FINANCE AND ADMINISTRATION COMMITTEE AGENDA

CITY OF NOVI
October 12, 2026 | 5:00 PM
Mayor's Conference Room
Novi Civic Center | 45175 Ten Mile Road
(248) 347-0460

CALL TO ORDER

ROLL CALL - Mayor Fischer, Mayor Pro Tem Casey, Councilmember Staudt

APPROVAL OF AGENDA

APPROVAL OF MINUTES

August 31, 2026 Minutes

PURPOSE OF THE MEETING

Public Safety Buildings Project Update with Plant Moran Realpoint

- Program Schedule and Budget Update
- Fire Station No. 2 and No. 3 Design Development
- Public Safety Headquarters Schematic Design

PUBLIC COMMENT

ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk (248) 347-0456 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

CITY OF NOVI
Finance and Administration Committee Meeting
August 31, 2026, 5:00 p.m.
Mayor's Conference Room | 45175 Ten Mile Road
(248) 347-0445

CALL TO ORDER: 5:01 p.m.

ROLL CALL: Mayor Fischer, Mayor Pro Tem Casey, Councilmember Staudt

PRESENT: Mayor Fischer, Mayor Pro Tem Casey, Councilmember Staudt

STAFF LIAISON: Victor Cardenas, City Manager

ALSO PRESENT: Jeff Much, Parks, Recreation, and Cultural Services (PRCS) Director
Tracie Ringle, Deputy PRCS Director
Tom Schultz, City Attorney
Katherine Oppermann, Recording Secretary

APPROVAL OF AGENDA
Motion: Casey; Seconded: Staudt; Approved: 3:0

APPROVAL OF MINUTES – July 22, 2026
Motion: Casey; Seconded: Staudt; Approved: 3:0

PURPOSE OF THE MEETING

1. Use of Facilities Policy Draft Review

   City Attorney Schultz noted the changes that the Committee as well as Mr. Muck and Ms. Ringle had suggested that were implemented in the newest draft and then proceeded to give a general overview of the updates made to the draft.

   Mayor Fischer noted that Brookfarm Park was missing from the list, Mr. Muck agreed also noting that some other smaller neighborhood parks were missing and noted that they have not and do not have plans to ever rent or hold events on those grounds out. Mayor Fischer said that regardless they should be included to ensure understanding that they still fall under the new, updated policy. City Attorney Schultz confirmed the requested and continued his review. Some other small points of discussion included the smoking policy, what should be considered a park feature, what page 14 was intended to specifically prohibit, etc. All of these points were asked to be more clearly laid out in the final draft.

   Mayor Fischer also asked about the refund/cancellation fee policy, noting he thought the established 50% fee was his preference. Mr. Muck said the topic had been discussed among the PRCS staff, they rarely have cancellations so they have no opposition to keeping it at City Council's preferred rate. He also noted that there

is a level of discretion in waiving that the PRCS Director is empowered to do, under specific circumstances such as the death of the celebrant.

The Committee then went over the new HOA meeting rates, the alcohol policy , that the Ice Arena can now be used by any non-profit not only the City, and that the document clearly states that it supersedes any previous policy. A few small verbiage and grammatical changes were suggested and acknowledged.

Councilmember Staudt stated that he only cares that the new policy allows for the rental of the Lakeshore Lodge, everything else is housekeeping. He then asked when the ability to rent it, along with the other policy updates, will go live. Mr. Muck said that they plan to make it as soon as possible, with the intent for it to be officially live starting January 1, 2027.

Mayor Fischer briefly asked if there were any plans to extend the Lakeshore Park Beach operation hours in the event of another hot September. Mr. Muck said that any such discussion would be based on staffing availability, as they have typically fewer part-time workers available once the School year starts.

Mayor Fischer also asked about political campaigning at parks, and if it would be prohibited under the new policy, particularly in light of a recent event at a City park. He thinks it is tacky to do so but also that it should not be permitted. Mr. Muck said that if such a campaign targets a Parks Program they should be able to shut it down and Mr. Schultz concurred. Mayor Pro Tem Casey suggested that this also be included as part of the materials the City Clerk distributes to candidates.

Motion to move the approval of the updated Use of Facilities Policy to City Council for further discussion.

Motion: Casey
Seconded: Staudt
Approved 3:0

AUDIENCE COMMENTS: None

ADJOURNMENT: 5:44 p.m.
Motion: Staudt; Seconded: Casey: Approved: 3:0



plante moran
REALPOINT

OCTOBER 12, 2026

Fire Stations 2 and 3 Design Development Presentation / PSB Schematic Design Discussion

Novi Finance and Administration Committee (FAC)

FAC Agenda

Update, Budget Review and Request to Adjust Contingency (PMR): 10 mins
Fire Station 2 and 3 Design Development Presentation (HED/Christman): 10 mins

FAC Questions and Answers: 10 minutes

Public Safety Building Schematic Design Update (HED/Christman): 20 minutes

- FAC Questions and Answers: 10 minutes

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

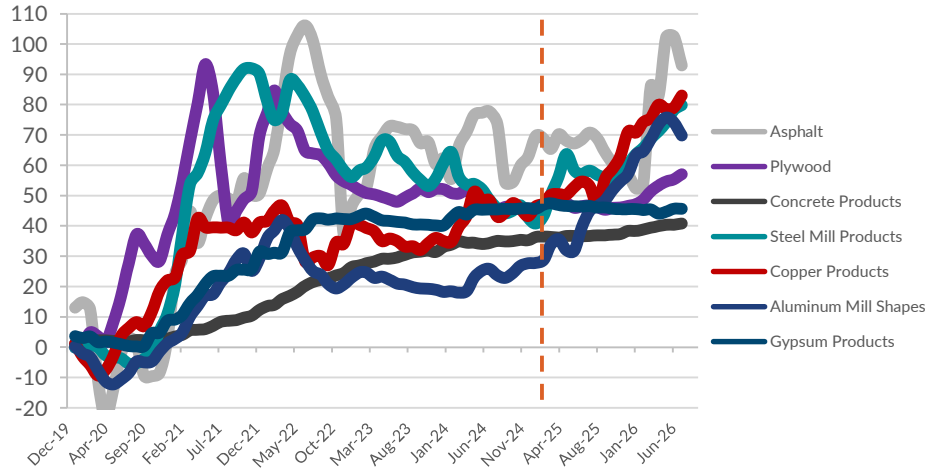
Phases of Design

	Dec '25-Jan '26	February-May	June-October	Nov-Jan 2027	Q4 2026
PHASE	PROGRAMMING	SCHEMATIC DESIGN	DESIGN DEVELOPMENT	CONSTRUCTION DOCUMENTS	CONSTRUCT
GOAL	The main goal during this phase is to figure out how much space you need now, how much you're likely to need in the future, and how that space should be used, organized, and arranged – the "program of requirements."	Your design professional takes your Program of Requirements and begins the process of translating it into an efficient building design.	The building's exterior will be more fully designed (if applicable), interior layouts will be completed, room sizes are finalized, and most materials are selected.	This phase basically takes the design development drawings and specifications and fills in the details that will enable a contractor to actually build your project.	Facilitate construction process on time, on budget
PROCESS	During this phase your design professional will ask you a lot of questions and do a lot of listening – and possibly some onsite observations, interviews, and workshops with your organization. This phase involves a lot of research on the part of your design professional and a lot of participation from you.	Schematic design is fairly conceptual in nature, so it doesn't go into much detail yet. Your design professional will begin to lay out the site, the interior spaces, and develop basic exterior designs, if your project includes exterior work. Usually your design professional will prepare a cost estimate as part of this phase as well.	In this phase, your design professional advances the design significantly. The main goal of this phase is to define and develop the important aspects of the project. The exterior, interior layouts, room sizes, and materials are more fully designed. The engineers will further develop the HVAC, plumbing, and electrical systems.	All necessary technical information is finalized, and the final set of drawings and specifications will include the information that's required in order to obtain a building permit from whichever local authority has jurisdiction (e.g. the city, county, etc.).	During this phase, the team will work together to monitor the construction process. This includes monitoring compliance inspections, construction schedule, budget and payment processing.
DELIVERABLES	Workplan checklist, illustrations, cost tabulations	Preliminary drawings (floor plans, elevations, and a site plan if applicable), sketches or renderings, narrative as part of schematic design, which describes broadly the project and what kinds of systems (e.g., HVAC, electrical) the building will use	Detailed set of drawings, updated cost estimate	Complete set of drawings and specifications (Construction Documents), updated cost estimate	Project is constructed to the scope established by the architectural drawings
INPUT	at this phase, scope schedule and budget are further refined and finalized for the next phases of the project	At this phase, changes to the project scope have minimal impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope have medium impact on schedule and budget depending on how extensive they are	At this phase, changes to the project scope will impact schedule and budget	At this phase, changes to the project scope have significant impact on schedule and budget
Duration	6-8 Weeks	8-12 Weeks	8-12 Weeks	8-12 Weeks	

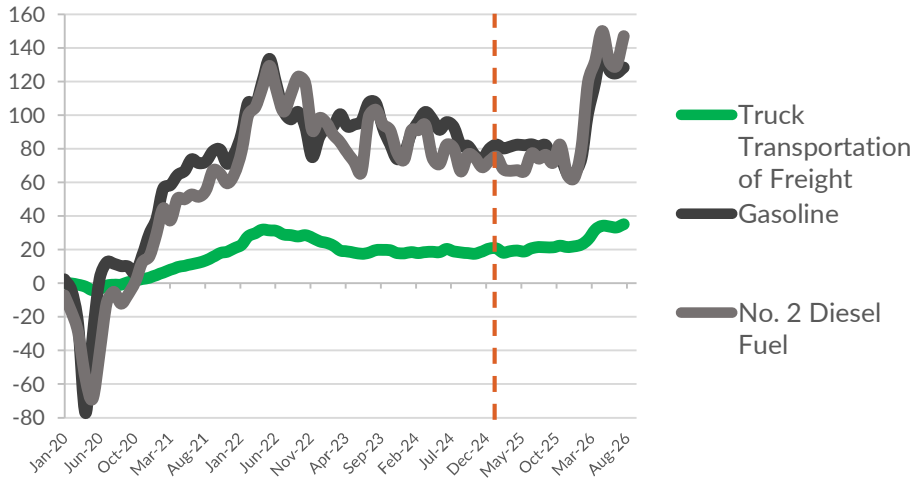
The Impact of Multiple Black Swan Events

The Iran War, Tariffs, and Data Center Projects have triggered significant escalation of costs throughout all construction projects

