

TOTAL AREA TO BE REMOVED: 4.17 AC
TOTAL AREA TO BE REMOVED: 4.17 AC
TOTAL AREA TO BE REMOVED: 4.17 AC

REPLACEMENT SUMMARY

TOTAL AREA TO BE REPLACED: 4.17 AC
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TOTAL AREA TO BE REPLACED: 4.17 AC

ALL TREES TO REMAIN ARE SUBJECT TO FUTURE CUT
AND TRIMMING TO MAINTAIN THE EXISTING PROFILE
AND TO MAINTAIN THE

GENERAL TREE PROTECTION NOTES

1. ALL TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
2. ALL TREES TO BE REPLACED SHALL BE REPLACED WITH SPECIES OF EQUAL OR GREATER SIZE AND AGE.
3. ALL TREES TO BE REPLACED SHALL BE REPLACED WITH SPECIES OF EQUAL OR GREATER SIZE AND AGE.
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9. ALL TREES TO BE REPLACED SHALL BE REPLACED WITH SPECIES OF EQUAL OR GREATER SIZE AND AGE.
10. ALL TREES TO BE REPLACED SHALL BE REPLACED WITH SPECIES OF EQUAL OR GREATER SIZE AND AGE.



TREE PROTECTION DETAIL-PLAN



TREE PROTECTION DETAIL-SECTION

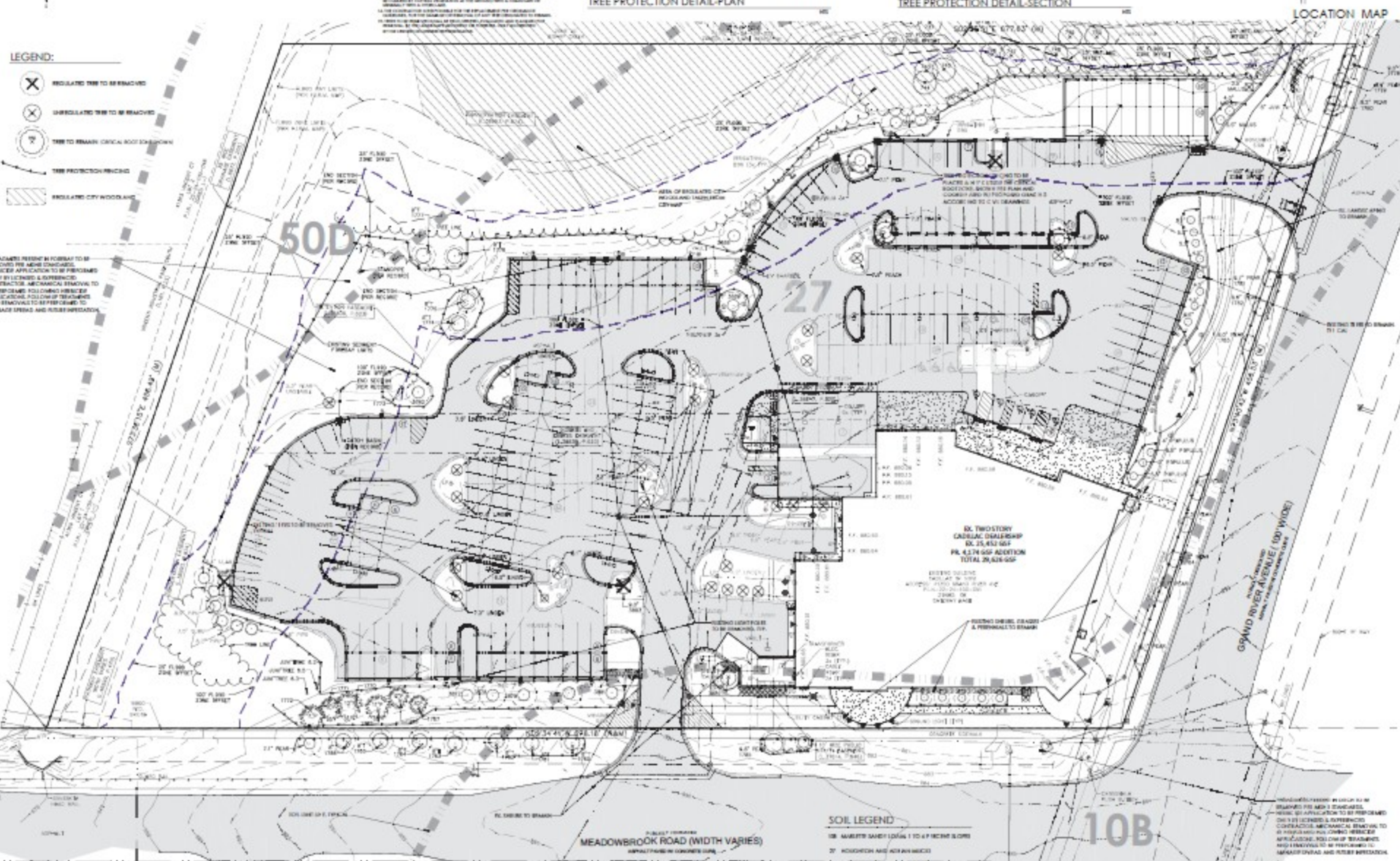


LOCATION MAP

LEGEND:

- 1. ISOLATED TREE TO BE REMOVED
- 2. UNISOLATED TREE TO BE REMOVED
- 3. TREE TO REMAIN CRITICAL ROOT SYSTEM
- 4. TREE PROTECTION FENCE
- 5. ISOLATED CITY WOODLAND

PRELIMINARY PRESENT IN FORBID TO BE
REMOVED THE ABOVE CONTAINS
CONTRACTOR'S MECHANICAL REMOVAL TO
BE PERFORMED. NO OTHER MECHANICAL
APPLICATIONS, NO COW OF TREATMENT
AND REMOVAL TO BE PERFORMED TO
MAINTAIN SPREAD AND FUTURE INVESTIGATION



SOIL LEGEND

- 1. MARIETTA SANDY LOAM TO 4' FINE SAND
- 2. HOUGHTON AND AUSTIN MIXES
- 3. MARIETTA SANDY LOAM TO 4' FINE SAND



NOWAK & TRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL: (248) 332-7971
FAX: (248) 332-6257



PROJECT
Cadillac of Novi

CLIENT
Fox Holdings, LLC
200 Ottawa Ave. NW, Suite 500
Grand Rapids, MI 49505
Contract:
Mr. Colin Schaeffer
Phone: (616) 540-4905
Email: cschaeffer@fox.com

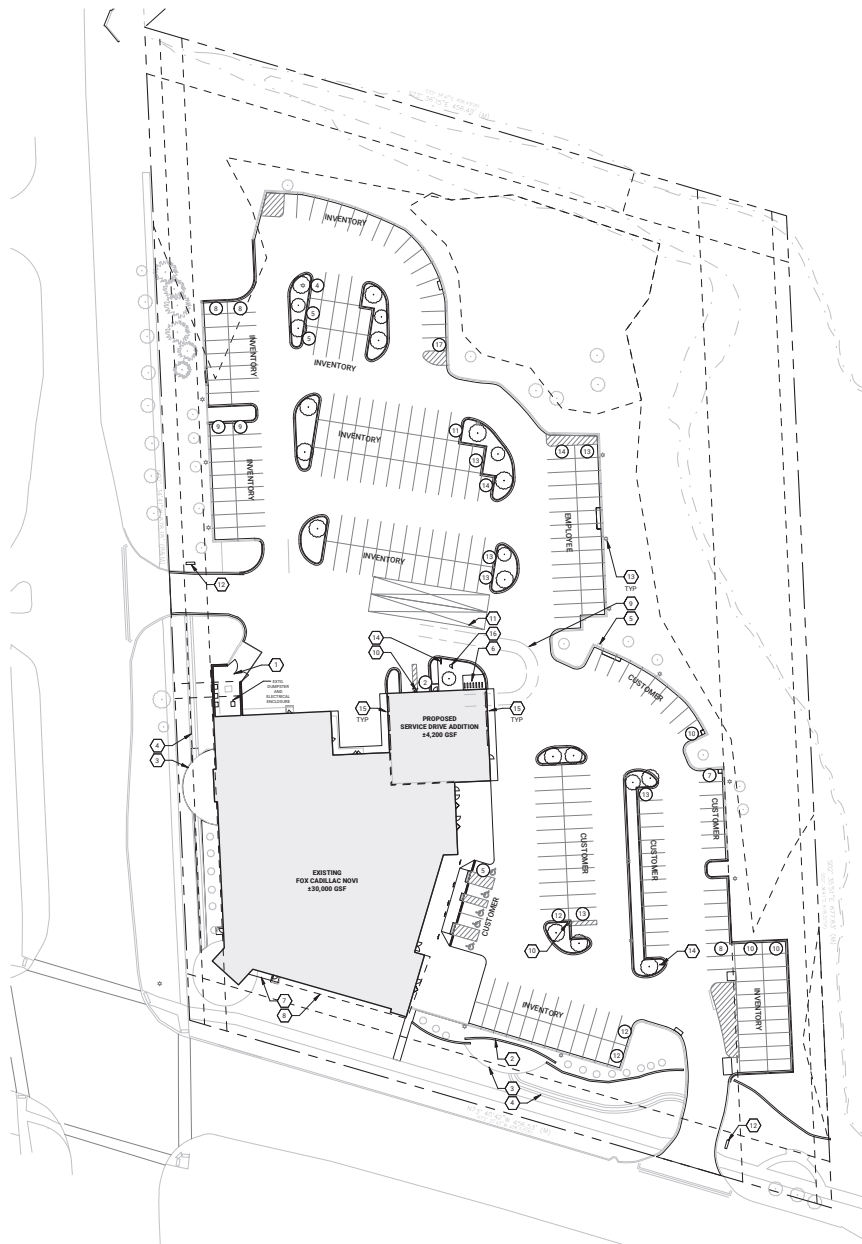
PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 2N., R. 2E.
City of Novi
Oakland County, MI

SHEET
Tree Preservation Plan



SERVICED BY
2024.11.15. 10:00 AM
2024.11.15. 10:00 AM

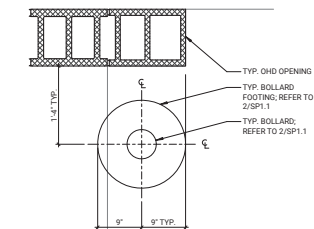
DRAWN BY:
M. Sandberg
DESIGNED BY:
C. Ostermiller
APPROVED BY:
C. Ostermiller
DATE:
April 16, 2025
SCALE: 1" = 50'
SHEET NO.
L1



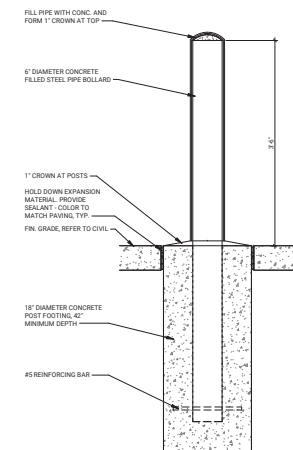
1
TYP
1" = 40'

ARCHITECTURAL SITE PLAN KEY NOTES: (TYPICAL THIS SHEET ONLY)

- 1 EXISTING DUMPSTER ENCLOSURE
- 2 EXISTING SCREEN WALL TO REMAIN, REMOVE AND REPLACE BRAND SIGNAGE
- 3 EXISTING VEHICLE DISPLAY AREA
- 4 EXISTING DOUBLE TRACK
- 5 EXISTING EV CHARGER
- 6 PROPOSED BICYCLE PARKING RACK
- 7 BONELINE FOUNDATION BUILD-OUT, COORDINATE W/ STRUCTURAL
- 8 BONELINE CADILLAC BRAND ELEMENT BY VENDOR
- 9 VEHICLE TURNING RADIUS
- 10 RELOCATED EXISTING EV CHARGER
- 11 LOADING ZONE
- 12 REPLACE EXISTING MONUMENT SIGN w/ NEW BRAND-APPROVED SIGNAGE, COORDINATE W/ APPROVED SIGN VENDOR
- 13 EXISTING LIGHT POLE OR POLE TOP FIXTURE TO REMAIN, MODIFY HEAD AT OWNER DIRECTION
- 14 PROPOSED WAYFINDING SIGN
- 15 6" CONC FILLER STEEL BOLLARD, REFER TO NEW WORK PLANS AND DETAILS
- 16 EXISTING FIRE HYDRANT TO REMAIN



2
TYPICAL BOLLARD PLAN DETAIL
1" = 1'-0"



1
TYP
1" = 1'-0"

**STUDIO
DETROIT
ARCHITECTS**
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER
STEVEN H. FOURNIER, AIA, NCARB
248.576.2617
STEVEN@STUDIO-DETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED	DESCRIPTION
04.04.25	DDP#1
04.11.25	SITE PLAN REVIEW
05.07.25	DDP#1 RESUBMISSION
06.16.25	SPA RESUBMISSION

DRAWN: AMA

CHECKED: SHF

SEAL



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CLIENT

**FOX DETROIT
PROPERTIES, LLC**
200 OTTAWA AVE NW, SUITE 800
SUITE 800
GRAND RAPIDS, MI 49503
616.774.4044

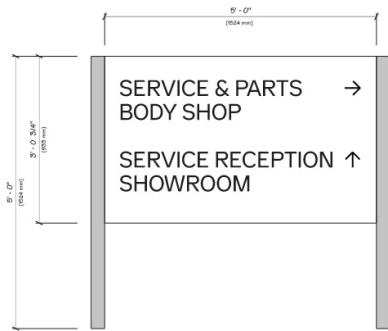
PROJECT

**FOX CADILLAC NOVI
PROJECT DESCRIPTION**
41350 GRAND RIVER AVE
NOVI, MI 48375

PROJECT NO. 24030

ARCHITECTURAL SITE
PLAN

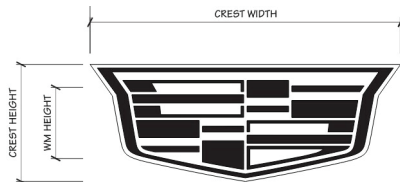
SP1.1




TWIN POLE

FONT: CADILLAC GOTHIC NARROW

SITE GROUND SIGN - WAYFINDING



GRAPHIC SIZE BY SIGN			
SIGN		CADILLAC	DEALERNAME
M-10	1' - 5 7/8" (H) X 3' - 11 5/8" (W) 454 mm (H) X 1209 mm (W)	4 3/4" (H) X 4' - 8 9/16" (W) 121 mm (H) X 1437 mm (W)	4 3/4" (H) X TBD (W) 121 mm (H) X TBD (W)

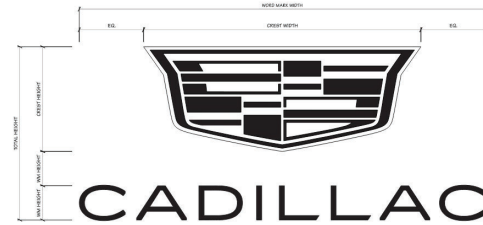
WALL SIGN - MEADOWBROOK

CERTIFIED SERVICE

CS16

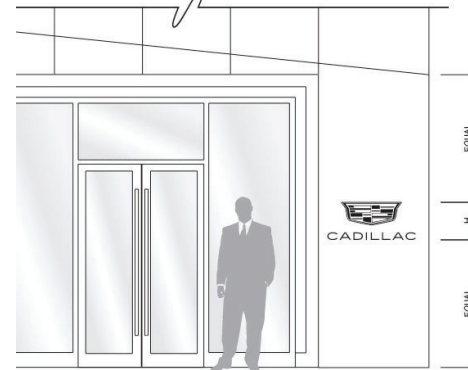
SIZE	CERTIFIED SERVICE	
	HEIGHT (ft-in)	WIDTH (ft-in)
CS16	1' - 4"	20' - 9 5/16"
	406 mm	6333 mm

WALL SIGN - WAYFINDING



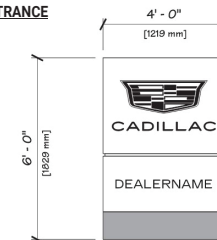
STACKED SIZE	CREST		WORD MARK		LOCK-UP	
	WIDTH (ft-in)	HEIGHT (ft-in)	WIDTH (ft-in)	HEIGHT (ft-in)	GAP (ft-in)	TOTAL HEIGHT (ft-in)
WS1 (STANDARD)	8' - 3"	3' - 1 1/4"	11' - 7 7/8"	11 3/4"	11 3/4"	5' - 0 3/4"
	2515 mm	946 mm	3553 mm	298 mm	298 mm	1543 mm

WALL SIGN - GRAND RIVER & INTERSECTION




STACKED SIZE	CREST		WORD MARK		LOCK-UP		WEIGHT	AMPS
	WIDTH (ft-in)	HEIGHT (ft-in)	WIDTH (ft-in)	HEIGHT (ft-in)	TOTAL WIDTH (ft-in)	TOTAL HEIGHT (ft-in)		
CAD CREST WINDOW	2' - 0 7/8"	9 3/8"	3' - 0 1/2"	3 1/16"	3' - 0 1/2"	1' - 3 9/16"	15 lbs.	N/A
	632mm	236mm	927mm	76mm	927mm	398mm		

WALL SIGN - ENTRANCE



M-6

GRAPHIC SIZE BY SIGN			
SIGN		CADILLAC	DEALERNAME
M-6	1' - 1" (H) X 2' - 10 7/16" (W) 330 mm (H) X 875 mm (W)	3 7/16" (H) X 3' - 4 15/16" (W) 87 mm (H) X 1039 mm (W)	3 7/16" (H) X TBD (W) 87 mm (H) X TBD (W)

MONUMENT SIGN - GRAND RIVER & MEADOWBROOK

STUDIO
DETROIT
ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER
STEVEN H. FOURNIER, AIA, NCARB
248.376.2517
STEVEN@STUDIO-DETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED
04.11.25 SITE PLAN REVIEW
06.16.25 SPA RESUBMISSION

DRAWN ZJR
CHECKED SHF



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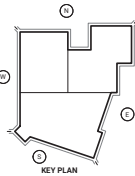
CLIENT
FOX DETROIT
PROPERTIES, LLC
200 OTTAWA AVE NW, SUITE 800
SUITE 800
GRAND RAPIDS, MI 49503
616.774.4044

PROJECT
FOX CADILLAC NOV
PROJECT DESCRIPTION
41350 GRAND RIVER AVE
NOVI, MI 48375

PROJECT NO. 24030

ARCHITECTURAL SITE
DETAILS

SP1.2



DO NOT SCALE DRAWINGS

ISSUED
04.04.25 DDPP1
04.11.25 SITE PLAN REVIEW
05.07.25 DDPP1 RESUBMISSION
06.16.25 SPA RESUBMISSION

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CLIENT

**FOX DETROIT
PROPERTIES, LLC**
200 OTTAWA AVE NW, SUITE 800
SUITE 800
GRAND RAPIDS, MI 49503
616.774.4044

PROJECT
FOX CADILLAC NOVI
PROJECT DESCRIPTION
41350 GRAND RIVER AVE
NOVI, MI 48375

PROJECT NO. 24030

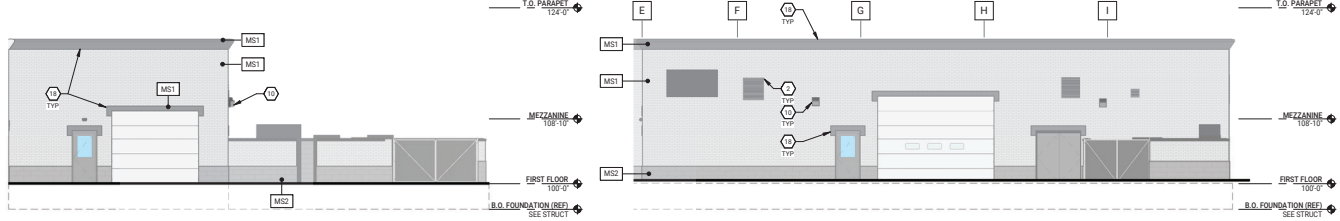
EXTERIOR ELEVATIONS

A2.1

EXTERIOR MATERIALS		
TAG	LEGEND	MATERIAL
IG1		EXTERIOR GLAZING
CW1		CURTAINWALL
ACM1		ALUMINUM COMPOSITE MATERIAL
ACM2		ALUMINUM COMPOSITE MATERIAL
MTL1		PREFINISHED ALUMINUM
BR1		FACE BRICK
CS1		CAST STONE
EPF1		EXTERIOR PAINT
MS1		EXTERIOR STAIN
MS2		EXTERIOR STAIN
MS3		EXTERIOR STAIN

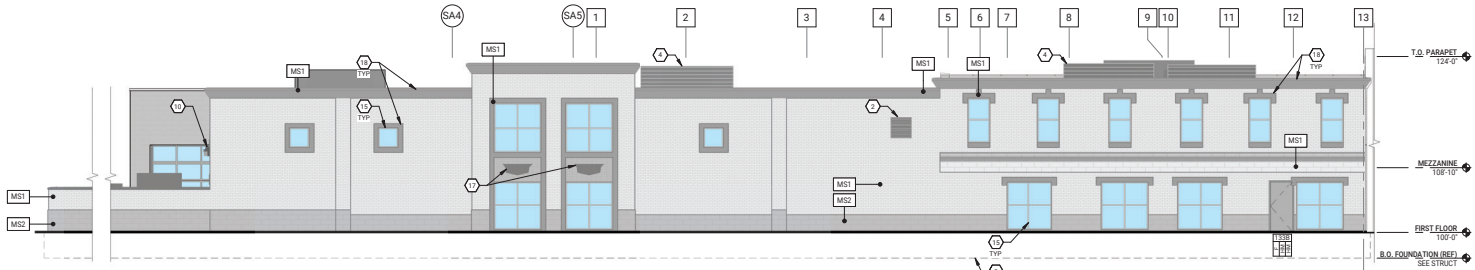
**EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)**

- ALUMINUM COMPOSITE PANEL (RANSCHEN w/ DRY JOINT) w/ 1/2" REVEAL; SEE MATERIAL FINISH SCHEDULE
- EXISTING INTAKE LOWER TO REMAIN, PRIME AND PAINT TO MATCH ADJACENT WALL COLOR
- GLASS AND ALUMINUM STOREFRONT / CURTAINWALL SYSTEM; SEE FRAME ELEVATIONS
- EXISTING ROOF TOP UNIT AND DECORATIVE METAL SCREENING
- BUILDING MOUNTED SIGNAGE, COORDINATE POWER REQUIREMENTS w/ APPROVED SIGNAGE DRAWINGS AND SIZING w/ SIGNAGE VENDOR AND LOCAL ORDINANCE
- OVERFLOW DRAIN w/ COVER AS SPECIFIED BY BRAND IMAGE REQUIREMENTS; COORDINATE w/ PLUMBING
- INTEGRAL ACM COPING
- LINE INDICATES ASSUMED EXISTING CONCRETE FOUNDATION; SEE STRUCTURAL
- 6" CONC. FILLED STL. BOLLARD, PRIMED w/ PLASTIC COVER
- WALL MTD. EXT. LIGHT FIXTURE; SEE SCHEDULE & ELECTRICAL
- MASONRY CONTROL JOINT (CJ), COORD w/ STRUCTURAL
- INDICATES LINE OF ROOF BEYOND
- EXISTING ROOF TOP UNIT; COORDINATE w/ MECHANICAL
- DISPLAY FRAME ALUMINUM COMPOSITE PANEL SYSTEM (ACM2) BY VENDOR; PROVIDE CONTINUOUS SOFT GLOW COVE LIGHTING; SEE LIGHTING SCHEDULE AND COORDINATE w/ ELECTRICAL
- EXISTING GLASS AND ALUMINUM STOREFRONT TO REMAIN
- BONELINE ALUMINUM COMPOSITE PANEL SYSTEM (ACM1) BY VENDOR
- REMOVE AND REPLACE EXISTING BUILDING MOUNTED SIGNAGE FOR NEW BUILDING MOUNTED SIGNAGE; COORDINATE POWER REQUIREMENTS w/ APPROVED SIGNAGE DRAWINGS
- EXISTING CAST STONE CORNICE / TRIM TO RECEIVE SOLID STAIN AS INDICATED

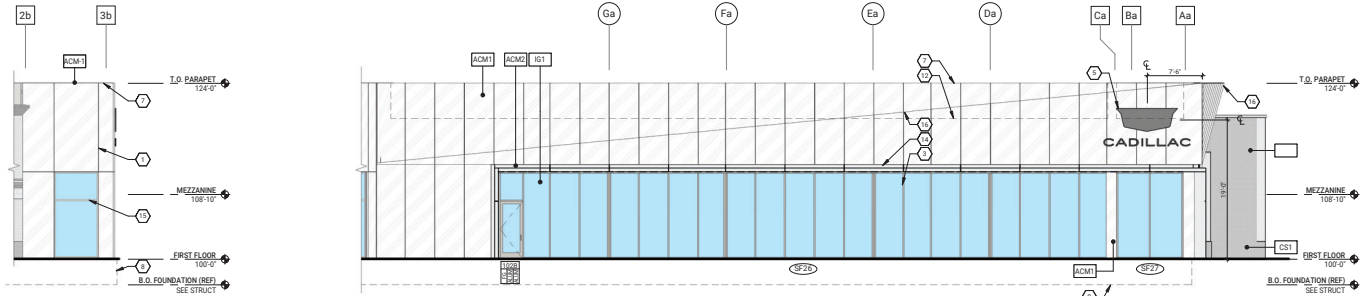


8 EAST ELEVATION
A1.2 1/8" = 1'-0"

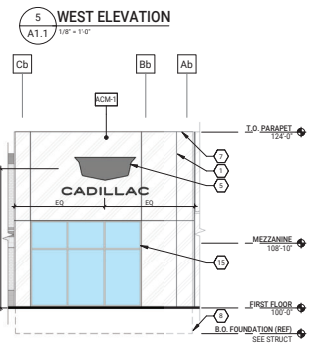
7 NORTH ELEVATION
1/8" = 1'-0"



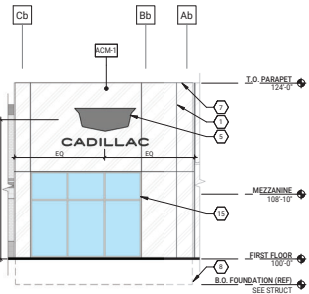
6 WEST ELEVATION
1/8" = 1'-0"



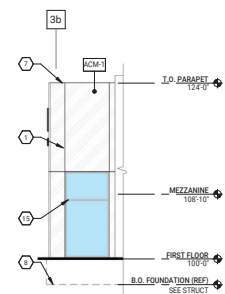
4 SOUTH ELEVATION
A1.1 1/8" = 1'-0"



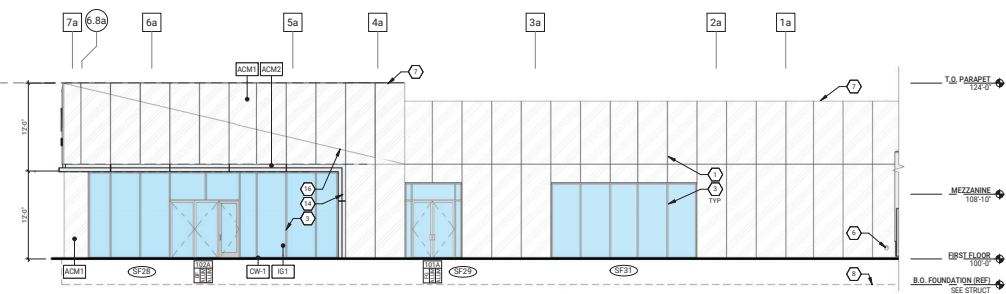
5 WEST ELEVATION
A1.1 1/8" = 1'-0"



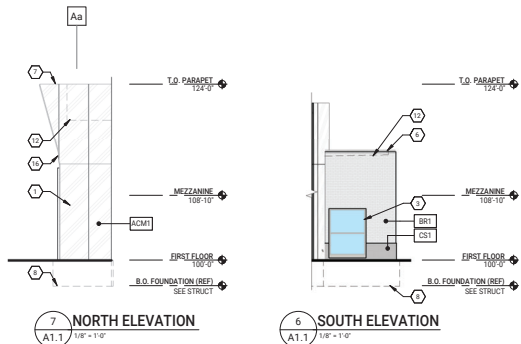
3 SOUTH ELEVATION
A1.1 1/8" = 1'-0"



2 EAST ELEVATION
A1.1 1/8" = 1'-0"



1 EAST ELEVATION
A1.1 1/8" = 1'-0"



NORTH FACADE EXT. MAT. CALCS - TOTAL AREA 3,812.55 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	3,140.36 S.F.	82.37%
LIMESTONE	50% MAX	456.12 S.F.	11.97%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	0 S.F.	0.0%
MECHANICAL SCREEN		31.8 S.F.	0.83%
MOLDED CORNICES, TRIM, COLUMNS, AND SURROUNDS	15% MAX	184.27 S.F.	4.83%

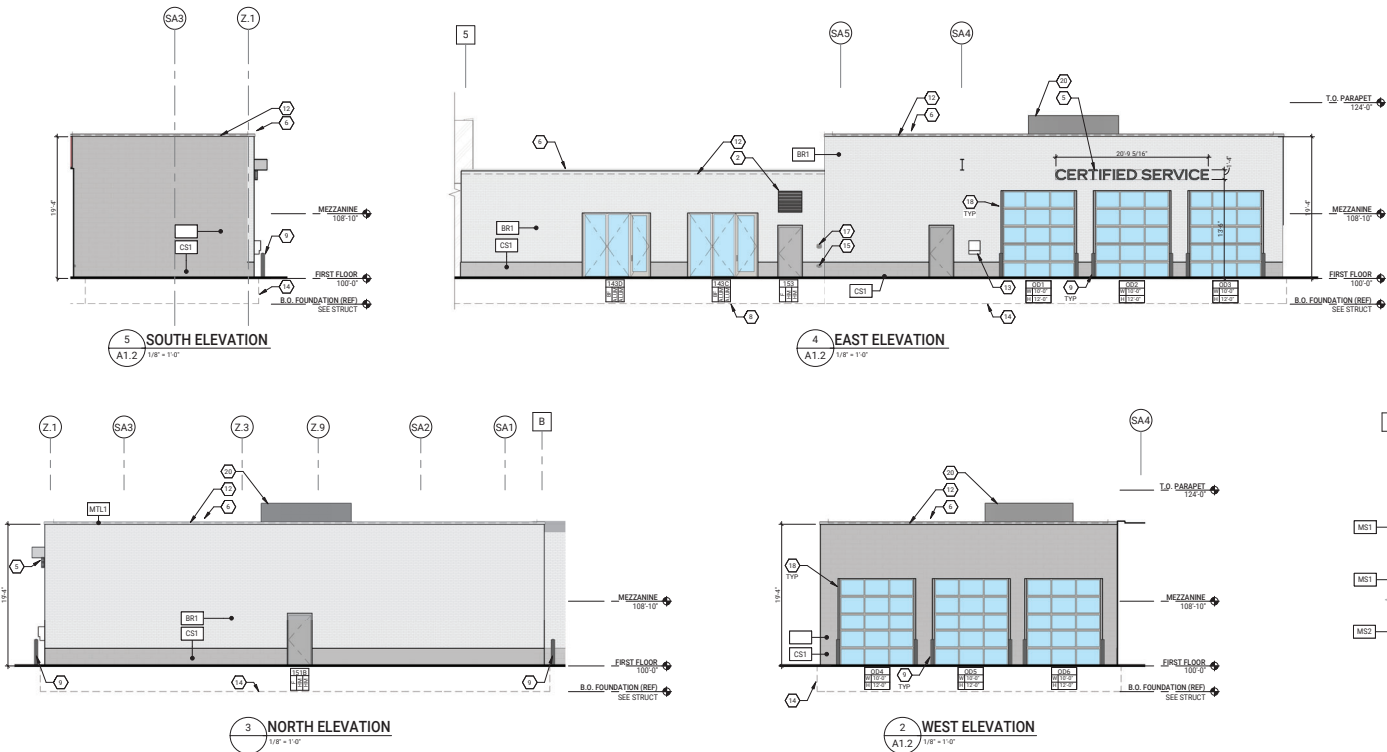
EAST FACADE EXT. MAT. CALCS - TOTAL AREA 4,049.64 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	1,779.15 S.F.	43.94%
LIMESTONE	50% MAX	196.72 S.F.	4.9%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	2,062.82 S.F.	50.94%
MECHANICAL SCREEN / LOUVER		8.95 S.F.	0.22%

WEST FACADE EXT. MAT. CALCS - TOTAL AREA 3,252.26 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	2,075.39 S.F.	63.81%
LIMESTONE	50% MAX	530.48 S.F.	16.31%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	228.67 S.F.	7.03%
MECHANICAL SCREEN		47.95 S.F.	1.47%
MOLDED CORNICES, TRIM, COLUMNS, AND SURROUNDS	15% MAX	369.77 S.F.	11.38%