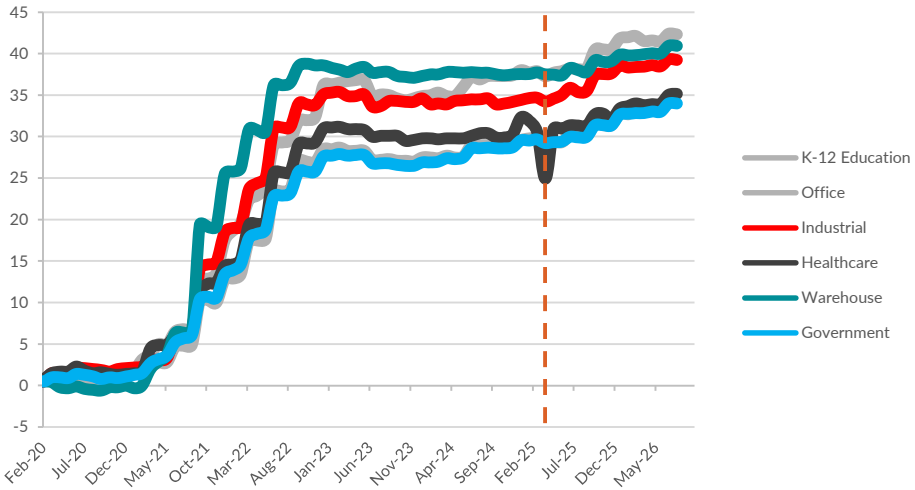
Material Costs



Transportation and Fuel Costs



New Construction



***Novi project budget established March 2025**

Fire Station Design Development (DD)

- Current estimating is still 10% within budget
- Groundbreaking on track for 4th Quarter of this year
  - A bid package for sitework, utilities and superstructure will be on the October 12 City Council agenda
- Site plan package submitted to City for site plan approval on September 23, 2026; currently under review
- City Council DD Presentation scheduled for October 26
- Construction Documents (90%) to be presented in late Jan. 2027



FS 2 and FS 3 Design Development Presentation



Public Safety Building Update



City of Novi

Fire Station No. 2

42000 W. 13 Mile Rd.
Novi, MI 48377

09-22-2026 Final Site Plan Application

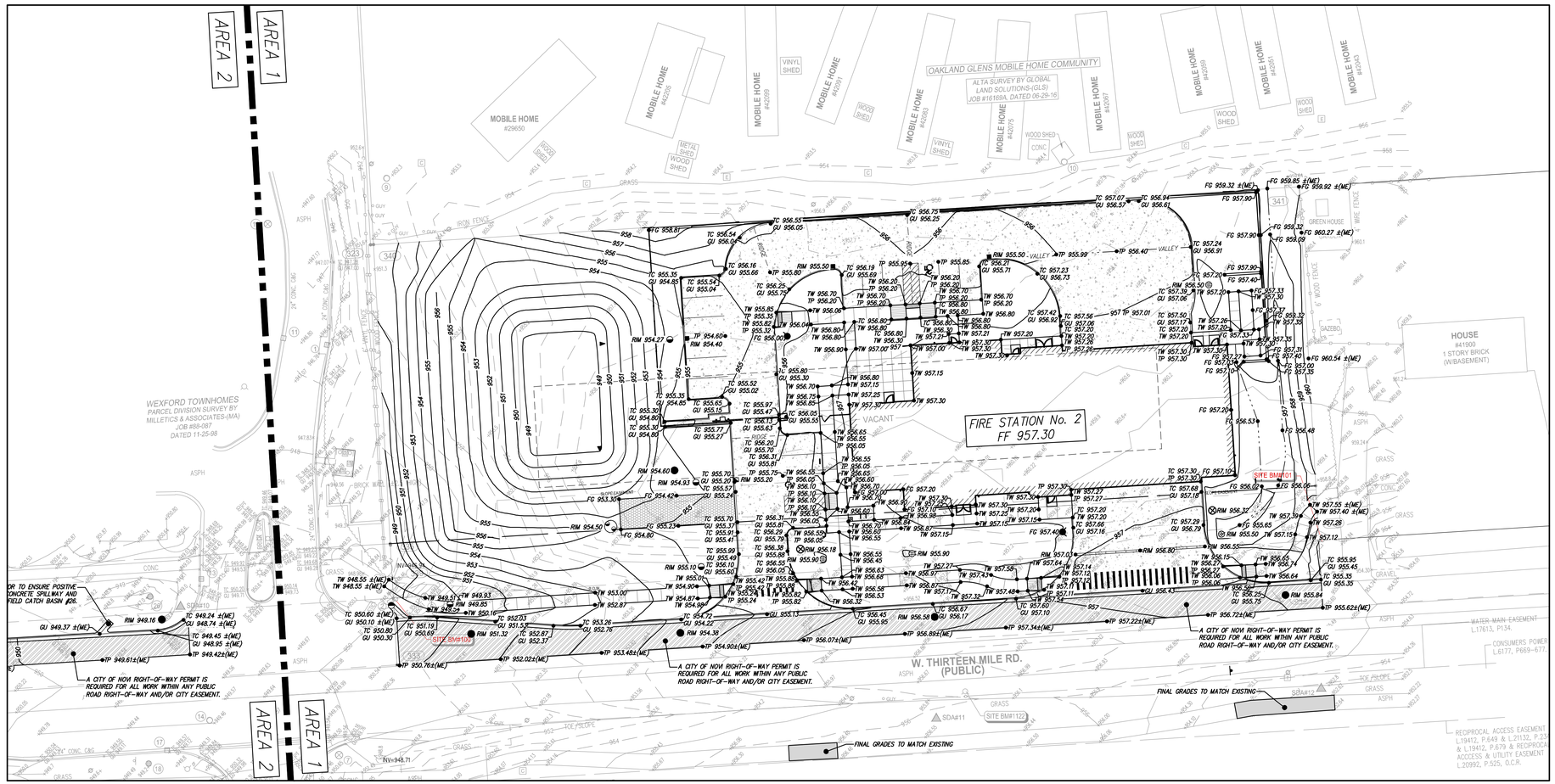
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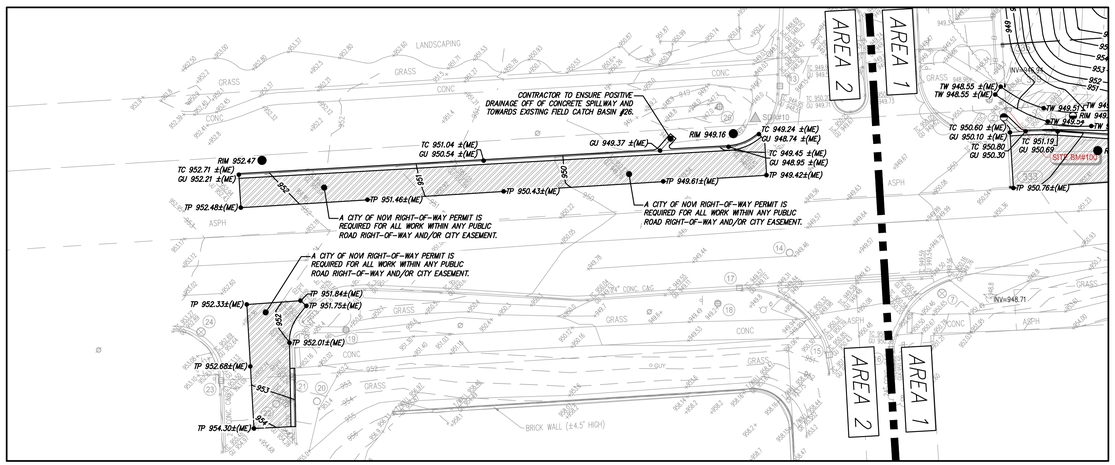
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BRW ARCHITECTS
3535 TRAVIS STREET
SUITE 250
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

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Engineers | Planners | Surveyors
Landscape Architects

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GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 — STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

GRADING LEGEND

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

GRADING NOTES

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

FINAL SITE PLAN

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

CITY OF NOVI

City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application
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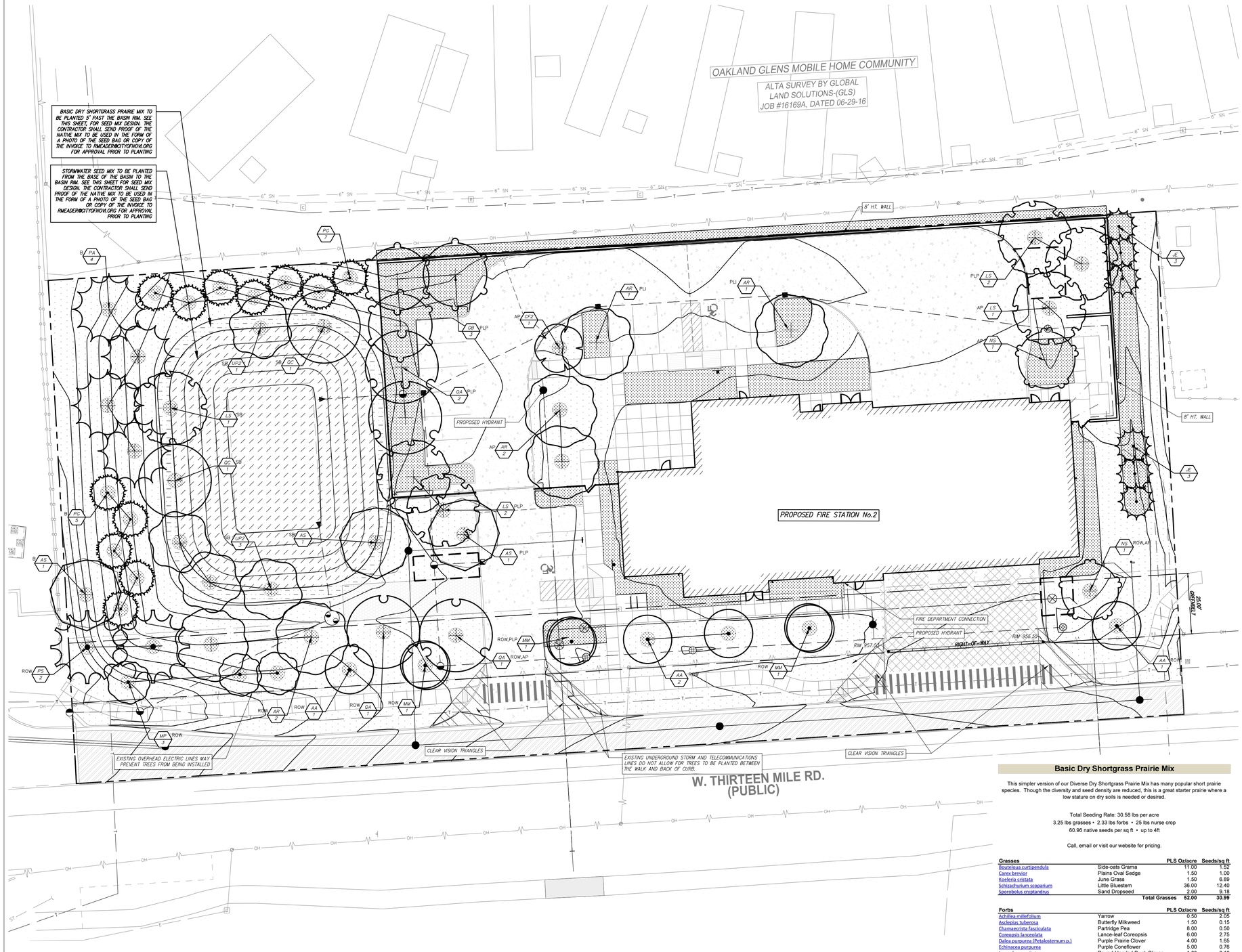
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Grading Plan

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GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- PLANT TYPE (DESIGNATION) / QUANTITY
- SNOW DEPOSIT AREA
- PROPOSED MULCHED AND LANDSCAPED AREA
- BASIC DRY SHORTGRASS PRAIRIE MIX
- STORMWATER SEED MIX
- LAWN RESTORATION
- PROPOSED 6' DIAMETER MULCH RING FOR NON LANDSCAPED TREES
- PROPOSED LAMP POST

TREE DESIGNATION TYPES:

PLP – PARKING LOT PERIMETER
PLI – PARKING LOT INTERIOR
AP – ACCESSWAY PERIMETER
ROW – R.O.W. GREENBELT
ST – STREET TREE
B – LANDSCAPE EARTH BERMS AND WALLS
SB – STORM BASIN PERIMETER

TREE AND PLANT SCHEDULE NOTES:

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

LAWN SEEDING NOTES:

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

Stormwater Mix

This mix is designed to withstand the low water quality and highly variable condtions associated with stormwater features. Most of the species are salt tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment.

Total Seeding Rate: 35.98 lbs per acre
3.13 lbs grasses • 2.85 lbs forbs • 30 lbs nurse crop
113.11 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes		PLS Oz/acre	Seeds/sq ft
Andropogon gerardii	Big Bluestem	3.00	0.69
Carex vulpinoidea	Fox Sedge	2.00	4.59
Eleocharis palustris	Great Spike Rush	0.40	0.47
Elymus canadensis	Canada Wild Rye	12.00	1.430
Elymus virginicus	Virginia Wild Rye	12.00	1.16
Glyceria striata	Fowl Manna Grass	1.20	4.410
Juncus effusus	Soft Rush	0.40	9.18
Juncus tenuis	Path Rush	0.40	9.18
Panicum virgatum	Switchgrass	4.00	1.29
Schizachyrium scoparium	Little Bluestem	8.00	2.750
Scirpus cyperinus	Wool Grass	0.40	15.610
Scirpus validus (S. tabernaemontanii)	Soft-stem Bulrush	1.00	0.85
Sorghastrum nutans	Indian Grass	4.00	0.83
Spartina pectinata	Prairie Cordgrass	2.00	0.300
	Total Grasses	**50.80**	**52.74**

Forbs		PLS Oz/acre	Seeds/sq ft
Allium cernuum	Nodding Wild Onion	2.00	0.35
Asclepias incarnata	Swamp Milkweed	2.40	0.26
Asclepias tuberosa	Butterfly Milkweed	2.40	0.24
Bidens cernua	Nodding Bur Marigold	0.80	0.39
Doellingeria umbellata	Flat-topped Aster	0.40	0.82
Echinacea purpurea	Purple Coneflower	8.00	1.21
Eutrochrium purpureum	Sweet Joe Pye Weed	1.20	1.16
Helenium autumnale	Sneezeweed	0.80	2.39
Heliopsis helianthoides	False sunflower	4.00	0.58
Lobelia siphilitica	Great Blue Lobelia	0.40	4.59
Mimulus ringens	Monkey Flower	0.40	21.12
Monarda fistulosa	Wild Bergamot	0.80	1.29
Penstemon digitalis	Foxglove Beardtongue	1.20	3.58
Physostegia virginiana	Obedient Plant	0.40	0.10
Polygonum pensylvanicum (Persicaria p.)	Pennsylvania Smartweed	4.00	1.19
Pycnanthemum virginianum	Mountain mint	0.40	2.02
Ratibida pinnata	Yellow Coneflower	1.60	1.10
Rudbeckia hirta	Black-eyed Susan	6.00	12.67
Senna hebecarpa	Wild Senna	4.00	0.13
Solidago riddellii	Riddell's Goldenrod	0.40	0.85
Symphyotrichum novae-angliae	New England Aster	0.40	0.61
Verbena hastata	Blue Vervain	1.60	3.42
Zizia aurea	Golden Alexander	2.00	0.51
	Total Forbs	**45.60**	**60.38**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	112.00	34.71
Avena sativa	Seed Oats	368.00	8.45
	Total Temp Grasses	**480.00**	**43.16**

Basic Dry Shortgrass Prairie Mix

This simpler version of our Diverse Dry Shortgrass Prairie Mix has many popular short prairie species. Though the diversity and seed density are reduced, this is a great starter prairie where a low stature on dry soils is needed or desired.

Total Seeding Rate: 30.58 lbs per acre
3.25 lbs grasses • 2.33 lbs forbs • 25 lbs nurse crop
60.96 native seeds per sq ft • up to 4ft

Call, email or visit our website for pricing.

Grasses		PLS Oz/acre	Seeds/sq ft
Bouteloua curtipendula	Side-oats Grama	11.00	1.52
Carex brevior	Plains Oval Sedge	1.50	1.00
Koeleria cristata	June Grass	1.50	6.89
Schizachyrium scoparium	Little Bluestem	36.00	12.40
Sporobolus cryptandrus	Sand Dropseed	2.00	9.18
	Total Grasses	**52.00**	**30.99**

Forbs		PLS Oz/acre	Seeds/sq ft
Achillea millefolium	Yarrow	0.50	2.05
Asclepias tuberosa	Butterfly Milkweed	1.50	0.15
Chamaecrista fasciculata	Partridge Pea	8.00	0.50
Coreopsis lanceolata	Lance-leaf Coreopsis	6.00	2.75
Dalea purpurea (Petalostemum p.)	Purple Prairie Clover	4.00	1.65
Echinacea purpurea	Purple Coneflower	5.00	0.76
Lespedeza capitata	Round-Headed Bush Clover	1.00	0.18
Liatris aspera	Rough Blazing Star	0.25	0.09
Lupinus perennis	Lupine	1.00	0.03
Monarda punctata	Horsemint	0.50	1.03
Penstemon hirsutus	Hairy Beardtongue	0.75	2.15
Potentilla arguta (Drymocallis a.)	Prairie Cinquefoil	0.75	3.96
Ratibida pinnata	Yellow Coneflower	1.50	1.03
Rudbeckia hirta	Black-eyed Susan	4.00	8.45
Solidago nemoralis	Old-field Goldenrod	0.50	3.44
Symphyotrichum laeve	Smooth Blue Aster	0.75	0.95
Verbena stricta	Hoary Vervain	1.25	0.80
	Total Forbs	**37.25**	**29.97**

Temporary Grass Cover		Oz/acre	Seeds/sq ft
Lolium multiflorum	Annual Ryegrass	80.00	24.79
Avena sativa	Seed Oats	320.00	7.35
	Total Temp Grasses	**400.00**	**32.14**

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

811 Know what's below. Call before you dig.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EARTH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEMS.

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City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

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FOR REFERENCE ONLY NOT FOR CONSTRUCTION

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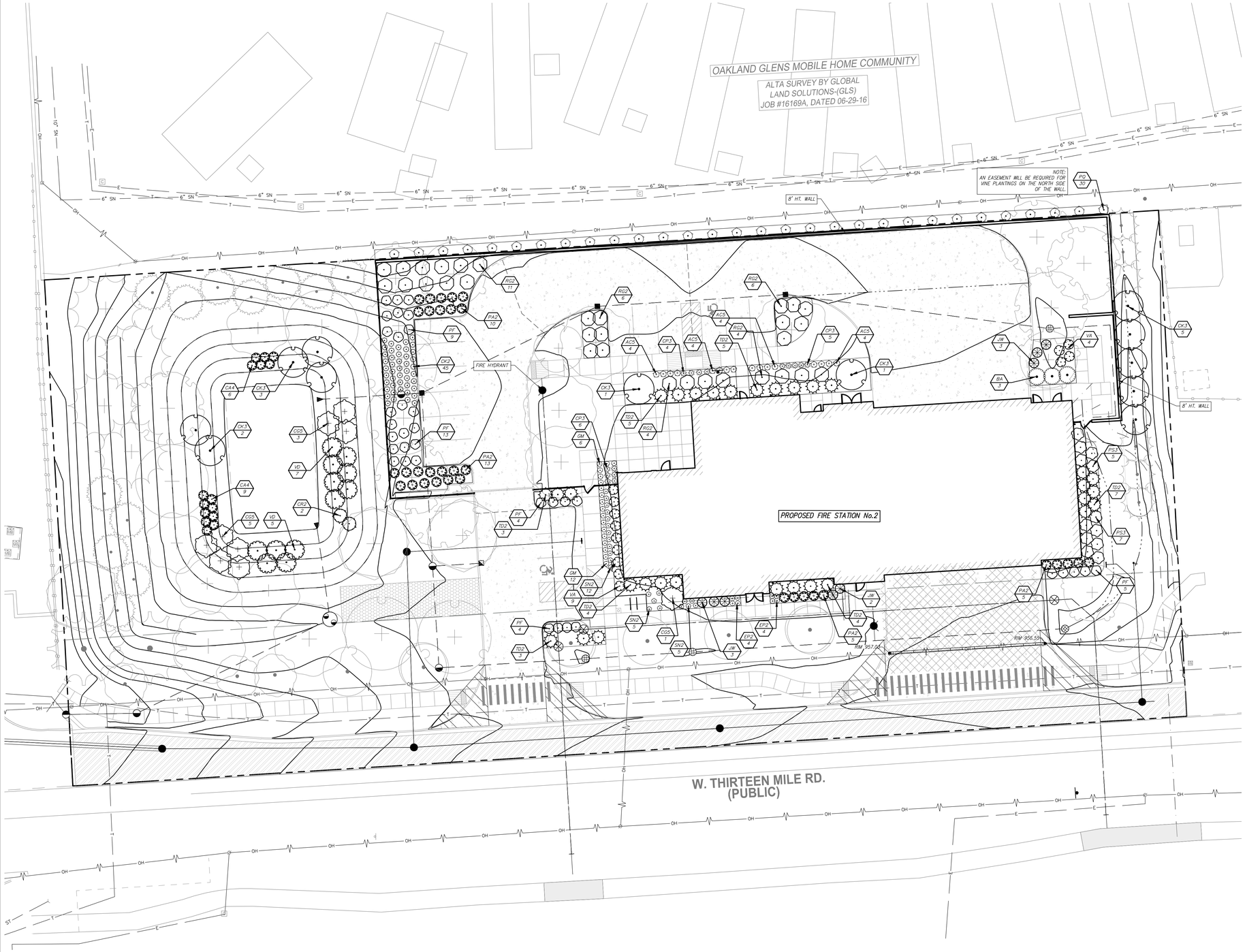
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2025-CO0308-002