SOUTH FACADE EXT. MAT. CALCS - TOTAL AREA 2,139.5 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	0 S.F.	0.0%
LIMESTONE	50% MAX	0 S.F.	0.0%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	2,139.52 S.F.	100%
MOLDED CORNICES, TRIM, COLUMNS, AND SURROUNDS		0 S.F.	0.0%

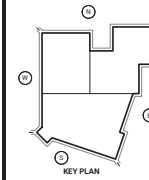
EXTERIOR MATERIALS			
TAG	LEGEND	MATERIAL	FINISH
IG1		EXTERIOR GLAZING	SOLARBAN 70 w/ ACUTY GLASS, 1" CLEAR INSULATED GLAZING
CW1		CURTAINWALL	CLEAR ANODIZED ALUMINUM FRAMING, THERMALLY BROKEN
ACM1		ALUMINUM COMPOSITE MATERIAL	ALPOLC, WHITE FINISH, REFER TO LIST OF MATERIALS
ACM2		ALUMINUM COMPOSITE MATERIAL	ALPOLC, MICA ANODIC CLEAR, REFER TO LIST OF MATERIALS
MTL1		PREFINISHED ALUMINUM	METAL CORNICE/SILVER, REFER TO LIST OF MATERIALS
BR1		FACE BRICK	INTENT: LIGHT GRAY FINISH, REFER TO LIST OF MATERIALS
CS1		CAST STONE	INTENT: DARK GRAY FINISH, REFER TO LIST OF MATERIALS
EP1		EXTERIOR PAINT	DARK GRAY COLOR TO MATCH CS1, REFER TO LIST OF MATERIALS
MS1		EXTERIOR STAIN	LIGHT GRAY COLOR TO MATCH BR1, REFER TO LIST OF MATERIALS
MS2		EXTERIOR STAIN	DARK GRAY COLOR TO MATCH CS1, REFER TO LIST OF MATERIALS
MS3		EXTERIOR STAIN	WHITE COLOR, REFER TO LIST OF MATERIALS

- EXTERIOR ELEVATION KEY NOTES:**
(TYPICAL THIS SHEET ONLY)
- 1 ALUMINUM COMPOSITE PANEL (RANGSCREEN w/ DRY JOINT) w/ 1/2" REVEAL, SEE MATERIAL FINISH SCHEDULE
 - 2 INTAKE LOUVER, COORDINATE w/ MECHANICAL
 - 3 EXISTING STOREFRONT TO REMAIN
 - 4 EXISTING ROOF TOP UNIT AND DECORATIVE METAL SCREENING
 - 5 BUILDING MOUNTED SIGNAGE, COORDINATE POWER REQUIREMENTS w/ APPROVED SIGNAGE DRAWINGS
 - 6 PREFINISHED METAL CORP TO MATCH ACM2
 - 7 INTEGRAL ACM CORP
 - 8 LINE INDICATES ASSUMED EXISTING CONCRETE FOUNDATION, SEE STRUCTURAL
 - 9 6" CONC. FILLED STL. BOLLARD, PRIMED w/ PLASTIC COVER
 - 10 WALL MTD. EXT. LIGHT FIXTURE, SEE SCHEDULE & ELECTRICAL
 - 11 MASONRY CONTROL JOINT (CJ), COORD w/ STRUCTURAL
 - 12 INDICATES LINE OF ROOF BEYOND
 - 13 SERVICE DROP BOX PER BRAND SIGNAGE REQUIREMENTS
 - 14 NEW REINFORCED CONCRETE FOUNDATION, COORD w/ STRUCTURAL
 - 15 OVERFLOW DRAIN w/ COVER AS SPECIFIED BY BRAND IMAGE REQUIREMENTS, COORDINATE w/ PLUMBING
 - 16 BONELINE ALUMINUM COMPOSITE PANEL SYSTEM (ACM1) BY VENDOR
 - 17 KNOB BOX, COORDINATE FINAL LOCATION w/ FIRE DEPARTMENT
 - 18 BENT PLATE STEEL JAMBS AND STEEL LINTEL, PRIME AND PAINT (EP1) PER PROJECT SPECIFICATIONS
 - 19 EXISTING CAST STONE CORNICE / TRIM TO RECEIVE SOLID STAIN AS INDICATED
 - 20 ROOF TOP UNIT AND DECORATIVE METAL SCREENING, SCREENING TO CONCEAL EQUIPMENT FROM ALL VANTAGE POINTS, FINISH TO MATCH ADJACENT EXISTING SCREENING



STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER
STEVEN H. FOURNIER, AIA, NCARB
248.576.2617
STEVEN@STUDIO-DETROIT.COM



DO NOT SCALE DRAWINGS

ISSUED:

04.04.25	CDP#1
04.11.25	SITE PLAN REVIEW
05.07.25	CDP#1 RESUBMISSION
06.16.25	SPA RESUBMISSION

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CLIENT

FOX DETROIT PROPERTIES, LLC
200 OTTAWA AVE NW, SUITE 800
SUITE 800
GRAND RAPIDS, MI 49503
616.774.4044

PROJECT

FOX CADILLAC NOVI
PROJECT DESCRIPTION
NOVI, MI 48375

PROJECT NO. 24030

EXTERIOR ELEVATIONS
A2.2

GENERAL LIGHTING NOTES:
- WORK PLANE CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT 2'-0" AFF
- CORRIDOR CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT 2'-0" AFF
- EXTERIOR CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT FINISHED GRADE
- EMERGENCY EGRESS NOTES:
- INTERIOR CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT FINISHED FLOOR
- EXTERIOR CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT FINISHED GRADE
- WIZARD LIGHTING COMPANY LLC IS NOT A REGISTERED ELECTRICAL ENGINEER. THEREFORE
- THE EMERGENCY EGRESS CALCULATIONS ARE MERELY A REPRESENTATION OF ILLUMINATION. THE
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED ELECTRICAL ENGINEER
- TO VALIDATE THE CALCULATIONS SHOWN MEET CODE REQUIREMENTS.

THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA
TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES)
APPROVED METHODS. ACTUAL PERFORMANCE ON ANY MANUFACTURE'S LUMINAIRE MAY VARY DUE TO
VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



OVERALL SITE - NEW WORK LIGHTING PLAN
Scale: 1 inch = 40 Ft.

ILLUMINANCE TABLE	
0.2 - 0.29 fc	
0.3 - 0.49 fc	
0.5 - 0.99 fc	
1.0 - 1.99 fc	
2.0 - 5.0 fc	

CADLAC OF NOVI	SITE LIGHTING PLAN
EL 1.10	

DRAWN BY: BLASSEN	DATE: 9/20/2023
WIZARD LIGHTING INC.	WIZARD LIGHTING INC. 25.028

FOX MOTORS

REVISIONS	
#	DATE
1	09/20/2023
2	09/20/2023

WIZARD LIGHTING COMPANY	129 E. COMMERCE RD	MILFORD, MI 48381	248-714-5076
WIZARD LIGHTING COMPANY	129 E. COMMERCE RD	MILFORD, MI 48381	248-714-5076

[illegible]

CROSTRIKE | **STRIKE**

MODEL 1: Top view (10'-0" x 10'-0") and side view (10'-0" x 10'-0").

MODEL 2: Top view (10'-0" x 10'-0") and side view (10'-0" x 10'-0").

MODEL 3: Top view (10'-0" x 10'-0") and side view (10'-0" x 10'-0").

MODEL 4: Top view (10'-0" x 10'-0") and side view (10'-0" x 10'-0").

MICROSTRIKE | **STRIKE**

VPV1: 12.1" (30.7 cm) x 8.5" (21.6 cm) x 1.5" (3.8 cm)

VPV2: 12.1" (30.7 cm) x 8.5" (21.6 cm) x 1.5" (3.8 cm)

VPV3: 12.1" (30.7 cm) x 8.5" (21.6 cm) x 1.5" (3.8 cm)






	Weight
VPV1	4.1 lbs / 1.8 kg
VPV2	7.5 lbs / 3.4 kg
VPV3	17.1 lbs / 7.8 kg

CONTROLS CONTINUED

- King of Battery Backup: provides emergency battery for the next 60 minutes post-shutdown

SL# - Beacon Viper Series

ILLUMINANCE TABLE

	0.2- 0.29 fc
	0.3 - 0.49 fc
	0.5 - 0.99 fc
	1.0 - 1.99 fc
	2.0 - 5.0 fc

**FOX CALLILAC NOVI
RENDERING PACKAGE
04.11.2025**



FOX CADILLAC NOVI

STUDIO DETROIT
ARCHITECTS



FOX CADILLAC NOVI

STUDIO DETROIT
ARCHITECTS



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FOX CADILLAC NOVI

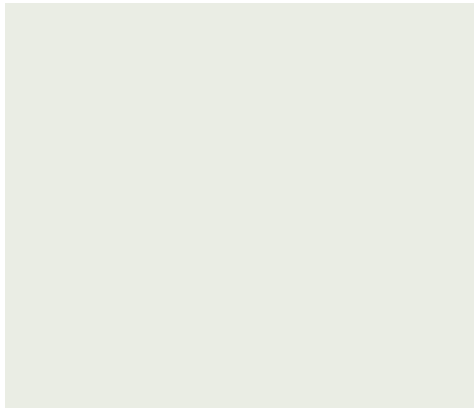
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FOX CADILLAC NOVI

STUDIODETROIT
ARCHITECTS



ALPOLIC - ACM1
Boneline ACM
CPW White



BELDEN BRICK - BR1
Standard
Smoky Gray Velour

or

Nawkaw - MS1
Exterior Brick Stain
To Match Smoky Gray Velour



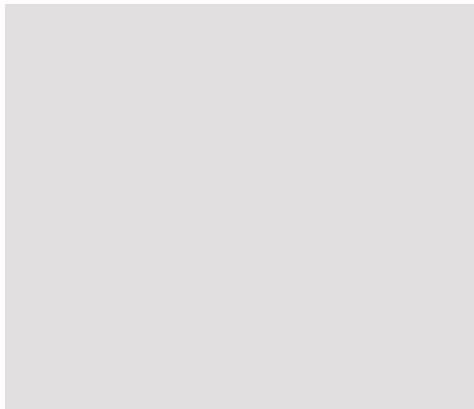
ALPOLIC - ACM2
ACM
MNC Mica Anodic Clear



Royal Stone - CS1
Cast Stone
To Match Benjamin Moore - Marina Gray

or

Nawkaw - MS2
Exterior Brick Stain
To Match Benjamin Moore - Marina Gray



KAWNEER 1620 2-SIDED SSG - CW1
Curtain Walls
Clear Anodized



Nawkaw - MS-3
Exterior Brick Stain
To Match Benjamin Moore - Marina Gray



BENJAMIN MOORE - EPT1
Exterior Paint
Marina Gray



METAL TRIM - MTL1
To match Alucobond Natural Brushed 50
Metal Coping, Base Trim, Large Reveals

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 16, 2025

Planning Review

Cadillac of Novi

JSP 25-07

PETITIONER

Cadillac of Novi

REVIEW TYPE

Revised Preliminary Site Plan / Special Development Option Amended Concept Plan

PROPERTY CHARACTERISTICS

Section	24	
Site Location	41350 Grand River Avenue, northeast corner of Grand River Avenue and Meadowbrook Road (50-22-24-100-051)	
Site School District	Novi Community School District	
Site Zoning	Gateway East (GE)	
Adjoining Zoning	North	I-1 Light Industrial
	East	I-1 Light Industrial
	West	NCC: Non-Commercial Center
	South	OS-1 Office Service District
Current Site Use	Existing Cadillac of Novi	
Adjoining Uses	North	Various Industrial/Office
	East	Vacant – City-owned property
	West	Gateway Village retail and Gateway Townhomes (across Meadowbrook Road)
	South	Vacant (across Grand River Avenue)
Site Size	6.77 Acres	
Plan Date	June 23, 2025	

PROJECT SUMMARY

The subject property totals 6.77 acres and is located on the northeast corner of Grand River Avenue and Meadowbrook Road (Section 24). The applicant is proposing to build a 4,174 square foot addition to the northeast corner of the existing Cadillac of Novi building. The proposed addition includes a service area with twelve bays, and an office area for service writers. Additionally, the existing parking lot will be removed and replaced with new parking lot islands and expanded to accommodate 20 additional spaces for inventory vehicles. A new parking area at the southeast corner of the property is proposed. The plan proposes 136 parking spaces for employees and visitors and 134 inventory spaces. An update to the building façade and signage is also proposed. This site was originally approved for a Hummer Dealership utilizing the Special Development Option (SDO) in the Gateway East District, and the SDO agreement was later amended to change the use to a Cadillac Dealership. If approved this would be the 5th amendment to the SDO agreement.

RECOMMENDATION

Conditional approval of the Concept Plan and Preliminary Site Plan is recommended, subject to the deviations noted in this and other review letters, and additional information being provided before the

request is considered by the Planning Commission. The applicant will need to submit the revised Special Development Option Agreement prior to proceeding to the City Council. The Planning Commission can consider the Concept Plan at this time. **Landscape is also recommending conditional approval** of the revised Preliminary Site Plan. Woodland and Wetland are recommending approval at this time. Engineering and Traffic recommended approval of the Preliminary Site Plan, with items to be addressed at Final Site Plan submittal. Façade and Fire recommended approval of the Preliminary Site Plan.

SPECIAL DEVELOPMENT OPTION CONSIDERATIONS

In the GE District an applicant may utilize the Special Development Option. For the properties at the corner of Grand River Avenue and Meadowbrook Road per Section 3.12.1.E of the Zoning Ordinance the City Council may approve (after a recommendation from the Planning Commission) a use listed elsewhere in the Zoning Ordinance provided the criteria identified below are met. Such discretionary decision making by City Council shall be based upon relevant planning and/or zoning principles, including the standards set forth in subsection 6.1.C and the standards set forth below.

- The proposed use exemplifies the intent of the GE District as stated in Section 3.1.16.A, and the intent of the SDO as stated in Section 3.1.16.
- The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance.
- The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO.
- The proposed use will not create an inconsistency with the City's Master Plan for Land Use in terms of the general activities on the site and the impacts upon the surrounding area.
- The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares.
- The proposed use is designed with exceptional aesthetic quality, including building design, building materials and landscaping design, not likely to be achieved except based upon this authorization.

Section 3.12.3.B notes the applicant must demonstrate the following:

- The project will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed type and density of development shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.
- Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated.
- The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16B, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.
- The proposed development shall contain at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development.
- Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the

site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City.

- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon completion of one or more phases and upon 1) due notice to the City Clerk, 2) appropriate and customary approval by other City officials 3) financial guarantees for completion of improvements.

Section 3.12.4.C notes the following minimum General Design Standards shall be reviewed and determined by City Council as part of the SDO review process:

- There shall be a perimeter setback and berming, as found to be necessary by the City Council, for the purpose of buffering the development in relation to surrounding properties.
- The design of pedestrian walkways shall be reviewed with the view of achieving safety, and also considering the objectives and intent of this district.
- Signage, lighting, streetscape, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area. The City's Grand River Corridor Plan shall be incorporated in terms of design features and concepts applicable to the subject property.
- On retail buildings, windows within areas of the premises to which the public is invited shall be made of materials which do not materially obstruct transparency.

Lastly, Section 3.12.6A.ii notes that the development shall be designed so as to promote preservation of natural resources and natural features.

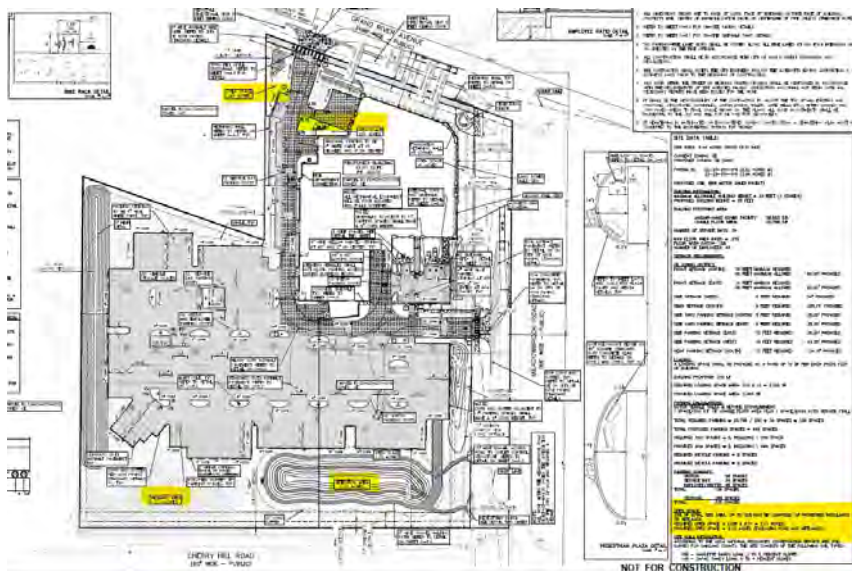
ORDINANCE REQUIREMENTS

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 address the items in **bold** below for the next submittal.

Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

1. Outdoor Storage (3.11.4): A shipping container for tire storage is existing on-site. Outdoor Storage in the GE District with the SDO Option is not permitted. Any necessary storage should be contained within a building that complies with the ordinance standards. ***This deviation is not supported by staff without proper justification by the applicant for the need for such structure and demonstration of adequate screening.*** Please remove the shipping container from the site plan or provide justification for its use in the response letter.
2. Special Development Option Agreement: Three existing small vehicle display pads are permitted adjacent to the road rights-of-way as approved on the initial Concept Plan and Preliminary Site Plan. *Display pad dimensions have been added to sheet C3 of the plans, as requested, and appear to be similar dimensions to what was approved in the original SDO agreement (Grand River, 1100sf; Meadowbrook, 800sf; front of building corner, 800sf).* **Please include a note on Sheet C3 that there shall be no elevated storage of vehicles in any location of the property, and parking and display on the two-tracks along Grand River Avenue and Meadowbrook Road is prohibited.**
3. Parking Lot Screening (Sec. 3.11.6.B): The original approved landscape plans showed a hedge screening the parking lot along Meadowbrook Road, but the hedge is no longer there. *The hedge along Meadowbrook Road must be restored at this time – acknowledged by applicant.*

4. Open Space (Sec. 3.11.7): A minimum of 25% of the gross site area shall be left as open space. *Open space areas and calculations have been provided on sheet C10, as requested, however, open spaces are still being miscalculated. Refer to the Planning Review Chart for additional information on allowable percentages of open space categories and edit calculations to include areas along Grand River Avenue and Meadowbrook (see also example provided).*



5. Building Façade and Scale (Sec. 3.11.8): Flat Metal Panels (ACM) are proposed for the front of building. A Section 9 Façade Waiver for use of the proposed Flat Metal Panels instead of the required Brick will require approval from City Council as part of a revised SDO agreement and is recommended for approval by the City's Façade Consultant.
6. General Design Standards (Sec. 3.12.3.C): Signage, lighting, and building materials for the exterior of all structures shall be designed and completed with the objective of achieving an integrated and controlled development consistent with the character of the community. *Exterior accent lighting is proposed as a 'display frame' on sheet A2.1 note 14. Please provide additional information regarding the 'display frame' and LED lighting details in a response letter and on a rendering or other graphic, as this type of lighting is prohibited by the ordinance. If approved by the City Council, it will be included in the amendment to the SDO agreement.*
7. Exterior Signage: Additional signage is proposed. **Please clarify all new signage being proposed along with the sizes of each additional sign in a response letter and on future submittals.** The Planning Commission and the City Council will review the proposed sign changes as a part of the SDO process after receiving a review letter of the new and existing signage by City Staff.
8. Required Conditions for SDO Retail Development (Sec. 3.12.5.G): Proposed 4,174 sf square footage building addition would increase gross floor area to 29,626 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in Section 3.11.2.c: *No individual retail sales or personal service establishment shall exceed twenty thousand (20,000) square feet of total gross floor area, exclusive of basement areas leased and utilized by the tenant of the building for storage purposes only.* The City Council had previously approved an addition that exceeded the maximum permitted square footage. **The amended SDO agreement will need to reflect the new floor area, if a deviation for this standard is approved by the City Council.** – Acknowledged by applicant.
9. Bicycle Parking General Requirements (Sec. 5.6): The Preliminary Site Plan showed that all 7 bicycle parking spaces were provided in one location and the layout was not dimensioned. *A dimensioned bicycle parking layout has been provided on sheet C10 as requested with the revised submittal; however the dimensions are still citing the old standards, and all spaces are still proposed in one*

location. Please refer to Planning Review Chart for additional information, and see [Text Amendment 18.301](#) update to bicycle parking layout standards before Final Site Plan consideration.

10. Community Impact Statement: 3.12.7.c.2.d. *In the event the property on which the project is to be situated consists of six (6) or more acres, a community impact statement shall be submitted as part of the application.* This parcel is 6.7 acres. **Staff recommend that the applicant request a deviation from the requirement that the Community Impact Statement be provided since this is a minor modification from the initial approval.**
11. Parking Lot Landscaping: Lack of canopy trees at the ends of the new parking bay and perimeter trees along the west edge of the parking lot east of the building. **Please add the three trees needed.**
12. Lighting and Photometric Plan (Sec. 5.7): There are still items to be addressed on the lighting and photometric plan. Please include a color PDF of the lighting plan with the resubmittal and refer to the Planning Chart for additional comments. Required at final site plan submittal.
13. **Please edit the City Project number on the cover sheet to JSP25-07 on subsequent submittals.**

OTHER REVIEWS

- a. Engineering Review: Engineering is recommended approval of the Preliminary Site Plan, with items to be addressed at Final Site Plan submittal.
- b. Landscape Review: Landscape is **recommending conditional approval** of the revised Preliminary Site Plan. Please see Landscape Review for additional details.
- c. Traffic Review: Traffic recommends approval of the Preliminary Site Plan, with items to be addressed in a revised submittal. Please see the Traffic Review for additional information.
- d. Woodland Review: Woodland is recommending approval of the revised Preliminary Site Plan. Please see Woodland Review for additional details.
- e. Wetland Review: Wetland is recommending approval of the revised Preliminary Site Plan. Please see Wetland Review for additional details.
- f. Façade Review: Façade recommended approval of the Preliminary Site Plan. A Section 9 Façade Waiver is also recommended for approval.
- g. Fire Review: Fire recommended approval of the Preliminary Site Plan.

NEXT STEP: PLANNING COMMISSION MEETING

Planning Commission will consider a recommendation to City Council for the Preliminary Site Plan, Stormwater Management Plan, and Section 9 Façade Waiver.

The plan is tentatively scheduled for the Planning Commission public hearing on August 20, 2025. Please provide the following by August 13, 2025.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters.
3. Additional details on the proposed signage as noted in this letter.
4. Provide a list of requested deviations from the ordinance standards in the response letter to help with the eventual amendment to the SDO Agreement.

FUTURE STEP: CITY COUNCIL MEETING

The applicant will need to submit the revised Special Development Option Agreement prior to proceeding to the City Council.

Dan Commer



PLANNING REVIEW CHART: GE Gateway East

Review Date: July 16, 2025
Review Type: Preliminary Site Plan
Project Name: JSP25-07 Cadillac of Novi
Plan Date: June 23, 2025
Prepared by: Dan Commer, Planner
Contact: E-mail: dcommer@cityofnovi.org Phone: 248.735.5607

Items in **Bold** need to be addressed by the applicant with next submittal

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Town Center Gateway (Gateway East)	No change	Yes	
Zoning (Eff. January 8, 2015)	Gateway East (SDO)	Update to Special Development Option (SDO)	TBD	Special Development Option (SDO) update requires City Council approval (Sec 3.12.3)
Uses Permitted (Sec 3.1.16.B & C)	Sec 3.1.16.B Principal Uses Permitted. Sec 3.1.16.C Special Land Uses 3.12 Special Development Option (SDO) for the GE district	Building addition, façade update, and parking lot improvements	TBD	
Maximum FAR (Sec. 3.11.2.A)	Maximum floor area ratio shall be 0.275. (ratio of gross square feet of building area to gross land area of site, less existing right-of-way)	Building w/proposed addition = 29,626 sf Site Area (less existing right of way) = 294,408 sf 29,626/294,408 = 0.10	Yes	
SITE PLAN WITH SDO CONTRACT: <ol style="list-style-type: none"> 1. Pre-application meeting (<u>Pre-Application meeting was held March 18, 2025</u>) 2. Planning Commission recommendation to City Council followed by 15-day public hearing 3. City Council approval of <u>Concept plan</u> followed by a public hearing 4. City Council approval of <u>SDO contract</u> 5. City Council approval of <u>Preliminary Site Plan</u> 6. Final Site Plan review and approval administratively unless otherwise requested by City Council 				
Development Standards (Sec 3.1.16.D)				
Lot Size	Minimum Area: 2 acres Minimum Lot Width: 200 ft.	6.77 acres 460 ft.	Yes	
Lot Coverage	See Section 3.11			
Setbacks	See Section 3.11			

Item	Required Code	Proposed	Meets Code	Comments
Building Height	35 ft. or 2 stories, whichever is less	24 ft.	Yes	
Parking Setbacks	See Section 3.11			
Building Setbacks (Sec 3.11.5)				
Major Thoroughfare (Grand River Avenue)				
Front South (Grand River)	Min: 70 ft. from centerline Max: 90 ft. from centerline	82.47 ft. to centerline	Yes	Proposed building additions do not extend beyond the current building setback line in any yard
Front West (Meadowbrook)	Min: 70 ft. from centerline Max: 90 ft. from centerline	79.66 ft. to centerline	Yes	
Side (east)	30 ft.	219.41 ft.	Yes	
Rear (north)	30 ft.	367.46 ft.	Yes	
Parking Setback (Sec 3.11.6.A)				
Front (Grand River)	No front yard parking allowed	None proposed	Yes	
Front West (Meadowbrook)	No front yard parking allowed	None proposed	Yes	
Side (east)	10 ft.	22 ft.	Yes	
Rear (south)	10 ft.	83.50 ft.	Yes	
Notes To District Standards for GE/SDO Option (Sec 3.6.2)				
Maximum number of stories for SDO (Sec 3.6.2.G)	3 stories max See Sec. 3.12.5.E.vi	2 stories proposed	Yes	
Minimum lot size for SDO (Sec 3.6.2.I)	Min: 5 acres Minimum lot width: 300 ft.	6.77 acres 460 ft.	Yes	
Maximum building height for SDO (Sec 3.6.2.J)	May be increased to 50 ft. Any structure within 300 ft. of one-family residential is 35 ft.	24 ft.	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec. 5.5.3. Abutting residential requires a berm.	No changes proposed	Yes	
Modification of Parking Setback Requirements (Sec. 3.6.2.Q)	Planning Commission may modify if determined modification will improve the use of the site and landscaping	None requested	NA	
District Required Conditions for GE (Sec. 3.11)				
Off-street Parking (Sec. 3.11.3)	Off-street parking shall be provided within the building,	Parking lot within 300 feet.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	parking structure, or designed parking area within 300 ft.			
Outdoor storage (Sec. 3.11.4)	The outdoor storage of goods or materials shall be prohibited	Proposed shipping container for tire storage is existing on-site	No	Outdoor storage in the GE SDO District requires City Council approval – Acknowledged by applicant
Parking Lot Screening (Sec. 3.11.6.B)	Parking lots shall be screened from all major thoroughfares by a 2.5 foot brick or stone wall or 3 foot planting screen or existing vegetation to achieve 80% winter opacity and 90% summer opacity	Hedge along Meadowbrook restored on the Landscape Plan, as requested	Yes	Refer to Landscape review for additional comments
Open Space (Sec. 3.11.7)	<p>25% of gross area of each development site shall be comprised of open space. Areas less than 20 ft. wide shall not be considered. Additional conditions apply per Sec. 3.11.7</p> <p>Substantially all of the total open space area must be designed as useable space</p> <p>Site area = 294,409 sf. 25% = 73,602 sf. Required (1.69 acres)</p> <p>76,168 sf open area less setbacks</p>	Project Site Coverage detail provides general calculation for landscaping coverage as a percentage of total site at 37.5%	Yes?	<p>Provide sheet with detailed open space element dimensions and calculations on next resubmittal</p> <p>6.77 x 0.25 = 1.69 acres</p> <ul style="list-style-type: none"> • 50% may be Woodland/Wetland areas (0.85 acres) • 10% may be small strips of landscaped areas and landscaped end islands (0.17 acres) • 0.67 acres must be useable open space
Building Façade and Scale (Sec. 3.11.8)	All buildings shall comply with the standards for Region 1 provided in Section 5.15	Flat Metal Panels (ACM) proposed for front of building	TBD	<p>A Section 9 Façade Waiver for use of ACM vs. Brick will be required from City Council – Acknowledged by applicant</p> <p>Refer to Façade review comments</p>
Sidewalks and Bicycle Paths (Sec. 3.11.9)	8 ft. pathway along Grand River. 6 ft. sidewalk along Meadowbrook Road Bicycle Paths are required per the Master Plan.	6 ft sidewalk on Meadowbrook existing 8 ft pathway on Grand River existing	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Streetscape Amenities (Sec. 3.11.10)	Decorative pedestrian-scale parking lot lighting, public pathways, bicycle racks, etc. Grand River lighting, landscape plantings, etc.	Bicycle racks are proposed	Yes	
Loading (Sec. 3.11.12)	Located in rear yard or interior side yard, if fronting on more than one road	Loading proposed in rear yard	Yes	
Special Development Option (SDO) for the GE District (Sec. 3.12)				
Intent (Sec. 3.12.1)	<ul style="list-style-type: none"> - Mixed use developments - Quality residential development - Conserving natural resources - Compatibility between neighboring properties and downtown district - Unique "entry" developments at the intersection of Grand River and Meadowbrook 	Existing car dealership, compatible with other existing car dealership use nearby	Yes	
Eligibility Criteria (Sec. 3.12.3.A)	SDO uses can be proposed only for properties located in GE district, subject to City Council approval	It is zoned for SDO uses	Yes	Applicant is proposing a 5 th amendment to previously approved SDO agreement
General Design Standards (Sec. 3.12.3.C)	<ul style="list-style-type: none"> - Signage, lighting, streetscape, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community - On retail buildings, windows within areas of the premises to which the public is invited shall be made of materials which do not materially obstruct transparency. 	"Display Frame" that outlines the showroom windows will feature integrated LED lighting	TBD	<p><u>The applicant should note that intense colors and/or flashing lights are prohibited</u></p> <p>Please provide additional information regarding the 'display frame' and LED lighting details in a response letter as this type of lighting is prohibited by the ordinance and will require an amendment to the SDO agreement.</p> <p>See Façade Review for additional comments</p>
Required Conditions for SDO: Retail Development (Sec. 3.12.5.G)	No individual retail sales or personal service establishment shall exceed twenty thousand (20,000) square feet of total gross floor area	Proposed 4,174 sf square footage building addition would increase gross floor area to 29,626 sf from	No	The SDO agreement needs to be amended to reflect the new floor area if approved – Acknowledged by

Item	Required Code	Proposed	Meets Code	Comments
		25,452 sf		applicant
Parking, Loading, and Dumpster Requirements				
Number of Parking Spaces (Sec. 5.2.12.C) Motor vehicle sales and service establishments	1 space for each 200 square feet of usable floor area of sales room and 1 for each auto service stall in service room	Total parking required: 131 spaces including 5 accessible spaces $29,626 \text{ sf.} \times 0.8 / 200 = 119$ 12 service stalls $\times 1 = 12$ Total parking provided: 270 spaces including 5 accessible spaces 136 parking spaces for employees and visitors and 134 inventory spaces	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<ul style="list-style-type: none"> - 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping. 	9 x 19 ft. proposed 24 ft. proposed 9 ft. x 17 ft. parking spaces along landscape islands Some of the display spaces are double-stacked.	TBD	See Traffic review letter for additional comments
Off-Street Parking, Construction, and Maintenance (Sec. 5.3.7)	The entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be provided with asphalt or concrete surfacing in accordance with the parking standards contained in the City's Design and Construction Standards	Existing gravel parking area is proposed to be paved and used for 20 additional inventory parking spaces	TBD	See Engineering Review for additional comments
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	None proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - 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 	End islands are proposed	Yes	See Traffic and Landscape review letters for additional comment
Barrier Free Spaces <i>Barrier Free Code</i>	5 barrier free parking spaces (for total 101-200); at least 1 van barrier free parking space	5 proposed including 1 van 136 parking spaces for visitors and employees = 5 barrier free spaces required	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces. - 5' wide with a 5' wide access aisle for regular accessible spaces. 	1 - 8' wide van accessible spaces provided.	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Proposed	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Minimum two spaces	7 spaces proposed	Yes	
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served. - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations. - Spaces to be paved and the bike rack shall be inverted "U" design. - Shall be accessible via 6 ft. paved sidewalk. 	All 7 spaces provided in one location	TBD	The applicant can consider relocating bicycle parking at multiple entrances, or reduce the number of spaces provided