Tree Planting Plan

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GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

- QTY (X) — PLANT TYPE (DESIGNATION)
- QUANTITY
- PROPOSED LAMP POST

NOVI SPECIFICATIONS

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

*THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sda-eng.com

811 Know what's below. Call before you dig.

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EARTH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEMS.

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City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application
08-24-2026	Issue For Bid
09-22-2026	Final Site Plan Application

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SUITE 250
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2025-CO0308-002

Foundation Planting Plan

L1.2


FIRE STATION 2
4900
2


FIRE STATION 2
42000
2
NOVI


FIRE STATION 2
42000
2
2


FIRE STATION 2
42000
2


FIRE STATION 2
43000
2
NOVI
FIRE


FIRE STATION 2
42000
2
NOVI



City of Novi

Fire Station No. 3

22700 Venture Dr,
Novi, MI 48375

09-22-2026 Final Site Plan Application

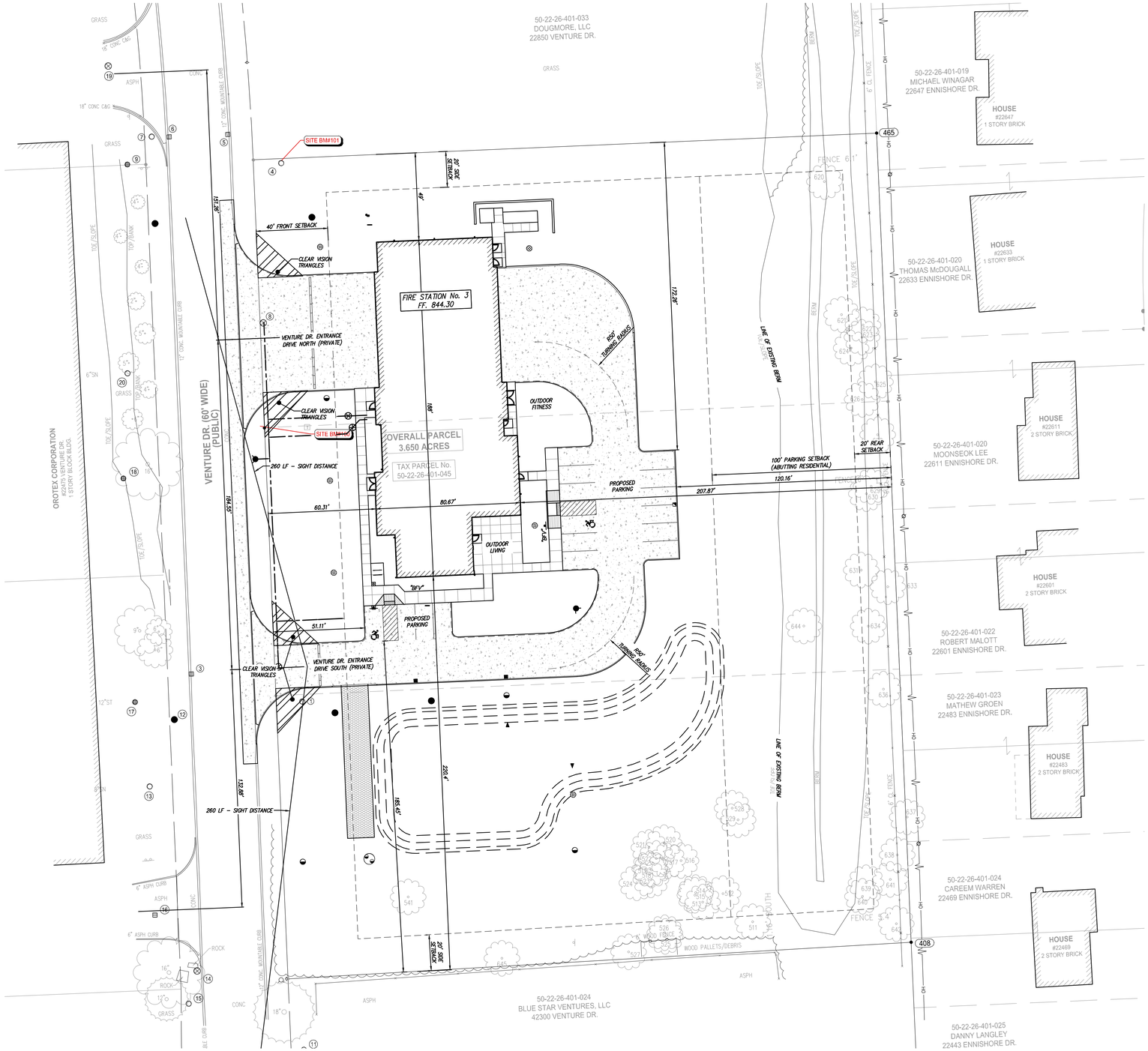
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SPALDING DEDECKER
Engineers | Planners | Surveyors
Landscape Architects

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GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
- PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)
- PROPOSED SAN MANHOLE (SAN)
- PROPOSED STORM MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- PROPOSED INLET (INL)
- PROPOSED END SECTION (ES)
- PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
- STANDARD BITUMINOUS PAVEMENT
- HEAVY-DUTY BITUMINOUS PAVEMENT
- DEEP-STRENGTH BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- MILL PAVEMENT
- UTILITY CROSSING (SEE DATA TABLE)
- STORM SEWER STRUCTURE: CB 2 – STRUCT. TYPE / STRUCT. NO.
- SANITARY SEWER STRUCTURE: 20
- WATERMAIN STRUCTURE: 10 XXX – STRUCT. NO. / STRUCT. TYPE

SITE DATA

CURRENT ZONING ..... I-1, LIGHT INDUSTRIAL
SITE AREA ..... ±3.650 ACRES

BUILDING HEIGHT..... 32'-1"

BUILDING & SETBACKS REQUIREMENTS

	REQUIRED	PROPOSED
FRONT	40'	60.31'
N. SIDE	20'	49'
S. SIDE	20'	220.40'
REAR	100'	207.87'
PARKING SETBACKS	40'	51.10'

PARKING PROVIDED
SURFACE PARKING: 16 SPACES, INCLUDING 2 BARRIER FREE.

MAXIMUM % LOT COVERAGE
BUILDINGS: 12,678 S.F. SITE AREA: 159,005 S.F. NET
12,678 S.F./159,005 S.F. = 7.97%

BUILDING AMENITIES
OUTDOOR FITNESS
OUTDOOR LIVING

BUILDING INFORMATION
REFER TO ARCHITECTURAL FLOOR PLAN AND ELEVATIONS FOR BUILDING DETAILS.

SITE NOTES

1. NO DUMPSTER ENCLOSURE IS PROVIDED. TRASH IS PROPOSED TO BE HANDLED VIA RESIDENTIAL TRASH BINS.

PROPOSED EASEMENT

- A 20 FT WATERMAIN EASEMENT ANTICIPATED FOR FIRE HYDRANT CONNECTION.

PROPOSED SIGN LEGEND

2 EA. – "BFV" – RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8P)

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.T.C.D. AND THE MDOT TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

NRCS SOILS LEGEND

1BB – FOX SANDY LOAM, TILL PLAIN
5AA – MATHERTON SANDY LOAM

FINAL SITE PLAN

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City of Novi

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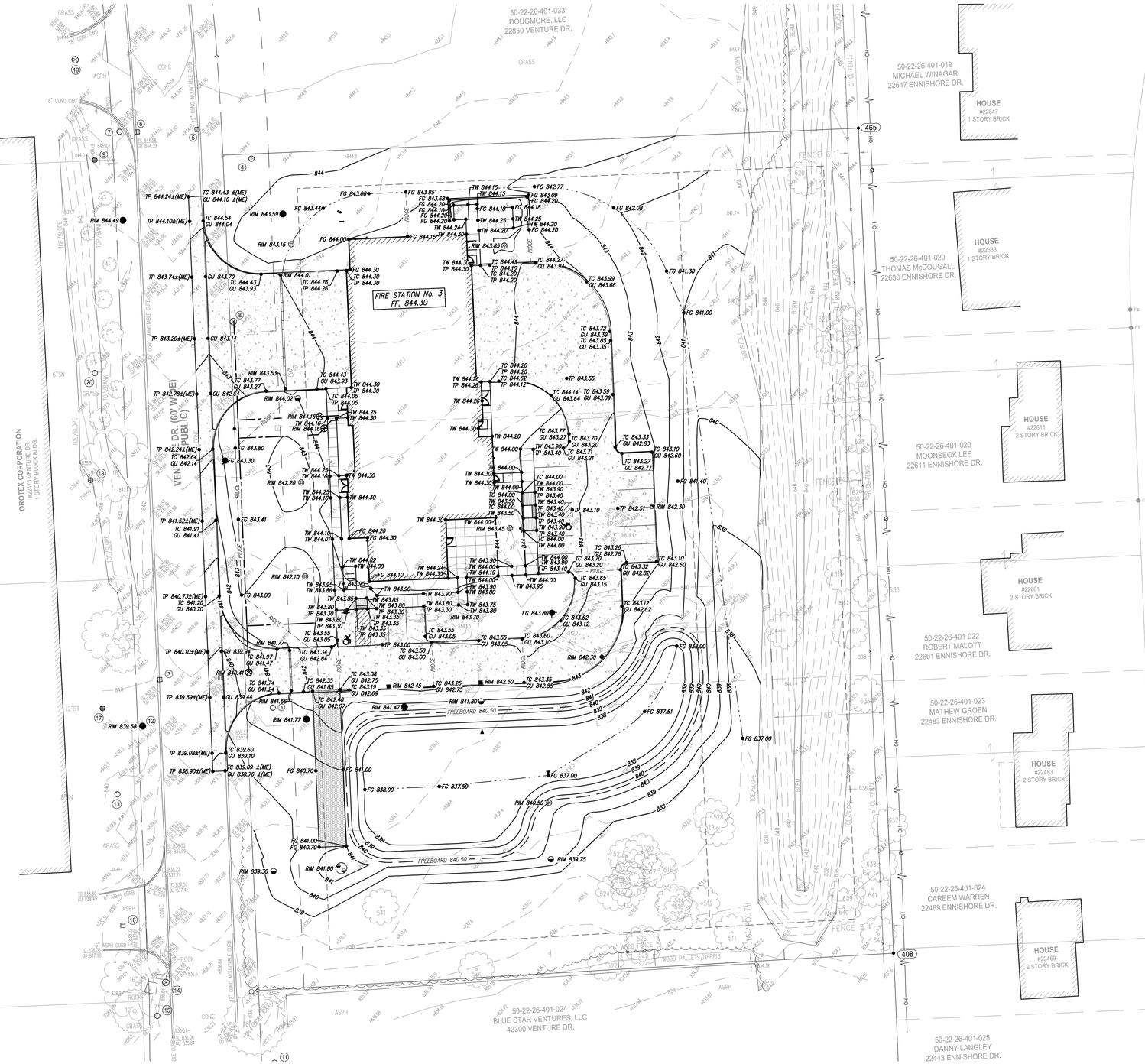
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General Plan

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GRAPHIC SCALE
0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

- PROPOSED WATERMAIN
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED GAS MAIN
- PROPOSED ELECTRIC
- PROPOSED HYDRANT
- PROPOSED GATE VALVE & WELL (GVW)
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- WATERMAIN STRUCTURE: 10 XXX — STRUCT. NO. / STRUCT. TYPE

GRADING LEGEND

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

GRADING NOTES

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

FINAL SITE PLAN

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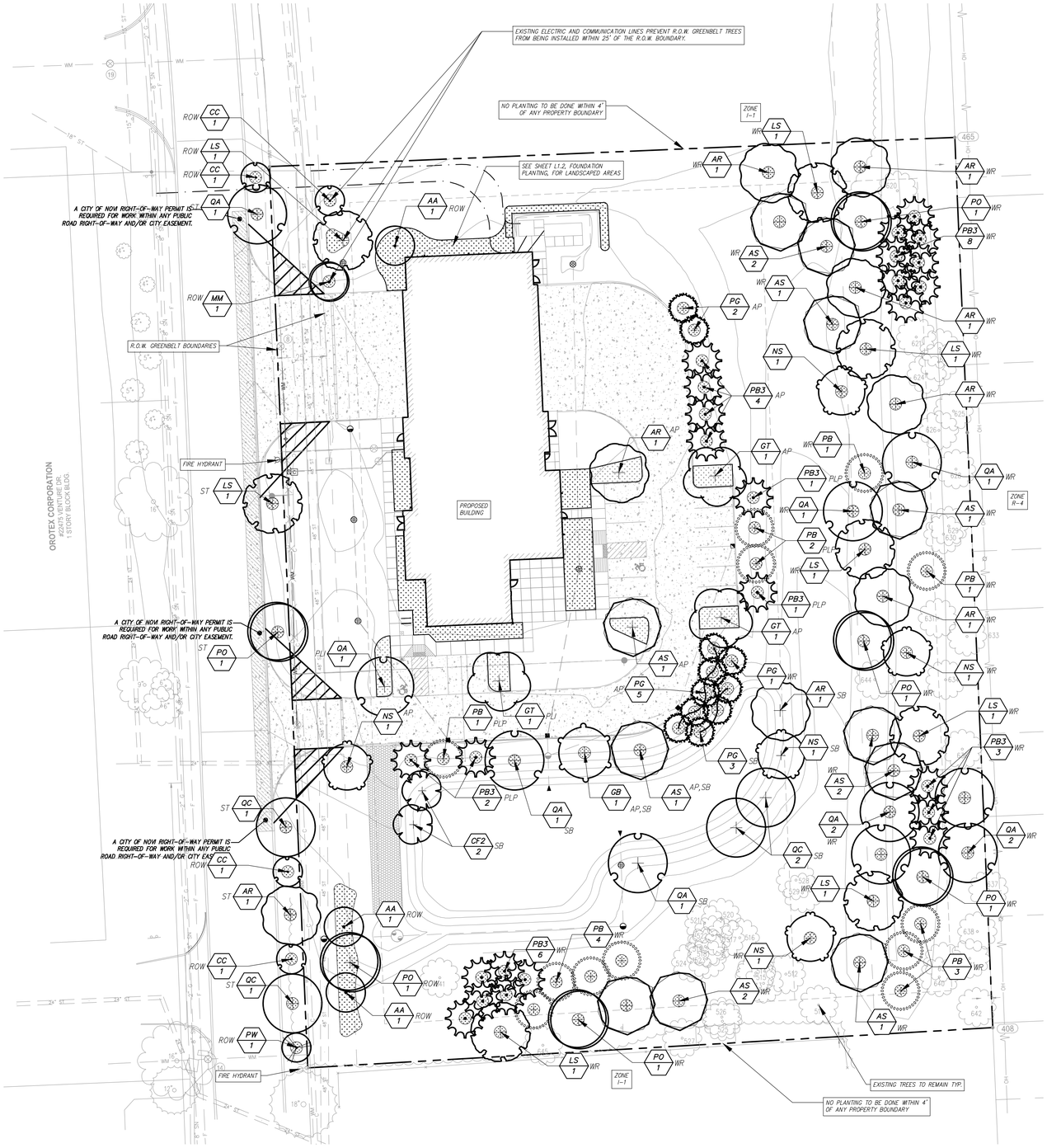
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Grading Plan

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LEGEND

- PLANT TYPE (DESIGNATION)
- QUANTITY
- SNOW DEPOSIT AREA
- PROPOSED MULCHED AND LANDSCAPED AREA
- PROPOSED 6' DIAMETER MULCH RING FOR NON LANDSCAPED TREES
- PROPOSED LAMP POST

TREE DESIGNATION TYPES:

1. PLP – PARKING LOT PERIMETER
2. ROW – R.O.W. GREENBELT
3. ST – STREET
4. SB – STORM BASIN PERIMETER
5. PLI – PARKING LOT INTERIOR
6. AP – ACCESSWAY PERIMETER TREES
7. WR – WOODLAND REPLACEMENT

WOODLAND REPLACEMENT DATA

WOODLAND DATA

TOTAL TREES SURVEYED:	134
TOTAL TREES PRESERVED:	57

WOODLAND IMPACT

TOTAL TREES REMOVED:	77
DEAD TREES REMOVED:	2
TREES REQUIRING REPLACEMENT REMOVED: (INCLUDES 1 TREES IDENTIFIED AS DYING)	75

WOODLAND REPLACEMENT REQUIRMENTS

REMOVED TREES:

WOODLAND REPLACEMENT TABLE

TREE SIZE D.B.H.	TREE REMOVED	CREDIT VALUE	REQUIRED REPLACEMENTS
TREES 8"–10.9"	25	1	25
TREES 11"–19.9"	31	2	62
TREES 20"–29.9"	5	3	15
TREES 30" OR MORE	0	4	0
MULTI-STEM TREES	14*	((SUM(DBH))/8)	48
		TOTAL REPLACEMENT CREDITS NEEDED	150

PROPOSED REPLACEMENT CREDITS

DECIDUOUS TREES (WOODLAND REPLACEMENT): 33 PROPOSED (3" CAL. TREE = 1 CREDIT)	33
DECIDUOUS TREES (R.O.W., BASIN PERIMETER, AND PARKING LOT PERIMETER): 27 PROPOSED (3" CAL. TREES = 1 CREDIT)	27
EVERGREEN TREES (WOODLAND REPLACEMENT): 28 PROPOSED (6' HT. TREE = 1 CREDIT)	28
PRESERVED TREE CREDITS (LDM APPROVED TREES): 10 PROPOSED (CREDITS DICTATED BY TABLE 11.b.(1)(i), LDM)	24
TOTAL CREDITS PROVIDED:	112
TOTAL WOODLAND REPLACEMENT CREDITS REQUIRED:	150
BALANCE:	38 CREDITS STILL REQUIRED (TO BE PROVIDED FOR OFF-SITE)

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LANDSCAPE NOTES:

1. INSTALL 3" DEEP NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH TO ALL PLANTING AREAS.
2. SPADE CUT EDGING TO SEPARATE LAWN AREAS FROM PLANTING BEDS
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
4. ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
7. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
8. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ANY PLANT MATERIAL NOT MEETING THE SIZED AND/OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON SOILS/SUBSURFACE CONDITIONS) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTH OF ALL PLANTS INSTALLED:
    - A. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM REFUSE AND DEBRIS. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
    - B. PLANTS SHALL BE CONTROLLED BY REASONABLE PRUNING, TRIMMING, OR OTHER SUITABLE AND ACCEPTABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
    - C. REPLACEMENT OF PLANT MATERIAL.
    - C.1. UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN THREE (3) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
    - C.2. THE PROPERTY SHALL MAINTAIN ANY REQUIRED PLANT MATERIAL FOR TWO (2) YEARS AFTER THE INITIAL PLANTING AND REPLACE ANY MATERIAL WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND VIGOR, AS DETERMINED BY THE CITY LANDSCAPE ARCHITECT.
    - C.3. THE TWO (2) YEAR PERIODS SHALL BEGIN AFTER THE APPROVAL OF THE PLANTING BY THE CITY LANDSCAPE ARCHITECT AND SHALL RECOMMENCE AS MATERIAL IS REPLACED.
12. IRRIGATION WILL BE PROVIDED FOR ALL PROPOSED LANDSCAPED AREAS OUTSIDE OF THE DETENTION BASIN WITH AN AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM WILL BE INSTALLED UNDER A DESIGN/BUILD CONTRACT BY A QUALIFIED IRRIGATION CONTRACTOR.
    - A. ANY BOOSTER PUMP INSTALLED TO CONNECT THE PROJECT'S IRRIGATION TO AN EXISTING IRRIGATION SYSTEM MUST BE DOWNSTREAM OF THE RPZ.
    - B. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE 2015 MICHIGAN PLUMBING CODE.
    - C. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTALLATION INSTRUCTIONS FOR WINTERIZATION THAT INCLUDES DRAIN PORTS AND BLOWOUT PORTS.
    - D. THE RPZ MUST BE INSTALLED A MINIMUM OF 12–INCHES ABOVE FINISHED GRADE.
    - E. WINTERIZATION INSTALLATION TO CONFORM TO CITY OF NOVI STANDARDS.
    - F. A PLUMBING PERMIT IS REQUIRED.
    - G. THE ASSEMBLY MUST BE TESTED AFTER INSTALLATION WITH RESULTS RECORDED ON THE CITY OF NOVI TEST REPORT FORM
13. ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO. 1 GRADE, AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. THEY SHALL BE PLANTED ACCORDING TO CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THIS ORDINANCE.
14. NO PLANTING IS TO BE DONE WITHIN 4' OF THE PROPERTY LINE
15. ALL UTILITY BOXES ARE TO BE LANDSCAPED PER THE DETAIL ON SHEET L1.3

UTILITY NOTES:

1. THERE ARE NO OVERHEAD WIRES OR OTHER OVERHEAD UTILITIES ON THE SITE

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Know what's below. Call before you dig.