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking Lot layout (Sec 5.16.5.A)	Parking space width: 7 ft. One tier width: 10 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32"	Proposed bicycle parking layout on sheet C10 are dimensioned using old standards	No	Please see Text amendment 18.301 update to bicycle parking layout standards
Loading Spaces (Sec. 5.4.2)	<ul style="list-style-type: none"> - Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building. - Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district. 	1,920 square feet of loading space proposed in rear yard	Yes	
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces 	Existing – complies	Yes	
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Existing – complies	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.	Details provided on Architecture Plans	TBD	See Façade Review for additional comments

Item	Required Code	Proposed	Meets Code	Comments
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Screening proposed	TBD	<u>It should be noted that all existing and proposed roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance</u>
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	8-foot pathway is required along Grand River, as well as sidewalk connection to Grand River	New 5' sidewalk connection to Grand River Avenue is proposed	Yes	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Internal sidewalks surrounding building, and a new 5' sidewalk connection to Grand River is proposed	Yes	
Building Code and Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal			
Building Exits <i>Michigan Building Code 2012</i>	Building exits must be connected to sidewalk system or parking lot			
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).			
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).			Refer to all review letters for additional dimensions requested
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction			

Item	Required Code	Proposed	Meets Code	Comments
	& after building is occupied, if known)			
Development/ Business Sign	- Signage if proposed requires SDO approval and sign permit	"Display Frame" that outlines the showroom windows will feature integrated LED lighting	TBD	<u>For sign permit information contact Deborah Martinez in Ordinance at 248-735-5671</u>
Project and Street Naming	Project and Street Names are to be approved for public safety concerns	Not applicable	NA	
Legal Documents	- Special Development Agreement - Master Deed - Conservation Easement	Not required at this time	No	Work with planner to execute them as needed
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 provided	TBD	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Lighting plan provided	TBD	Please include a PDF of the lighting plan with resubmittal <u>Required at final site plan submittal</u>
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.	Lighting plan provided	TBD	<u>Will be reviewed for conformance at the time of final site plan review.</u>
Lighting Plan (Sec. 5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures		Yes	Please provide hours of operation and if parking lots lights will be dimmed after hours on next submittal
	Photometric data		Yes	
	Fixture height		Yes	
	Mounting & design		Yes	
	Glare control devices (Also see Sec. 5.7.3.D)		Yes	
	Type & color rendition of lamps		Yes	
	Hours of operation	Not provided	TBD	
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where	25 feet proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	adjacent to residential districts or uses)			
Color Spectrum Management (Sec. 5.7.3.F)	<ul style="list-style-type: none"> - All Permanent lighting installations shall have a minimum color Rendering Index (CRI) of 70 - All permanent lighting installations shall have a Correlated Color Temperature (CCT) of no greater than 3000 Kelvin (K) 	80 CRI and 3000K CCT Beacon-Viper lighting proposed	Yes	
Indoor Lighting (Sec. 5.7.3.H)	<ul style="list-style-type: none"> - Indoor lighting shall not be the source of exterior glare or spillover 	Not provided	TBD	
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - 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 	Not provided	TBD	Please provide the standard notes on the plan with the next submittal.
Security Lighting (Sec. 5.7.3.i) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - 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 - Lighting for security purposes shall be directed only onto the area to be secured 		Yes	
Average Light Level (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Avg/Min calculation provided of 16.3	No	<p>Avg/Min calculation provided of 16.3 is well above the ordinance threshold of 4:1.</p> <p>Please provide justification in the response letter</p>
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min		TBD	
	Loading & unloading areas: 0.4 min		TBD	
	Walkways: 0.2 min		TBD	
	Building entrances, frequent use: 1.0 min		TBD	

Item	Required Code	Proposed	Meets Code	Comments
	Building entrances, infrequent use: 0.2 min		TBD	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle		Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle		NA	
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

7/14/2025

Engineering Review

Cadillac of Novi
JSP25-0007

APPLICANT

Nowak & Fraus Engineers

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the north side of Grand River Avenue east of Meadowbrook Road, in section 24 of the City of Novi.
- Site Size: 6.77 acres
- Plan Date: 06/23/2025
- Design Engineer: Tim Wood, Nowak & Fraus Engineers

PROJECT SUMMARY

- Construction of an approximately 4,174 square foot addition to the existing Cadillac of Novi building. The existing parking lot will be removed and replaced with new parking lot islands. Minor sidewalk replacement work proposed on the Meadowbrook Road frontage.
- No changes proposed to the water main and sanitary sewer proposed.
- Storm water will be collected by a storm sewer collection system and discharged to the existing on-site detention basin and ultimately outlet to the existing regional detention basin.

RECOMMENDATION

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

COMMENTS

1. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for storm sewer (2 sheets), paving (2 sheets). The most

updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

2. A [Right-of-Way Permit](#) will be required from the City of Novi and Oakland County if work is proposed in the right-of-way. City utility maps show that the Grand River Avenue right-of-way is being impacted.



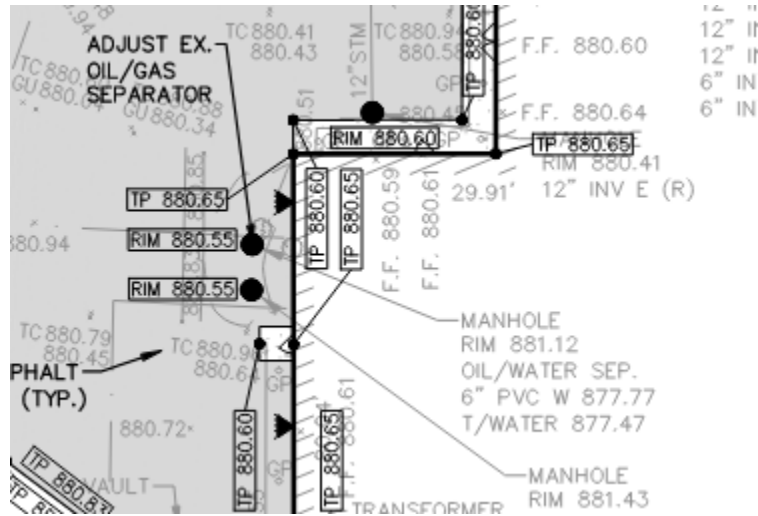
3. Provide sight distance measurements for the Grand River Avenue and Meadowbrook Road entrances in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
4. Indicate where the eight 'No Parking Fire Lane' signs are proposed. Show no parking signs on paving sheet C3 with other traffic control signs.
5. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas; illustrate and label on the profiles.
6. Provide a construction materials table on the utility plan listing the quantity and material type for each utility being proposed.
7. No light poles are proposed within existing utility easement; a license agreement will not be needed.
8. 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. This should be provided for any new crossings proposed with existing sanitary or water main.
9. The grading and SESC sheets shall show the tree fence at least as far from the trunk as the critical root zone, defined as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot. No grading shall occur within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required.

IRRIGATION

10. See attached containment letter from Cross Connection Specialist, an irrigation plan will not be needed for this project.

WATER MAIN & SANITARY SEWER

11. No changes proposed to the existing water main or sanitary sewer at this time. Existing manholes on the north side of the building will be adjusted.
12. Indicate what the existing manholes on the north side of the building connect to, are they sanitary or storm manholes. Show existing sanitary lead and water lead locations.



13. Label location of existing monitoring manhole for the site.

STORM SEWER

14. Provide storm water management narrative stating where existing stormwater for site discharges.
15. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
16. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
17. Match the 0.80 diameter depth above invert for pipe size increases.
18. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
19. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin. Show location of existing oil/gas separator.
20. 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.
21. Illustrate all pipes intersecting storm structures on the storm profiles.
22. 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.

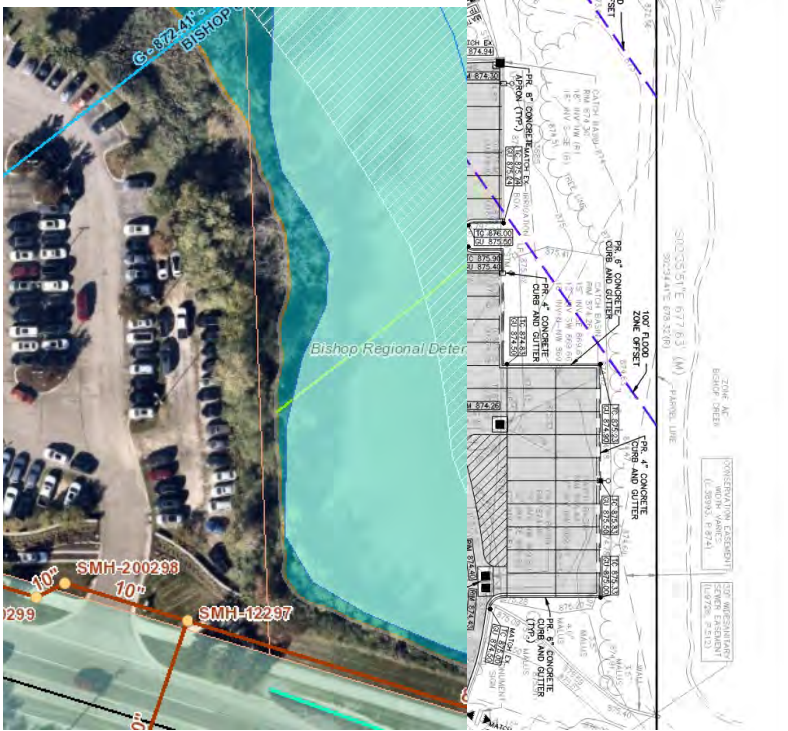
23. Show and label all roof conductors and show where they tie into the storm sewer.
24. Provide Storm sewer basis of design table. Storm sewer design must show capacity and peak flow for each run of storm sewer. If storm sewer is under capacity additional storm sewer may be needed.

PAVING & GRADING

25. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
26. Show grades of existing dumpster pad if it is not being removed/replaced.
27. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
28. Per MDOT Special Provision for Crushed Concrete, the use of crushed concrete is prohibited on the project within 100 feet of any water course (stream, river, county drain, etc.) and lake, regardless of the application of location of the water course or lake relative to the project limits. Add note to use 21AA crushed limestone base for any pavement within 100 feet of a water course.
29. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.

FLOOD PLAIN

30. No impacts proposed to floodplain at this time. Adjust the 100' and 25' floodplain buffer lines on the east side of the parking lot. See utility map below.



SOIL EROSION & SEDIMENT CONTROL

31. 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.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

32. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set 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.**
33. 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,
Project Engineer

cc: Dan Commer, Community Development
Milad Alesmail, Engineering
Kate Purpura, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 26, 2025

Cadillac of Novi

Revised Preliminary Site Plan - Landscape

Review Type

Revised Preliminary Site Plan Landscape Review

Job

JSP25-0007

Property Characteristics

- Site Location: 41350 Grand River Ave
- Site Acreage: 7.16 ac.
- Site Zoning: GE
- Adjacent Zoning: North, East: I-1, South: Grand River/OS-1, West: NCC/I-1
- Plan Date: 6/23/2025

Recommendation:

This project is **recommended for approval** for Preliminary Site Plan, contingent on the corrections made below with regard to the parking lot perimeter trees being made.

LANDSCAPE WAIVER REQUIRED FOR THE PROPOSED LAYOUT AND LANDSCAPING:

- Deficient greenbelt width along Meadowbrook – *supported by staff*
- Lack of greenbelt berms along both frontages – *supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did.*
- Deficiency in foundation landscaping for building addition – *supported by staff as the entire building has sufficient landscaping area*
- Lack of canopy trees on the ends of the new parking bay and perimeter trees along the west edge of the parking lot east of the building – *not supported by staff*
- Lack of berm along both roads – *supported by staff*

Please show the City Project number as JSP25-0005.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Tree survey and chart are provided.
2. **Please replace any of the original maples planted around the detention pond.**
3. No regulated trees are shown as being removed.
4. No wetlands or wetland impacts are indicated.

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

The property is not adjacent to residential property so this buffering is not required.

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

1. The required greenbelt width and landscaping are provided for Grand River but not Meadowbrook. **This requires a landscape waiver.** *It would be supported by staff as an existing condition.*
2. The required berm is not provided along either frontage, but a masonry wall exists along Grand River. **This requires a landscape waiver.** *It would be supported by staff as an approved existing condition.*
3. The required berm is also not provided along Meadowbrook but the original plans

showed a hedge screening the parking lot that is no longer there. *The hedge is shown as being restored so the waiver is supported for the Meadowbrook frontage as well.*

4. No new greenbelt trees are required as the greenbelts are not changing. Fill-in trees for those missing per the original plan are shown on the landscape plan.
5. The street trees are maintained and replaced as needed by the City.

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))

1. All utilities and light posts are included on the landscape plan.
2. The crabapple near the northwest corner of the building must be moved to at least 10 feet away from the catch basin.

Parking Lot Landscaping

1. The required parking lot interior area and trees are proposed.
2. **Two endcap trees are needed for the new customer bay east of the building. A landscape waiver is required for the proposed configuration. It would not be supported by staff.**
3. 3 perimeter trees are needed between the parking lot and the east side of the building. 2 of them can be used for the endcaps noted above. **Please add the three trees needed.** Since the required number of trees is provided on the site, they can be moved from other locations, particularly along the east edge where the trees are crowded together .

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

1. No foundation landscaping calculations or plantings are proposed for the addition. Only 385sf is provided near the addition, and none on the south side of it, facing Grand River. **This requires a landscape waiver. It would be supported by staff as the entire building does have sufficient foundation landscaping.**
2. **Please replace all missing foundation landscaping per the original approved plans.**

Plant List (LDM 4.)

1. Provided
2. 8 of 12 species shown (67%) are native to Michigan.
3. The proposed tree diversity meets the requirements of the Landscape Design Manual.

Planting Notations and Details (LDM)

Provided

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

1. No new above-ground stormwater detention pond is proposed.
2. Please replace any missing detention basin trees shown on the original Hummer plan.

Irrigation (LDM 1.a.(1)(e) and 2.s)

A note indicated that the existing irrigation system will be modified to include the new plantings. This is acceptable.

NOTE: Replacements of the original plantings do not need to be included in the cost of the project, but do need to be planted at the time of the required plantings.

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

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Rick Meader". The signature is written in a cursive, flowing style.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – REVISED PRELIMINARY SITE PLAN

Review Date: June 26, 2025
Project Name: JSP25-0007: Cadillac of Novi
Plan Date: June 23, 2025
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE WAIVERS REQUIRED BY PLAN:

- Deficient greenbelt width along Meadowbrook – *supported by staff*
- Lack of greenbelt berms along both frontages – *supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did.*
- Deficiency in foundation landscaping for building addition – *supported by staff as the entire building has sufficient landscaping*
- Lack of canopy trees on the ends of the new parking bay – *not supported by staff*
- Lack of berm along both roads – *supported by staff*

NOTES:

Although they don't need to be included in the costs of the project or shown on the landscape plans, all missing landscaping from the original approved plan should be replaced at the time of the project's landscape installation to bring the site into conformance with Zoning Ordinance Section 5.5.7 which requires that all landscaping is to be maintained per the standard of the original approved plans.