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679–4400 EXT. 1206
nwallace@sda–eng.com

CITY OF NOVI

City of Novi

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Novi, MI 48375

Fire Station No.3

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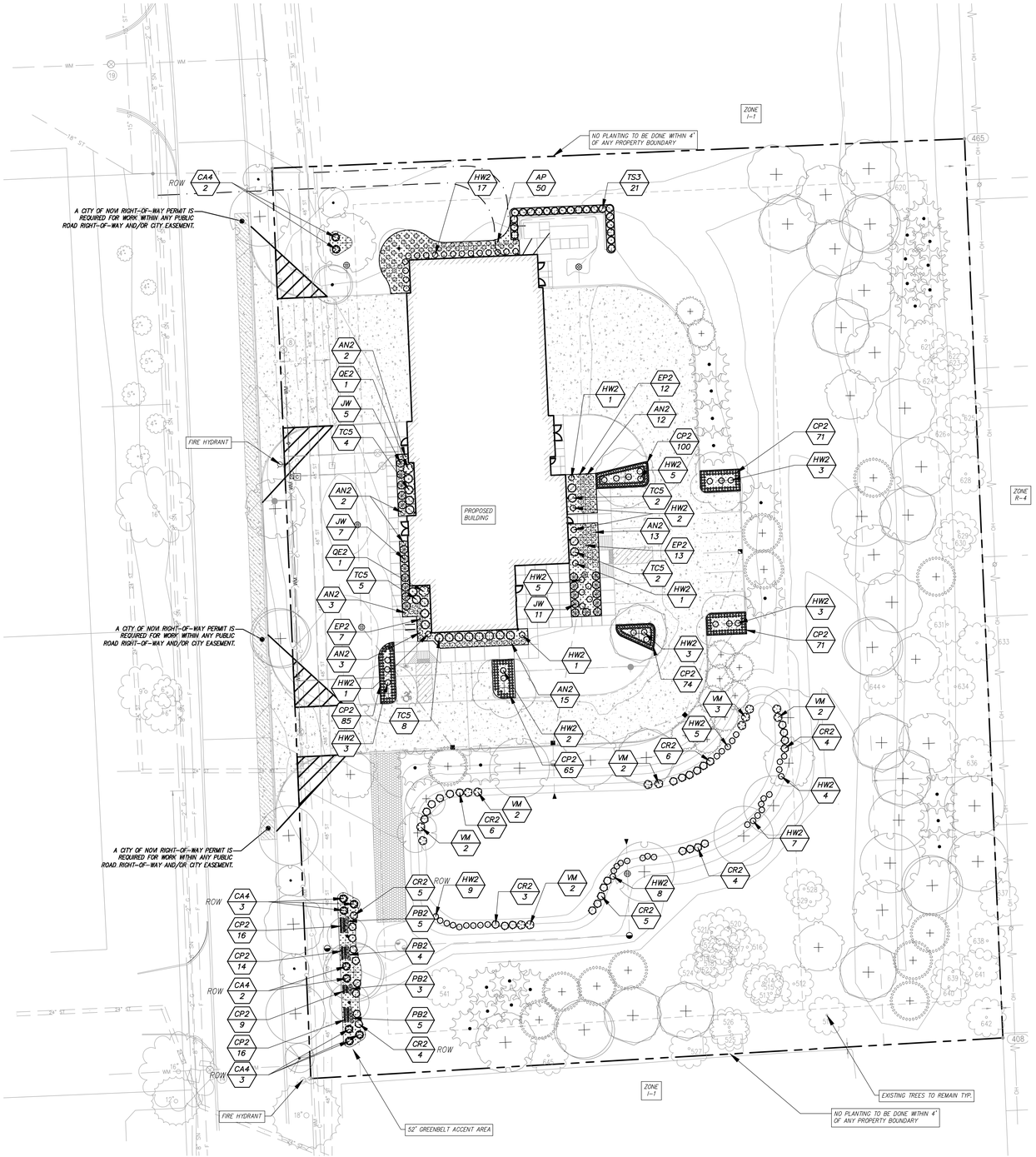
2025-CO0308-002

Tree Planting Plan

L1.1

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GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGEND

GS QTY — PLANT TYPE / QUANTITY

PROPOSED LAMP POST

NOVI SPECIFICATIONS

1. WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SODDING, MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY. IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY, THE DEFICIENCIES MUST BE ADDRESSED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
3. A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH. IF AN INSPECTION IS REQUESTED BETWEEN NOVEMBER 16 AND MARCH 31, A FINANCIAL GUARANTEE IS TO BE PROVIDED BASED ON 1.2 TIMES THE PERCENT INCOMPLETE FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE. BEGINNING APRIL 31ST, THE APPLICANT THEN HAS 30 DAYS TO COMPLETE ITEMS OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
4. THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE, WITH A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY, GROWING CONDITION AT THE COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
5. NOTICE OF INSTALLATION/MINOR CHANGES:
   A) THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
   B) MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
   C) MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE(DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
6. MAINTENANCE:
   A) MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
   B) TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OAKLAND COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED, EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE, THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTHS, OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST; ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM. TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON. PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF THE INSTALLATION; IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOVI CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
7. RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY. THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-B AND 3.

*THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.

LAWN SEEDING NOTES:

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

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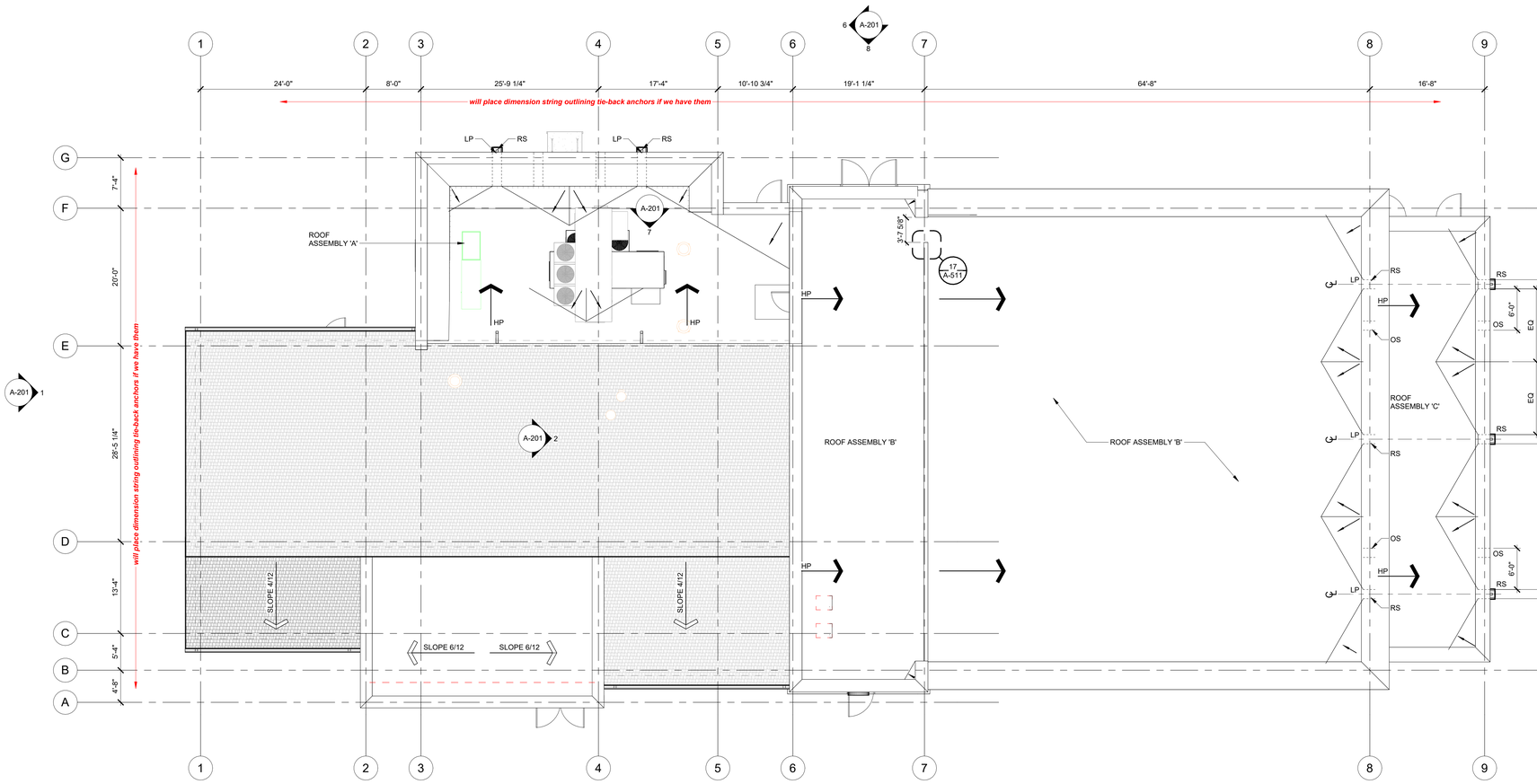
2025-CO0308-002