Please show the City Project number as JSP25-0005.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> • New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set 	Landscape Plan: 1"=30'	Yes	
Project Information (LDM 2.d.)	Name and Address	Business name and location map are on the Title Block	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Business name and contact information are on the Title Block	Yes	

Item	Required	Proposed	Meets Code	Comments
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	George Ostrowski – Nowak & Fraus	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of seal and signature on title block	Yes	
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	On title block	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	Shown on C1 Site: GE North, East: I-1 South: Grand River/OS-1 West: NCC/I-1	Yes	<u>Please change L-1 to I-1 for adjacent parcels' zoning.</u>
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> Legal description or boundary line survey Existing topography 	<ul style="list-style-type: none"> Survey and description on C1 Removals are shown on C2 	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Tree ID #s and chart for trees 8" dbh or greater are on C1. Smaller trees are shown and IDed Treeline is shown Conservation easements are shown No wetlands are shown Tree survey now includes trees in the vicinity of the parking lot extension 	<ul style="list-style-type: none"> Yes Yes Yes Yes TBD Yes 	<ol style="list-style-type: none"> 1. Show protective tree fencing at the actual tree dripline, or at the greatest extent of cover possible where existing conditions such as curbs prevent full coverage of the dripline. 2. Please show all of the trees that were part of the original plan on the tree if they are still alive. 3. See Merjent letters for complete woodland and wetland reviews.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland County Show types, boundaries 	On L1	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Included on the landscape plan	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants 	All utilities and light posts are clearly shown on the	Yes	Please move the crabapple on the west side of the building to a

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Proposed light posts 	landscape plan.		location at least 10 feet away from the catch basin.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> Existing elevations are on C3 Proposed spot elevations are on C3. 	<ul style="list-style-type: none"> Yes Yes 	
Snow deposit (LDM.2.g.)	Show snow deposit areas on plan	Some areas are shown	Yes	
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed of loam with 6" top layer of topsoil. 				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A & LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	The site is not adjacent to residential property so this berm is not required	No berm is proposed.	Yes	
Walls (LDM 2.k & 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 new walls are proposed.		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Zoning Sec 5.5.3.B. ii and LDM 1.b)				
Greenbelt width (2)(3) (5)	<ul style="list-style-type: none"> Adjacent to pkg: 20 feet Not adjacent to pkg: 25 feet 	<ul style="list-style-type: none"> Grand River: 33' ft to building, 49 ft to parking Meadowbrook: 17 ft to building, 31 ft to parking No changes are proposed that impact the greenbelt 	<ul style="list-style-type: none"> Grand River: Yes Meadowbrook: No 	<ol style="list-style-type: none"> A landscape waiver is required for the deficient greenbelt width along Meadowbrook. As the greenbelt is not being changed, the waiver would be supported by staff as an existing condition.
Berm requirements (Zoning Sec 5.5.3.A.(5))				
Min. berm crest width	Adj to Pkg: 2 ft Not adj to Pkg: 0 ft	<ul style="list-style-type: none"> No berm exists or is proposed but a brick wall is in place instead for all of the Grand River frontage 	<ul style="list-style-type: none"> No Yes Yes 	<ol style="list-style-type: none"> A landscape waiver is required for the lack of berms. It would be supported by staff for Grand River as the

Item	Required	Proposed	Meets Code	Comments
		<p>and the section of Meadowbrook frontage south of the entry.</p> <ul style="list-style-type: none"> The previously existing hedge screening the lot from Meadowbrook is missing but a new hedge is shown Vehicles for sale are parked in greenbelt – concrete strips for the vehicles were on the approved plans in both greenbelts and exist 		<p>existing wall screens the parking lot.</p> <p>3. It would also be supported by staff for Meadowbrook as the original plans showed a hedge and the plan shows a new hedge.</p>
Minimum berm height (9)	Adj to Pkg: 3 ft Not adj to Pkg: 0 ft	See above	Yes	See above
3' wall	(4)(7)	A brick wall exists for the entire Grand River greenbelt to screen the parking, and most of the Meadowbrook greenbelt frontage south of the entrance	Yes	
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> Adj to Pkg: 1 tree per 35lf Not adj to Pkg: 1 tree per 40lf <p>Grand River:</p> <ul style="list-style-type: none"> Adj to Pkg: $227/35=6$ trees Not adj to Pkg: $227/40=6$ trees <p>Meadowbrook:</p> <ul style="list-style-type: none"> Adj to Pkg: $290/35=8$ trees Not adj to Pkg: $224/40=6$ trees <p>Note: Above is from the original approved plans for Hummer SP04-09 as the greenbelt is not changing</p>	<p>Grand River:</p> <ul style="list-style-type: none"> Original plan: 0 trees Current plan: 0 trees 4 new perimeter canopy trees are proposed along the Grand River entry and south of the parking lot. <p>Meadowbrook:</p> <ul style="list-style-type: none"> Original plan: 24 trees (8 dec + 16 evergreens) – 12 trees + mass Current plan: 6 evergreen trees + mass at north end + 5 existing perimeter canopy 	Yes	If the mass of planted and volunteer trees at the northwest corner of the parking lot facing Meadowbrook is maintained in a full condition as exists now, no missing trees from that area need to be replaced.

Item	Required	Proposed	Meets Code	Comments
		<p>trees + 3 new perimeter canopy trees</p> <ul style="list-style-type: none"> The required trees were installed per the approved plan but there are gaps in the landscaping from the original installation. <p>(Existing trees per survey)</p>		
<p>Sub-canopy deciduous trees Notes (2)(10)</p>	<ul style="list-style-type: none"> Adj to Pkg: 1 tree per 20lf Not adj to Pkg: 1 tree per 25lf <p>Grand River:</p> <ul style="list-style-type: none"> Adj to Pkg: $227/20=11$ trees Not adj to Pkg: $227/25=9$ trees <p>Meadowbrook:</p> <ul style="list-style-type: none"> Adj to Pkg: $290/20=15$ trees Not adj to Pkg: $224/25=9$ trees <p>Note: Above is from the original approved plans for Hummer SP04-09 as the greenbelt is not changing</p>	<p>Grand River:</p> <ul style="list-style-type: none"> Original plan: 19 trees - 14 trees exist Current plan: 14 existing trees + 5 new trees <p>Meadowbrook:</p> <ul style="list-style-type: none"> Original plan: 6 trees – 5 exist Current plan: 6 trees – 5 exist + 1 new tree 	<ul style="list-style-type: none"> Yes Yes 	
<p>Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)</p>	<ul style="list-style-type: none"> Adj to Pkg: 1 tree per 35lf Not adj to Pkg: 1 tree per 45lf <p>Grand River:</p> <ul style="list-style-type: none"> Adj to Pkg: $227/35=6$ trees Not adj to Pkg: $227/40=6$ trees <p>Meadowbrook:</p> <ul style="list-style-type: none"> Adj to Pkg: $290/35=8$ trees Not adj to Pkg: $224/40=6$ trees <p>Note: Above is from the original approved plans for Hummer SP04-09 as</p>	<p>Grand River:</p> <ul style="list-style-type: none"> Original plan: 11 trees Current plan: 11 trees <p>Meadowbrook:</p> <ul style="list-style-type: none"> Original plan: 13 trees Current plan: 10 existing trees 	<ul style="list-style-type: none"> Yes Yes 	<p>The City is responsible for replacing missing street trees – they may not be due to conflicting utility lines.</p>

Item	Required	Proposed	Meets Code	Comments
	the greenbelt is not changing			
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> Label contour lines Maximum 33% Constructed of loam 6" top layer of topsoil 	No new berms are required or proposed	Yes	
Type of Ground Cover		NA	NA	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA	NA	
Parking Area Landscape Requirements (LDM 1.c. & 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	<ul style="list-style-type: none"> New interior parking lot islands are proposed No proposed plantings will hinder sight distances in the lot. 	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Lawn is proposed	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify Minimum 200 SF per tree planted in island 6" curbs Islands minimum width 10' BOC to BOC 	<ul style="list-style-type: none"> Islands' areas in SF are provided The 273sf island in the southeast section of the lot doesn't have a tree. 	<ul style="list-style-type: none"> Yes No 	Please add a tree to the 273sf island east of the building.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Spaces are 19 feet long in interior and 17 feet long around periphery	Yes	
Contiguous space limit (i)	<ul style="list-style-type: none"> Maximum of 15 contiguous spaced All endcap islands should also be at least 200sf with 1 tree planted in it. 	<ul style="list-style-type: none"> Only one bay (inventory) is longer than 15 spaces (17 spaces) Spaces are labeled as Inventory or Customer on C3 There are no trees 	<ul style="list-style-type: none"> Yes Yes No 	<ol style="list-style-type: none"> A landscape waiver would be required for the proposed layout. It would not be supported by staff. Please add canopy trees on each end of the new parking bay.

Item	Required	Proposed	Meets Code	Comments
		on the ends of the new customer bay east of the building		
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins). Trees also need to have at least 5 feet between the trunk and underground utility lines. 	<ul style="list-style-type: none"> The lone hydrant north of the building is not obscured by plantings Sufficient spacing is provided for other utility lines and structures. 	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	<ul style="list-style-type: none"> The Road Commission for Oakland County (RCOC) clear vision zone is required for the Grand River entry as it is their jurisdiction. The city clear vision zone should be shown for the Meadowbrook entry. 	<ul style="list-style-type: none"> The correct clear vision zones are shown for both entries. No landscaping blocks the views 	<ul style="list-style-type: none"> Yes Yes 	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, 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 area up to 50,000 sf x 7.5%	<ul style="list-style-type: none"> A = x SF x 7.5% A = 50,000 * 7.5% = 3750sf 	Parking lot landscaping area calculations are provided	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	<ul style="list-style-type: none"> B = x SF x 1% B = (112568-50000) * 1% = 626 sf 	Yes	Yes	
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	A = x SF x 6%	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	B = (x SF – 50000) x 0.5%	NA		

Item	Required	Proposed	Meets Code	Comments
All Categories				
Total square footage of landscaped islands required $C = A+B$	<ul style="list-style-type: none"> $C = A + B$ $C = 3750 + 626 = 4376sf$ 	6754 sf	Yes	
Number of canopy trees required $D = C/200$	$D = C/200 = xx$ Trees $D = 4376/200 = 22$ trees	<u>22 trees</u> <ul style="list-style-type: none"> 19 new 3 existing 	Yes	Please move a tree into the 273sf island east of the building without a tree to help provide shade for that area of the parking lot.
Parking Lot Perimeter Trees (Zoning Sec 5.5.3.C.iv)	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf Trees must be within 15 feet of the pavement $P = 1637/35 = 47$ trees Areas within 20 feet of the building do not need to be included in the perimeter basis. 	<u>47 trees</u> <ul style="list-style-type: none"> 11 existing deciduous trees 4 existing evergreen trees 5 equivalent trees in densely planted areas 27 new trees <p>There is 107lf of parking lot perimeter east of the building with no perimeter trees in the new concrete area (3 trees).</p>	Yes/No	<ol style="list-style-type: none"> Please add the required perimeter trees between the building and the east parking lot – two may be used to fulfill the endcap requirements for the customer parking bay. Since the required number of trees is provided some of those shown may be moved from their locations around the lot to this area, especially in areas where trees are crowded together. Each tree must have at least 200sf of greenspace for the trees to survive since they will be surrounded by pavement.
Parking land banked	NA	None		
Other Landscaping				
Other Screening				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		Two existing loading zones are shown within the parking lot north of the addition and haven't changed`	Yes	
Transformers/Utility boxes (LDM 1.e from 1	<ul style="list-style-type: none"> A minimum of 2ft. separation between box and the plants 	<ul style="list-style-type: none"> The existing transformers are shown as being 	<ul style="list-style-type: none"> Yes Yes 	<u>Please add a maintenance note stating that the</u>

Item	Required	Proposed	Meets Code	Comments
through 5)	<ul style="list-style-type: none"> Ground cover below 4" is allowed up to pad. No plant materials within 8 ft. from the doors 	<p>located inside an existing brick wall</p> <ul style="list-style-type: none"> The equipment is taller than the wall – arborvitaes that can reach or exceed the height of the units have been added. 		<u>arborvitaes must be allowed to reach and stay at or above the height of the transformer units.</u>
Building Foundation Landscape Requirements (Zoning Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> Equal to entire perimeter of the building (less paved access areas) x 8 with a minimum width of 4 ft. A minimum of 75% of the building should have foundation landscaping. xx If x 8ft = xx SF <p>Hummer Plan: 770*8 = 6,160sf</p> <p>Current plan total: (847.86-199)*8 = 5191sf</p> <p>Building addition: (195.49-87)*8 = 868sf</p>	<p>Hummer Plan: 6240sf</p> <p>Current Plan:</p> <ul style="list-style-type: none"> 5611sf – less than the original plan Most of it is strung along the Grand River frontage as it was on the original Hummer plans 385sf of foundation landscaping is proposed in two islands north of the building addition. Another approximately 400sf of landscaping is located at the west entrance. 	<ul style="list-style-type: none"> Yes Yes No No 	<ol style="list-style-type: none"> Insufficient room has been provided to have landscaping on the south side of the addition, as should be done since it is facing Grand River. As such, only 385sf is provided near the building, which requires a landscape waiver. The additional landscaping, while attractive, won't do much to enhance the addition, and nothing for Grand River traffic. In spite of this, the waiver will be supported by staff as the total building has the required foundation area.
Building Frontage Landscaping (Zoning Sec 5.5.3.D.ii. All items from (b) to (e))	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	It appears that over 60% of each frontage is landscaped	Yes	
Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> Clusters of large native shrubs shall cover 70-75% of the basin rim area located at 10 feet above the permanent water level or pond bottom if it's a dry pond. Canopy trees at 1/35lf 	No pond landscaping is shown and only some of the trees around the pond are shown on the tree survey	No	<ol style="list-style-type: none"> Please show all of the trees that were part of the original plan on the tree if they are still alive. If the pond is not changing in size, the pond does not need to meet the current

Item	Required	Proposed	Meets Code	Comments
	<p>of the east, south and west sides of the pond, located at about 10 feet away from the permanent water level</p> <ul style="list-style-type: none"> • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix 			<p>landscaping requirements.</p> <p>3. <u>Any trees missing from the original plans around the pond (there were 11 red maples) must be replaced.</u></p>
Phragmites Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> • Any and all populations of Phragmites australis and/or Japanese knotweed on the site shall be included on tree survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	<ul style="list-style-type: none"> • Phragmites populations are indicated on Sheet L-1 – near the building and in the sediment forebay • Instructions are given with the notes. 	<ul style="list-style-type: none"> • Yes • Yes 	<p><u>It is likely that treatments will be required more than one year to completely erase the Phragmites.</u></p>
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.l. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> • Provide intended dates • Should be between March 15 and November 15. 	Yes	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> • Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A method for providing the water required for plant establishment and long-term survival must be provided.	<ul style="list-style-type: none"> • A note indicates that the existing system will be extended to cover the new plantings. • City irrigation system requirements are included with the note. 	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 <u>in writing</u> prior to installation.	Yes	Yes	
Plant List (LDM 4, 11) – Include all cost estimates				
Quantities and sizes	<ul style="list-style-type: none"> A minimum of 50% of species used on the site, not including any woodland replacements, must be native to Michigan. The Tree Diversity standards of the Landscape Design Manual Section 4 must be met for all non-woodland replacement trees used (15% of trees of one species, 25% of one genus) No Prohibited Species listed on Table 11.b.(2)b may be used. 	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> 8 of 12 species used (67%) are native to Michigan The tree diversity is acceptable 	<ul style="list-style-type: none"> Yes Yes 	Bowhall is only 15' wide which does not qualify as a canopy tree. <u>Please use a maple variety with a broader mature canopy width.</u>
Type and amount of lawn		Seed is indicated	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Included on plant list	Yes	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		No	NA	No evergreens are used
Multi-stem Tree		No	NA	None are used
Shrub		Yes	Yes	
Perennial/ Ground Cover		No	No	<u>Please add a detail.</u>
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Shown on L1	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	NA		
Plant Materials & Existing Plant Material	Clearly show trees to be removed and trees to	Sheet C2	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 3.b)	be saved.			
Landscape tree credit (LDM3.b.(d))	<ul style="list-style-type: none"> Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM 	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No prohibited plants are proposed	Yes	<u>Do not replace any missing <i>Pyrus calleryana</i> with the same as it is now prohibited in Novi</u>
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	There are no overhead utilities on the site.	NA	
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. 	Shown on details	Yes	

NOTES:

1. This table is a working summary chart and is 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. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
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.

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.

WOODLAND REVIEW

July 14, 2025

Dan Commer
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to dcommer@cityofnovi.org

Re: Cadillac of Novi Revised Preliminary Site Plan Woodland and Wetland Review (JSP25-07)

Dear Dan,

Merjent, Inc. (Merjent) has conducted a review of the revised preliminary site plan (rPSP) for the Cadillac of Novi Project (Project), prepared by Nowak and Fraus Engineers (Applicant; NF rev. date 6/23/2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located at the northeast corner of the intersection of Grand River Avenue and Meadowbrook Road (parcel 50-22-24-100-051) in Section 24 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

Merjent conducted an initial PSP review on May 7, 2025 and found deficiencies in the wetland and woodland portions of the site plan.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Cadillac of Novi rPSP. Additional Woodland Review comments have been provided to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	Not Required
Tree Replacement (Chapter 37, Section 37-8)	Not Required
Tree Protection (Fence; Chapter 37, Section 37-9)	Required
Woodland Conservation Easement (Chapter 37-30[e])	Already in Place

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**). Additionally, a wetland and woodland conservation easement is present on-site (map provided in Pre-application Review).

-
2. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**). Merjent conducted a site visit on April 29, 2025 and an additional site visit on July 1, 2025 to verify conditions on the updated site plan. Select photos from the site visits are included in **Attachment A**.
 3. Pursuant to Chapter 37, Section 37-28, an accurate woodland survey should be provided and be accompanied by a separate key identifying the location of all trees eight inches at diameter at breast height (DBH) and greater, by size, common, genus and species names (i.e. Red Maple/*Acer rubrum*), and condition. Such information shall be provided by a registered landscape architect, certified arborist, or registered forester, through an onsite inspection, who must verify the contents by seal and/or registration number with signature, whichever applies. The dripline of affected trees shall be clearly indicated on the plan.
 - The applicant has updated the provided site plan to reflect surveyed trees adjacent to the parking lot expansion. A tree inventory list is included on Sheet C1.
 4. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed. Additionally, pursuant to the [City of Novi Landscape Design Manual](#) and Section 5.5 of the City of Novi Zoning Ordinance, All trees 8" dbh or greater within 50 feet of construction shall also be included in the tree survey.
 - The applicant has updated the tree survey to include trees located north of the proposed parking lot expansion.
 5. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches DBH.
 - No impacts are proposed to any non-regulated trees larger than 36 inches DBH.
 6. The plan will not impact regulated trees in woodlands/conservation easement areas. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. Therefore, a **Woodland Use Permit** is not required for this project because no tree removals are proposed. Additionally, no tree replacements will be required for the project.
 - The applicant has stated that three replacement trees will be required. The applicant is encouraged to provide additional trees, but based on Merjent's review, the three trees proposed for removal are outside of regulated woodlands and outside of the conservation easement boundary.
 7. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Section 37-2 defines a critical root zone as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one foot.
 - a. **Requested Edit:** via on-site verification, no driplines of trees are located directly above the proposed parking lot expansion. **However**, the applicant should revise the final site plan submittal to clarify that the *Tree Line* also encompasses the critical root zone of trees.

8. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to tree removal. The woodland fence inspection will be performed by Merjent. **The Applicant is responsible for requesting this inspection.**

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Cadillac of Novi rPSP based on the comments provided below.

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

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 2**).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (provided in Pre-app Review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (Provided in Pre-app Review).

Permits and Regulatory Status

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

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	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	Already in Place

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

Wetland Review Comments

1. The rPSP has been updated to reflect that one wetland is in proximity to the proposed parking lot expansion. No impacts are proposed to the delineated wetland.
2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6(2)(M) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and

watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. 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 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.

- The applicant has updated the rPSP to show the 25-foot wetland setback. No impacts are proposed to the 25-foot wetland setback.

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

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photos

CC:

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



Figure 1. City of Novi Regulated Woodlands Map
 Approximate Site boundary is shown in red.
 Approximate Regulated Woodland areas are shown in green.



Figure 2. City of Novi Regulated Wetlands Map
Approximate Site boundary is shown in Red.
Approximate Regulated Wetland areas are shown in blue.

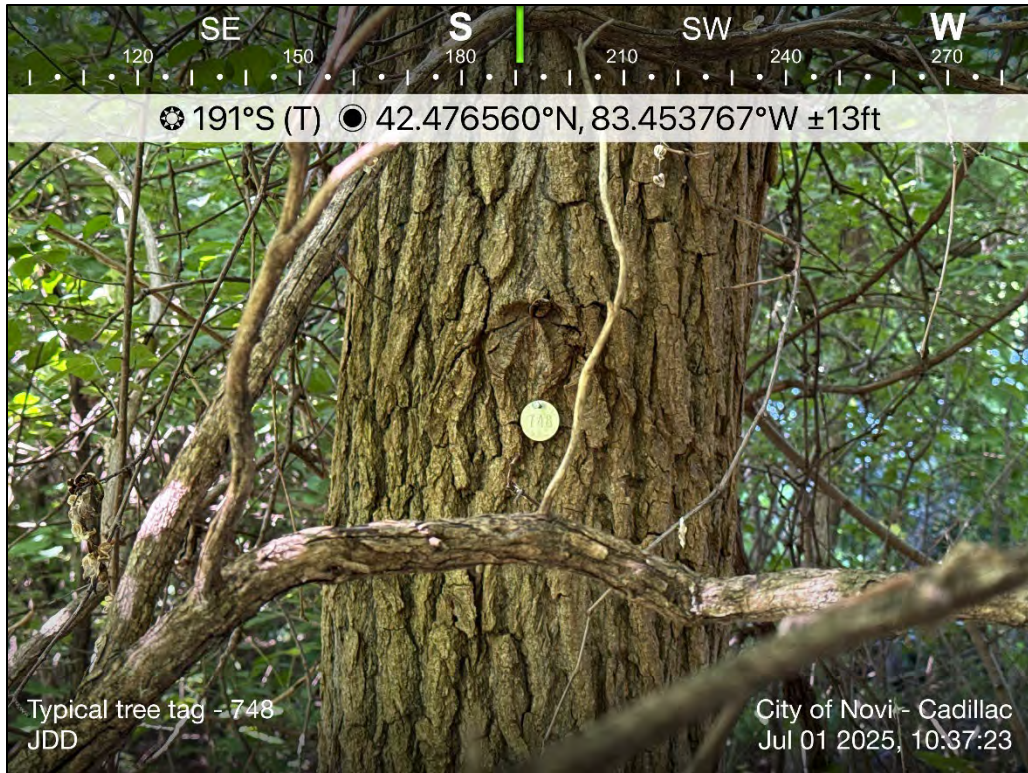
Attachment A
Site Photographs



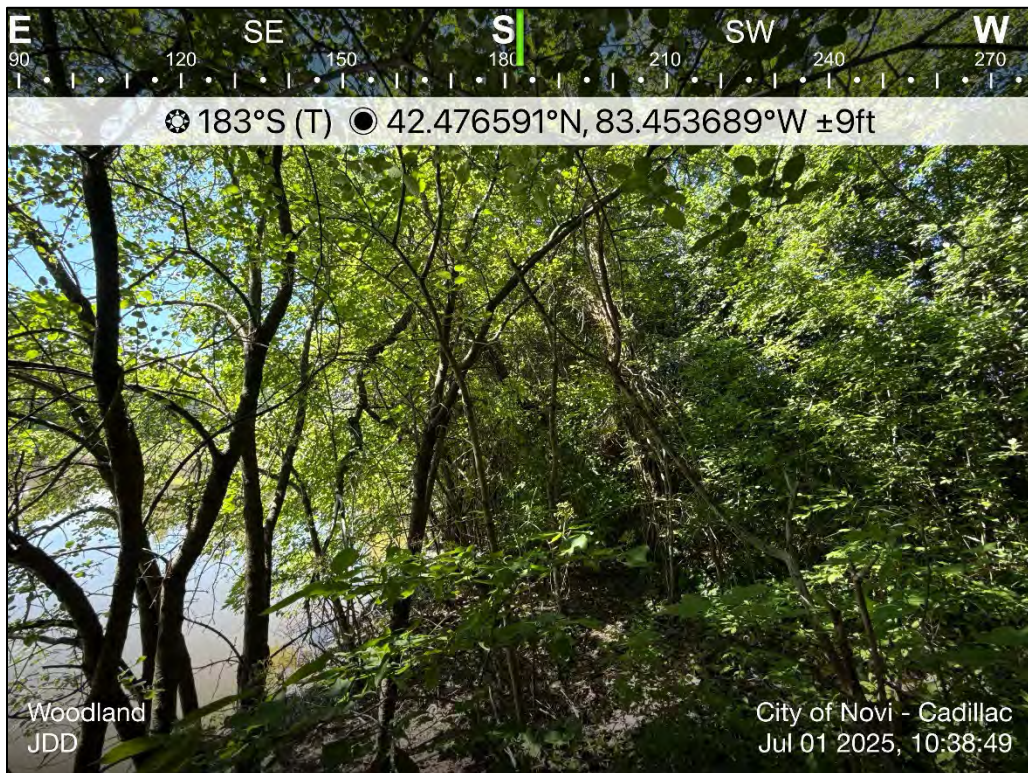
Wetland flagging on-site



Overview of open water/wetland on-site



Overview of typical tree tagging on-site



Overview of woodland north of proposed parking lot expansion

TRAFFIC REVIEW



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

Project name:

JSP25-07 – Cadillac of Novi Preliminary Traffic Review

From:

AECOM

Date:

May 7, 2025

To:

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

CC:

Lindsay Bell, Humna Anjum, Diana Shanahan, Dan
Commer, Milad Alesmail, Stacey Choi

Memo

Subject: JSP25-07 – Cadillac of Novi Preliminary Traffic Review

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

GENERAL COMMENTS

1. The applicant, Nowak & Fraus Engineers, is proposing a 4,174 SFT service drive addition to the existing 25,452 SFT Cadillac of Novi.
2. The development is located on the northeast corner of Grand River Avenue and Meadowbrook Road. Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County and Meadowbrook Road is under the jurisdiction of the City of Novi.
3. The site is zoned GE (Gateway East).
4. There are no traffic related deviations required at this time.

TRAFFIC IMPACTS

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

ITE Code: 840 – Automobile Sales (New)

Development-specific Quantity: addition of 4,174 SFT (12 Service Bays) to existing building

Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	8	6	100	No
PM Peak-Hour Trips	28	17	100	No
Daily (One-Directional) Trips	116	58	750	No

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

Trip Impact Study Recommendation	
Type of Study:	Justification
None	The addition of service bays is not expected to increase the traffic and warrant a traffic study.

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 the 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	-	N/A	No changes proposed.
2	Driveway Width O Figure IX.3	-	N/A	No changes proposed.
3	Driveway Taper O Figure IX.11	-	N/A	No changes proposed.
3a	Taper length			
3b	Tangent			
4	Emergency Access O 11-194.a.19	-	N/A	No changes proposed.
5	Driveway sight distance O Figure VIII-E	-	N/A	No changes proposed.
6	Driveway spacing	-	N/A	No changes proposed.
6a	Same-side O 11.216.d.1.d			
6b	Opposite side O 11.216.d.1.e			
7	External coordination (Road agency)	-	N/A	No changes proposed.
8	External Sidewalk Master Plan & EDM	-	N/A	No changes proposed.
9	Sidewalk Ramps EDM 7.4 & R-28-K	-	N/A	No changes proposed.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	1,920 SFT	Met	
12	Trash receptacle ZO 5.4.4	-	N/A	No changes proposed.
13	Emergency Vehicle Access	-	N/A	No changes proposed.
14	Maneuvering Lane ZO 5.3.2	24' Minimum	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Dimensioned	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
15b	Internal to parking bays	Dimensioned	Met	
16	Parking spaces ZO 5.2.12	270 proposed		See Planning review letter.
17	Adjacent parking spaces ZO 5.5.3.C.ii.p	<15 non-inventory spaces	Met	
18	Parking space length ZO 5.3.2	17' and 19'	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	6" proposed	Partially Met	4" required in front of 17' spaces with a 2' overhang. Provide detail for parking bumper blocks.
21	Accessible parking – number ADA	5 proposed	Met	
22	Accessible parking – size ADA	Dimensioned	Met	
23	Number of Van-accessible space ADA	1 required, 4 R7-8p "Van Accessible" signs proposed	Partially Met	Label the non-van accessible space on the site plan. Remove "Van" label in the signing table for the R7-8 sign.
24	Bicycle parking			
24a	Requirement ZO 5.16.1	2 required, 7 proposed	Met	
24b	Location ZO 5.16.1	Indicated on north side of building	Met	
24c	Clear path from Street ZO 5.16.1	6' required	Inconclusive	Dimension in future submittal.
24d	Height of rack ZO 5.16.5.B	Not provided	Inconclusive	Include in future submittal.
24e	Other (Covered / Layout) ZO 5.16.1, Text Amendment 18.301	Not provided	Inconclusive	Include layout in future submittal.
25	Sidewalk – min 5' wide Master Plan	Partially indicated	Partially Met	Dimension all proposed sidewalk widths in future submittal.
26	Sidewalk ramps EDM 7.4 & R-28-K	Shown on site plan, detail provided	Met	
27	Sidewalk – distance back of curb EDM 7.4	-	N/A	
28	Cul-De-Sac O Figure VIII-F	-	N/A	
29	EyeBrow O Figure VIII-G	-	N/A	
30	Turnaround ZO 5.10	-	N/A	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Indicated	Met	
33	Signing table: quantities and sizes	Indicated	Met	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Indicated	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Indicated	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Indicated	Met	
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	Indicated	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Indicated	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Indicated	Met	
40	Parking space striping notes	Indicated	Met	
41	The international symbol for accessibility pavement markings ADA	Indicated	Met	
42	Crosswalk pavement marking detail	-	N/A	
43	Any Other Comments:			

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

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

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah
Project Manager

FAÇADE REVIEW



August 6, 2025

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

Façade Review Status:
Approved, Section 9 Waiver
Recommended.

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE
Cadillac of Novi, JSP25-07 Revised Façade
Façade Region: 1, Zoning District: GE

Dear Ms. McBeth:

This project is considered a façade alteration and addition as described in Sections 5.15.6&7 of the Façade Ordinance. The applicant has made minor revisions indicated on the drawings dated 7/25/25. The changes are shown in the table below with prior percentages shown in parentheses. The changes have no effect on our prior recommendation. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted.

	South (Front)	East	West	North	Ordinance Maximum (Minimum)
Existing and Proposed Brick (Existing to be stained)	0%	48% (43%)	64%	87% (82%)	100% (30%)
Limestone	0%	0% (5%)	16%	7% (12%)	50%
Flat Metal Panels (ACM)	100%	51%	7%	0%	50%
Molded Cornice & Trim	0%	0%	11%	5%	15%
RTU Screen, Louver	0%	1%	2%	1%	50%

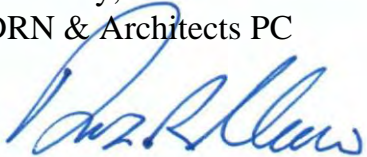
As shown above the proposed percentage of Flat Metal Panels exceeds the maximum amount allowed and the minimum amount of Brick is not provided on the south and east facades. The renderings indicate that the Flat Metal Panels will be angled in a manner that will create a shade and shadow affect diagonally across the south and east facades. Also, the “Display Frame” that outlines the showroom windows will feature integrated LED lighting that will enhance the nighttime appearance of the building. The applicant should note that intense colors and/or flashing lights are prohibited. Portions of the existing brick are to be preserved on the east, west and north facades and will be stained to harmonize with the Flat Metal Panels.

Recommendation - While the Façade Ordinance typically prohibits the use of 100% of any façade material other than brick, we believe that in this case the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements, such as the inclusion of 30% minimum Brick. We believe the overall design is consistent with the intent and purpose of the Façade Ordinance and is in context with other buildings in the surrounding area. For that reason, a Section 9 Waiver is recommended for the overage of Flat Metal Panels and underage of Brick on the south and east facades.

Notes to the Applicant:

1. The use of intense colored window films, exterior accent lighting, or interior lighting with intense colors or flashing effects, logos or signage is prohibited.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link.
3. RTU Screening - It should be noted that all existing and proposed roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



April 24, 2025

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

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

Erick W. Zinser

Fire Chief

John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

RE: **Cadillac of Novi**

PSP25-012

JSP25-07

Project Description:

Add to existing building, 4174 sq. ft addition.

Comments:

- **(4/24 – CORRECTED from previous review)** - Per location on the plans, the FDC shall be relocated.
- **(4/24 – CORRECTED from previous review)** - 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)***

Recommendation:

Recommended for Approval.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

RESPONSE LETTER

August 5, 2025

City of Novi
Planning & Zoning
45175 Ten Mile Road
Novi, Michigan 48375

Attn: Dan Commer, AICP
City Planner

Re: Cadillac of Novi
Revised Preliminary Site Plan
JSP 25-07

Dear Mr. Commer,

We are in receipt of the City of Novi Revised Preliminary Site Plan review packet dated July 16, 2025. We have reviewed the comments and recommendations noted in the letter and offer the following responses for how each item will be addressed on the final site plans.

Requested Waivers

- Requesting a Section 9 Façade Waiver for the use of proposed Flat Metal Panels, instead of the required brick, on the proposed building.
- Requesting a deviation to allow the use of LED as indicated on the response letter from Studio Detroit.
- Requesting a deviation from providing a Community Impact Statement, at the City's recommendation.
- Requesting a landscape waiver for:
 - o Deficient greenbelt width along Meadowbrook.
 - o Lack of greenbelt berms along both frontages.
 - o Deficiency in foundation landscaping for building addition.
 - o Lack of berm along both roads.

Planning Review

1. The existing shipping container has been removed from the site.
2. The requested note will be added to the final site plans.
3. The proposed landscape plans will be updated to include restoration of the hedge screening along Meadowbrook Rd.
4. The proposed open space calculations will be updated, as requested.
5. A Section 9 Façade Waiver will be obtained prior to construction.
6. Please see the attached letter from Studio Detroit.
7. Please see the attached letter from Studio Detroit.
8. The SDO agreement will be amended to reflect the newly proposed floor area, as requested.
9. The proposed bicycle parking layout will be updated on the final site plans.
10. A deviation is being requested from providing the community impact statement since this project is a minor modification from the original site plan approval.
11. The requested trees will be added to the landscape plans.