Shrub & Perennial Planting Plan

L1.2

N:\NP\NLD PROJECTS\NP25137 - NOVI - NEW FIRE STATION #3\DWG\NP25137LSC.DWG

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ROOF PLAN NOTES

1. SEE DRAWING A-531 FOR ROOF ASSEMBLY TYPES.
2. SEE DRAWING A-531 FOR TYPICAL ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOF CONTRACTOR TO SUPPLY ANY ADDITIONAL DETAILS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
3. COORDINATE SIZES AND FINAL LOCATIONS OF ALL EQUIPMENT SUPPORTS WITH THE APPROPRIATE EQUIPMENT MANUFACTURER.
4. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPES, CURBS, VENTS, DUCTS, CONDUITS AND OTHER FEATURES EXTENDING THROUGH ROOF SURFACES WHICH REQUIRE FLASHING AND COORDINATE SIZE AND LOCATION OF SAME.
5. PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.
6. TEMPORARY FALL PROTECTION IS NOT SHOWN AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. INLET OF OVERFLOW ROOF SUMPS SHALL BE LOCATED 2 " ABOVE PRIMARY ROOM SUMP INLET TYP UNO.
8. PROVIDE SPLASH BLOCKS AT ALL PRIMARY AND SECONDARY RAIN CONDUCTOR TERMINATIONS ONTO SINGLE-PLY MEMBRANE ROOFING.
9. COORDINATE LIGHTNING PROTECTION SYSTEM DEVICE LOCATIONS WITH ELECTRICAL DRAWINGS AND LIGHTNING PROTECTION SYSTEM CONTRACTOR. FLASH ALL LIGHTNING PROTECTION SYSTEM PENETRATIONS PER ROOFING. DO NOT PENETRATE METAL COPINGS WITH ANY LIGHTNING PROTECTION SYSTEM FASTENERS.
10. INSTALL ROOF FRAMES PRIOR TO CUTTING AND REMOVING ANY METAL DECK.
11. LOCATIONS AND DETAILS OF SAFETY TIE-BACKS, DAVIT BASES, HORIZONTAL LIFELINE SYSTEM AND RELATED BUILDING MAINTENANCE EQUIPMENT INDICATE DESIGN INTENT FOR PRICING PURPOSES. ACTUAL DESIGN IS DELEGATED TO THE CONTRACTOR INCLUDING A COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER. REFER TO SPEC SECTION 112423.
12. PER IBC 1504.4, ROOF SYSTEM METAL EDGE SECUREMENT, EXCEPT GUTTERS, SHALL BE DESIGNED AND INSTALLED FOR WIND LOADS IN ACCORDANCE WITH IBC CHAPTER 16, WIND SPEED AS DETERMINED FROM IBC FIGURE 1609 AND TESTED FOR RESISTANCE IN ACCORDANCE WITH ANSI/SPRI ES-1.

ROOF PLAN LEGEND

	EXHAUST FAN
O	VENT THROUGH ROOF
TBA •	ROOF MOUNTED TIE-BACK ANCHOR
	HORIZONTAL LIFELINE CABLE SYSTEM
DP ▣	DAVIT PEDISTAL FOR 8'-6" DAVIT ARM
TR	LIGHTNING PROTECTION ROOF PENETRATION PROVIDE STEPPED CONDUIT FLASHING (SEE DETAIL "TR" ON LIGHTNING PROTECTION DWGS)
	INDICATES 2-WAY 1/2" PER/FT TAPERED ROOF INSUL
	INDICATES SLOPE DIRECTION OF ROOF (MIN 1/4" PER FOOT)
	INDICATES SLOPE DIRECTION OF ROOF (SEE PLAN FOR SLOPE)
	SURFACE MTD WEATHERPROOF RECEPTACLE/JUNCTION BOX (JB). SEAL BASE FLASHING PENETRATION PER ROOFING MANUFACTURER'S DIRECTION TO MEET WARRANTY REQUIREMENTS. PROVIDE SOLID WOOD BLOCKING BEHIND DEVICE TO ACCOMMODATE INSTALLATION. CONDUIT SHALL BE ROUTED IN STUD SPACE OF PARAPET. DO NOT SURFACE MOUNT CONDUIT.
	WALKWAY PADS - TYP
	ROOFING SYSTEM CRICKET
RS OS	(RS) ROOF SUMP AND (OS) OVERFLOW ROOF SUMP
	STANDING SEAM
HP	HIGH POINT
LP	LOW POINT

KEYNOTES	
Key Value	Keynote Text

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3 / 4 A-201

N

1 ROOF PLAN
1/8" = 1'-0"

Roof Plan

A-191



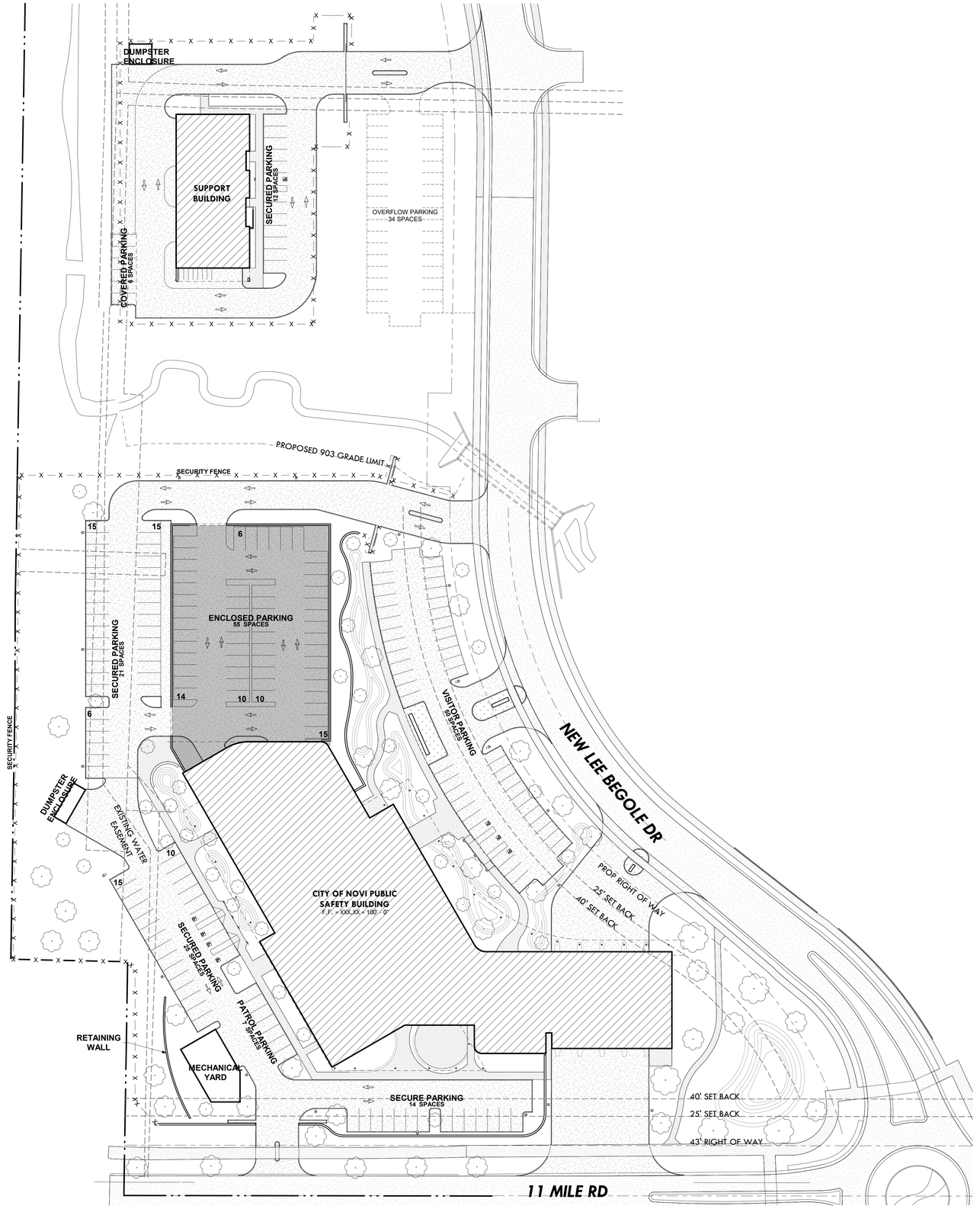

3
NOVI






NOVI
FIRE


NOVI
3



PLAN NORTH / TRUE NORTH

1 ARCHITECTURAL SITE PLAN

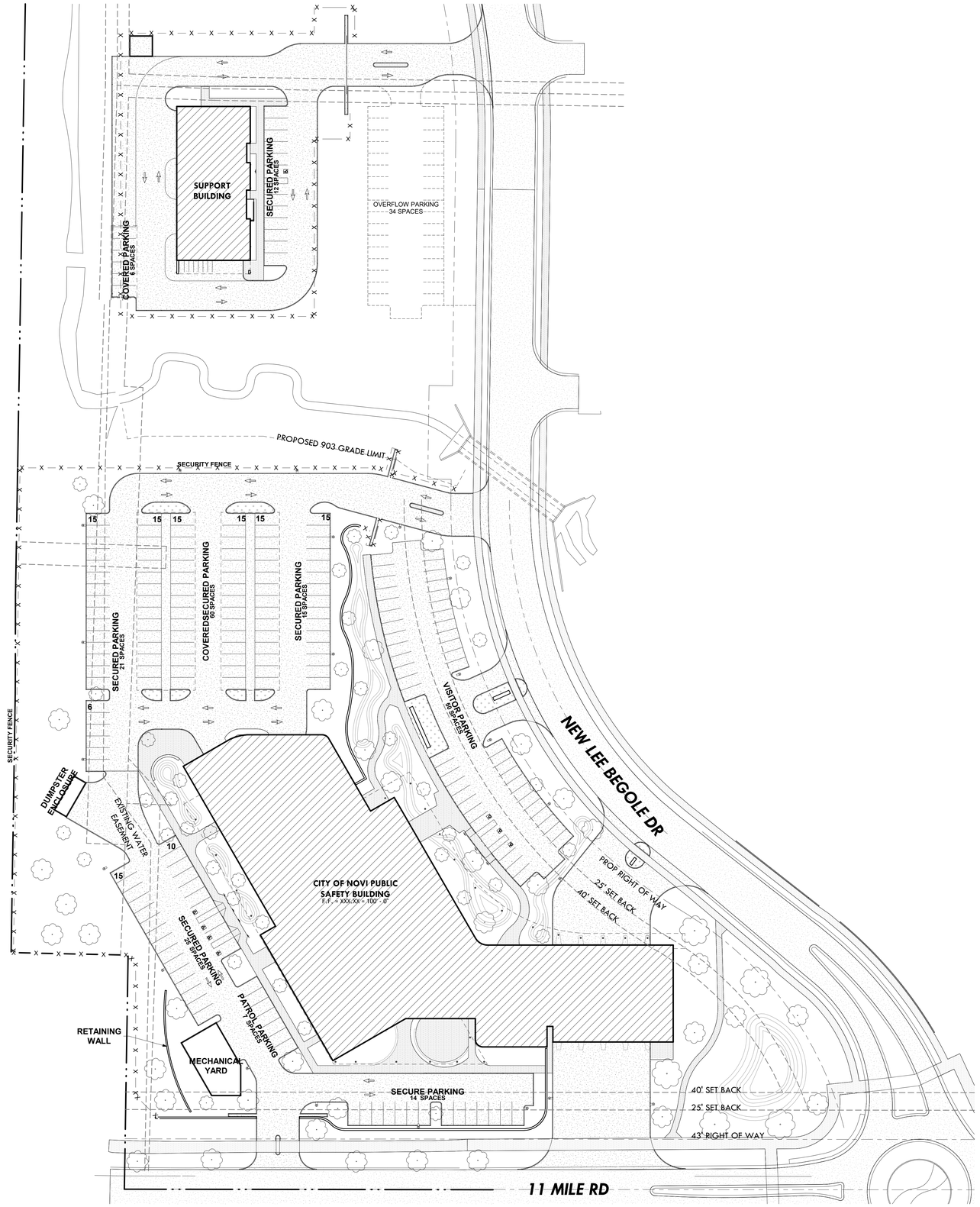
1" = 40'-0"