12. Please see the attached letter from Studio Detroit.
13. The City Project number will be updated on the cover of the final site plans.

Planning Review Chart

- The requested roof equipment screening will be added to the final construction plans.
- The proposed lighting plan will be included with the Final Site Plans, as requested.
- The hours of operation will be included on the photometric plans at the time of final construction plan submittal. Please see the attached letter from Studio Detroit.
- The requested Novi standard notes will be provided on the photometric plans at the time of final site plan submittal.
- The average light level will be adjusted on the final site plans.

Engineering Review

Comments

1. The requested City of Novi standard details will be provided on the final site plans sheet index and printed only for stamping sets.
2. There is no work proposed in the ROW, therefore, no ROW permits are required.
3. Sight distance measurements along Grand River Ave. will be provided on the final site plans.
4. The proposed "No Parking Fire Lane" signs will be added to sheet C3 of the final construction plans.
5. The requested note will be added to the final site plans.
6. A construction materials table for proposed utilities will be included on the final site plans.
7. It is acknowledged that a license agreement will not be needed for this project.
8. A utility crossing table will be included on the final site plans, as requested.
9. The grading and SESC sheets will be updated to include proposed tree fence on the final site plans.

Irrigation

10. It is acknowledged that an irrigation plan will not be required for this project.

Water Main & Sanitary Sewer

11. It is acknowledged that no changes are proposed to the existing water main or sanitary sewer as part of this project.
12. The utility plans will be updated to include the requested utility information.
13. Existing monitoring manholes will be labeled on the final site plans.

Storm Sewer

14. A stormwater narrative will be included at the time of final construction plan submittal, as requested.
15. A minimum cover depth of 3-feet will be maintained over all proposed storm sewer.
16. A 0.1-foot drop will be provided at all structures with a direction change of 30-degrees or more, as requested.
17. The proposed storm on the final construction plans will match the 0.8 diameter depth above the invert for pipe size changes.
18. All proposed manholes with elevation differences exceeding 2-feet will include a 2-foot sump, as requested.
19. A 4-foot-deep sump and oil/gas separator will be provided in the last structure prior to discharge on the site plans.

20. The 10-year HGL will be labeled on the storm sewer profiles on the final site plans, as requested.
21. All pipe crossings will be illustrated on the final site plans.
22. The requested structure schedule table will be provided on the final site plans.
23. All roof conductors will be labeled on the final site plans.
24. The requested storm sewer calculations will be provided with the final site plans.

Paving & Grading

25. A construction materials table for the paving and grading plans will be included at the time of final site plan submittal.
26. Grades for the proposed dumpster pad will be included on the final site plans, as requested.
27. All proposed barrier-free parking will comply with Michigan barrier-free regulations.
28. The requested note will be added to the final site plans.
29. Further grading details will be provided on the final site plans.

Floodplain

30. It is acknowledged that no changes are proposed to the existing floodplain. The floodplain buffer lines will be updated on the final site plans, as requested.

Soil Erosion & Sediment Control

31. A SESC permit will be obtained prior to construction.

The following must be submitted with the next submittal

32. All comments provided in the review letter will be addressed by the provided responses above. Requested changes will be made at the time of final construction plan submittal.
33. An itemized construction cost estimate will be included at the time of final site plan submittal.

Landscape Review

Existing Trees

2. The existing maples around the detention pond will be proposed for removal, as requested.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer, and Street Trees

1. A landscape waiver is being requested for the existing greenbelt along Meadowbrook.
2. A landscape waiver is being requested for the existing masonry wall along Grand River as opposed to a berm.

Existing and proposed overhead and underground utilities, including hydrants

2. The crabapple near the northwest corner will be moved at least 10 feet away from the catch basin, as requested.

Parking Lot Landscaping

2. Two additional endcap trees will be added to the plans, as requested.
3. Three additional perimeter trees will be added to the plans.

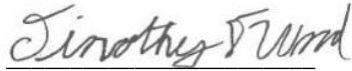
Building Foundation Landscaping

1. A landscape waiver is being requested for the missing foundation landscaping.
2. The missing foundation landscaping will be added to the plans, as requested.

Woodland Review

6. It is acknowledged that a Woodland Use permit will not be required for this project.
7. The final site plans will be updated to show that the tree line encompasses the critical root zone of the trees, as requested.
8. A woodland fence inspection will be requested and paid for prior to construction.

Sincerely,
NOWAK & FRAUS ENGINEERS

A handwritten signature in dark ink, reading 'Timothy D. Wood'.

Timothy D. Wood, P.E.
Associate

FOX CADILLAC OF NOVI

PLAN REVIEW REPORT RESPONSE

08.05.25

24030 FOX CADILLAC NOVI

CITY OF NOVI COMMENTS/CONCERNS

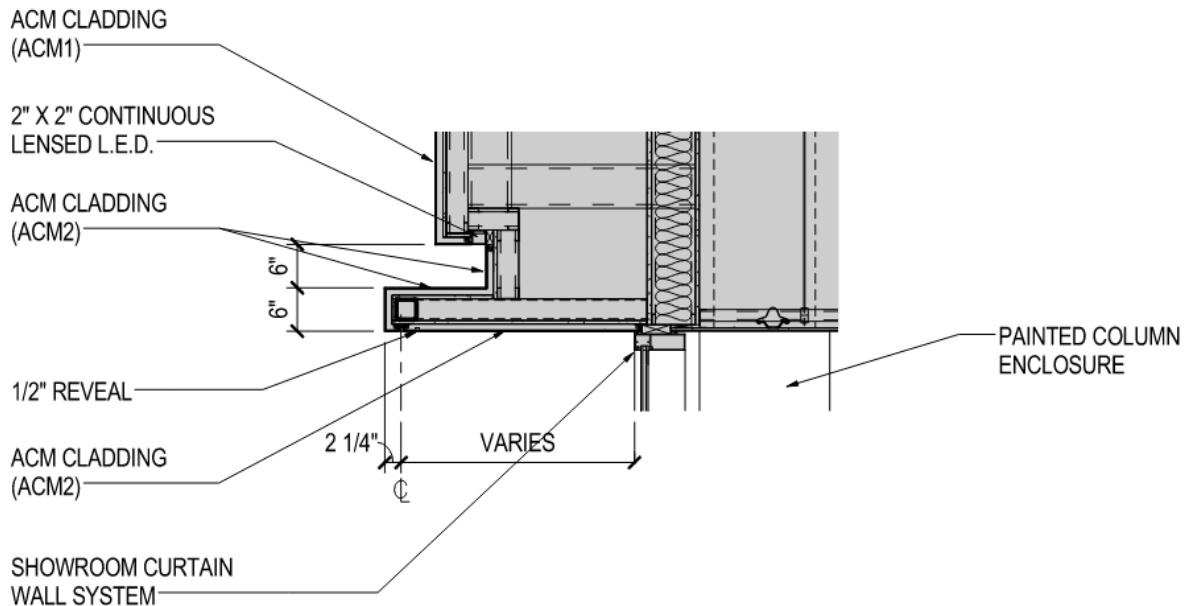
Please see Studio Detroit responses below in *blue*.

ORDINANCE REQUIREMENTS

6. General Design Standards (Sec. 3.12.3.C)

Signage, lighting, and building materials for the exterior of all structures shall be designed and completed with the objective of achieving an integrated and controlled development consistent with the character of the community. Exterior accent lighting is proposed as a 'display frame' on sheet A2.1 note 14. **Please provide additional information regarding the 'display frame' and LED lighting details in a response letter and on a rendering or other graphic, as this type of lighting is prohibited by the ordinance. If approved by the City Council, it will be included in the amendment to the SDO agreement.**

Please see below details from approved design intent documents and images of built projects. The continuous lensed 2"x2" LED is intended to be a constant soft light. As can be seen in the section detail and built examples, the indirect illumination produces a glowing effect around the showroom exterior glass. The continuous lensed 2"x2" LED will not emit intense colors or produce a flashing/strobing effect as prohibited by the local ordinance.



SECTION DETAIL AT SHOWROOM DISPLAY
FRAME HEADER



7. Exterior Signage:

Additional signage is proposed. **Please clarify all new signage being proposed along with the sizes of each additional sign in a response letter and on future submittals.** The Planning Commission and the City Council will review the proposed sign changes as a part of the SDO process after receiving a review letter of the new and existing signage by City Staff.

Will provide existing and proposed signage data in conjunction with the SDO process for City Council review and approval.

12. Lighting and Photometric Plan (Sec. 5.7):

There are still items to be addressed on the lighting and photometric plan. Please include a color PDF of the lighting plan with the resubmittal and refer to the Planning Chart for additional comments. **Required at final site plan submittal.**

Lighting and Photometric Plans have been updated and will be provided with Final Site Plan submittal to show compliance with local ordinance as required.

PARKING, LOADING, AND DUMPSTER REQUIREMENTS

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

Required Code: 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.

Proposed: Details provided on Architecture Plans

Meets Code: TBD

Comments: See Façade Review for additional comments

Desing intent is to comply with all Novi Zoning Ordinances. The existing rooftop equipment are screened from view and the proposed rooftop equipment are proposed to be screened from view from adjacent streets, roads, and properties.

Roof top appurtenances screening

Required Code: Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.

Proposed: Screening proposed

Meets Code: TBD

Comments: It should be noted that all existing and proposed roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Desing intent is to comply with all Novi Zoning Ordinances. The existing rooftop appurtenances are screened from view and the proposed rooftop appurtenances are proposed to be screened from view from adjacent streets, roads, and properties.

LIGHTING AND PHOTOMETRIC PLAN (SEC 5.7)

Lighting Plan (Sec. 5.7.2.A.ii)




Required Code: Hours of operation.

Proposed: Not provided

Meets Code: TBD

Comments: Please provide hours of operation and if parking lots lights will be dimmed after hours on next submittal.

Intent is for hours of operation to remain unchanged.

 Cadillac of Novi - Sales  

Hours

^ Cadillac of Novi - Sales

Tuesday 9 AM-6 PM

Wednesday 9 AM-6 PM

Thursday 9 AM-6 PM

Friday 9 AM-6 PM

Saturday 9 AM-2 PM

Sunday Closed

Monday 9 AM-6 PM

[Suggest new hours](#)

^ Cadillac of Novi - Service & Parts

Tuesday 7 AM-6 PM

Wednesday 7 AM-6 PM

Thursday 7 AM-6 PM

Friday 7 AM-6 PM

Saturday 9 AM-2 PM

Sunday Closed

Monday 7 AM-6 PM

5-18-11 PLANNING COMMISSION ACTION SUMMARY



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

May 18, 2011 | 7 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

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

ROLL CALL

Present: Member Baratta, Member Cassis, Member Greco, Member Gutman, Member Larson (arrived at 7:01pm.), Member Meyer, Chair Pehrson, Member Prince

Also Present: Barbara McBeth, Deputy Director of Community Development; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Ben Croy, City Engineer; Kristin Kolb, City Attorney

Absent: Member Lynch (excused)

APPROVAL OF AGENDA

Motion to approve the May 18, 2011 Planning Commission agenda. *Motion carried 8-0.*

PUBLIC HEARINGS

1. CHUCK E CHEESE EXPANSION SP11-09

Public Hearing to consider the request of CEC Entertainment, Inc. for recommendation to City Council for Special Land Use Permit and Preliminary Site Plan Approval. The subject property is within the existing 12 Mile Crossing at Fountain Walk shopping center south of Twelve Mile Road and west of Donelson Drive. The applicant is proposing an approximately 3,000 square foot addition to the rear of the existing Chuck E Cheese restaurant as well as some minor updates to the front façade of the building.

In the matter of the request of CEC Entertainment for Chuck E Cheese Expansion SP 11-09, motion to recommend approval of the Special Land Use permit, subject to the following:

- a. City Council finding under Section 2516.2.c for the Special Land Use permit:
That, relative to other feasible uses of the site,
 - The proposed use will not cause any detrimental impact on existing thoroughfares (due to the fact that not all of the additional trips expected will be added to the area road system since some customers will come from within the center).
 - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood (due to the fact that no changes in the use of the site are proposed.)
 - The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - The proposed use will promote the use of land in a socially and economically desirable manner.
 - The proposed use is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located (as noted in the staff and consultant's review letters);
- b. Compliance with all conditions and requirements listed in the staff and consultant review letters.

This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

In the matter of the request of CEC Entertainment for Chuck E Cheese Expansion SP 11-09, motion to recommend approval of the Preliminary Site Plan, subject to compliance with all the conditions and requirements listed in the staff and consultant review letters. This motion is made because the plan is otherwise in compliance with Article 17, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

2. CADILLAC OF NOVI SP11-10

Public hearing on the request of Gardan LLC for Cadillac of Novi for Preliminary Site Plan and Special Development Option concept plan recommendation for approval and approval of the Stormwater Management Plan. The subject property is located 41350 Grand River Avenue at the northeast corner of Grand River Avenue and Meadowbrook Road, in Section 24 of the City. The property totals 6.7 acres and the applicant is proposing building additions totaling approximately 3,200 square feet and changes to the existing parking lot layout.

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to recommend approval of the amended Special Development Option concept plan, subject to the following:

- a. City Council finding that the proposed use meets the criteria identified in Section 904C.1.b of the Zoning Ordinance to allow a use in the GE District listed elsewhere in the Zoning Ordinance provided certain criteria including those identified below are met:
 - The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, given that the architecture of the existing building and additions offers distinctive presence on this corner.
 - The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over the last several years.
 - The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan were approved several years ago.
- b. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 2516.2.c of the Zoning Ordinance, including;
 - The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area, as indicated in the Community Impact Statement.
 - The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, as identified in the staff and consultant review letters.
 - The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, as has been demonstrated through several years of use as an automotive dealership.
- c. The applicant has demonstrated compliance with the conditions listed in Section 904D of the Zoning Ordinance, such as;
 - Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.
 - The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section, as identified in the staff and consultant review letters.
 - Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City, as the project has been developed for several years for a similar use, and the expansions proposed for showroom, service areas and canopies have demonstrated compatibility and harmony with the surrounding area.

- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.
 - d. City Council waiver to allow a painted end island in place of a raised end island;
 - e. Applicant providing the amended Special Development Option Agreement and Development Agreement prior to consideration by the City Council;
 - f. Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant;
 - g. City Council approval of a Section 9 Waiver for the underage of brick on the east side of the building;
 - h. City Council approval of an ordinance deviation to permit the applicant to exceed the average to minimum ratio for site lighting and not be required to install parking lot lighting for the new paved area.
 - i. City Council consideration of additional signage as proposed by the applicant;
 - j. Compliance with all conditions and requirements listed in the staff and consultant review letters.
- This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

In the matter of the request of Gardan LLC for Cadillac of Novi SP 11-10, motion to recommend approval of the Preliminary Site Plan, subject to the following:

- a. City Council waiver to allow a painted end island in place of a raised end island;
- b. Applicant revising the Special Development Option Agreement and Development Agreement prior to consideration by the City Council;
- c. Applicant revising the plan to address the Fire Marshal's concerns regarding the Fire Department connection and existing fire hydrant;
- d. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- e. City Council approval of a Section 9 Waiver for the underage of brick on the east side of the building;
- f. City Council approval of an ordinance deviation to permit the applicant to exceed the average to minimum ratio for site lighting and not be required to install parking lot lighting for the new paved area.
- g. City Council consideration of additional signage as proposed by the applicant.

This motion is made because the plan is otherwise in compliance with Article 9, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 8-0.*

In the matter of the request of Gardan LLC for Cadillac of Novi, SP 11-10, motion to recommend approval of the Storm Water Management Plan, subject to compliance with the conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal.

This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 8-0.*

MATTERS FOR CONSIDERATION

1. SET PUBLIC HEARING FOR JUNE 15, 2011 FOR ZONING ORDINANCE TEXT AMENDMENT 18.250 TO MODIFY THE ORDINANCE STANDARDS FOR VETERINARY CLINICS.

In the matter of Zoning Ordinance Text Amendment 18.250 to modify the Ordinance Standards for Veterinary Clinics, motion to set a Public Hearing for June 15, 2011. *Motion carried 8-0.*

2. APPROVAL OF THE APRIL 13, 2011 PLANNING COMMISSION MINUTES

Motion to approve the April 13, 2011 Planning Commission minutes. *Motion carried 8-0.*

ADJOURNMENT

The meeting was adjourned at 7:36 PM.

**Actual Language of motions subject to review.*