0' 20' 40' 80'

NOVI PUBLIC SAFETY BUILDING

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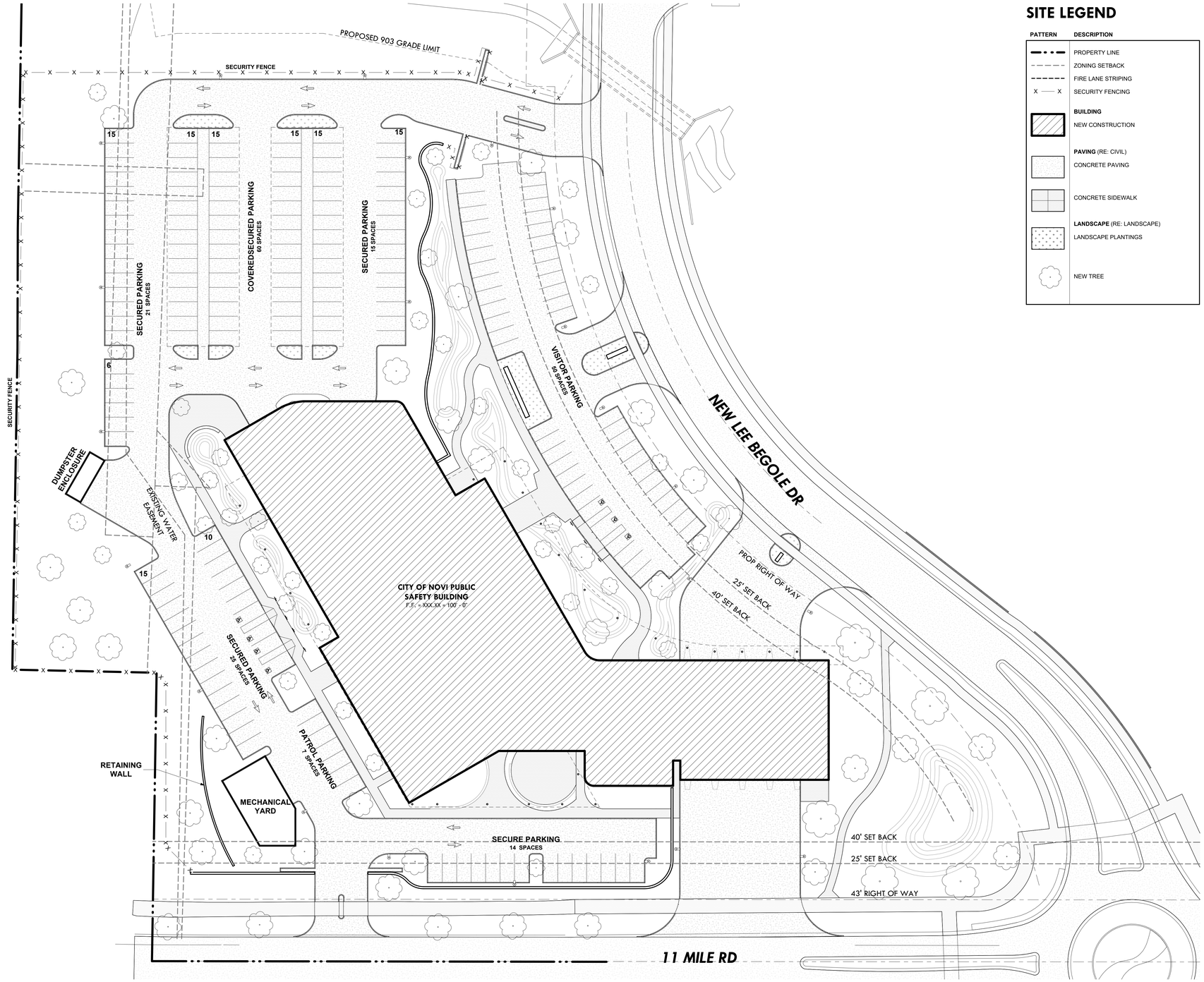
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SITE LEGEND

PATTERN	DESCRIPTION
	PROPERTY LINE
	ZONING SETBACK
	FIRE LANE STRIPING
X — X	SECURITY FENCING
	BUILDING NEW CONSTRUCTION
	PAVING (RE: CIVIL) CONCRETE PAVING
	CONCRETE SIDEWALK
	LANDSCAPE (RE: LANDSCAPE) LANDSCAPE PLANTINGS
	NEW TREE

NOVI PUBLIC SAFETY BUILDING

SITE PLAN - PSB WITH COVERED PARKING

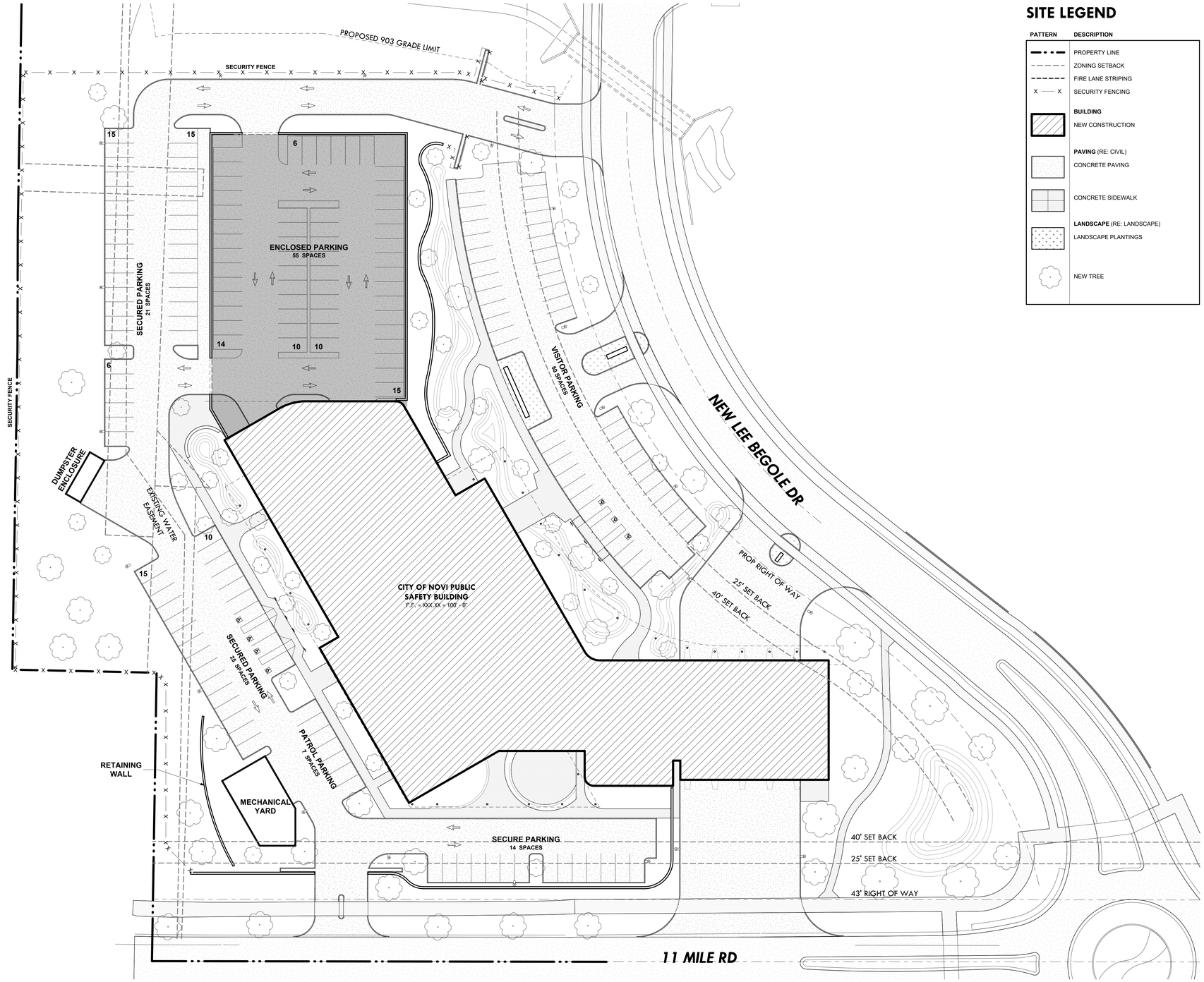
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09/04/26

PLAN NORTH

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PATTERN	DESCRIPTION
	PROPERTY LINE
	ZONING SETBACK
	FIRE LANE STRIPING
X — X	SECURITY FENCING
	BUILDING NEW CONSTRUCTION
	PAVING (RE: CIVIL) CONCRETE PAVING
	CONCRETE SIDEWALK
	LANDSCAPE (RE: LANDSCAPE) LANDSCAPE PLANTINGS
	NEW TREE

NOVI PUBLIC SAFETY BUILDING

SITE PLAN - PSB WITH ENCLOSED PARKING - ALT.1

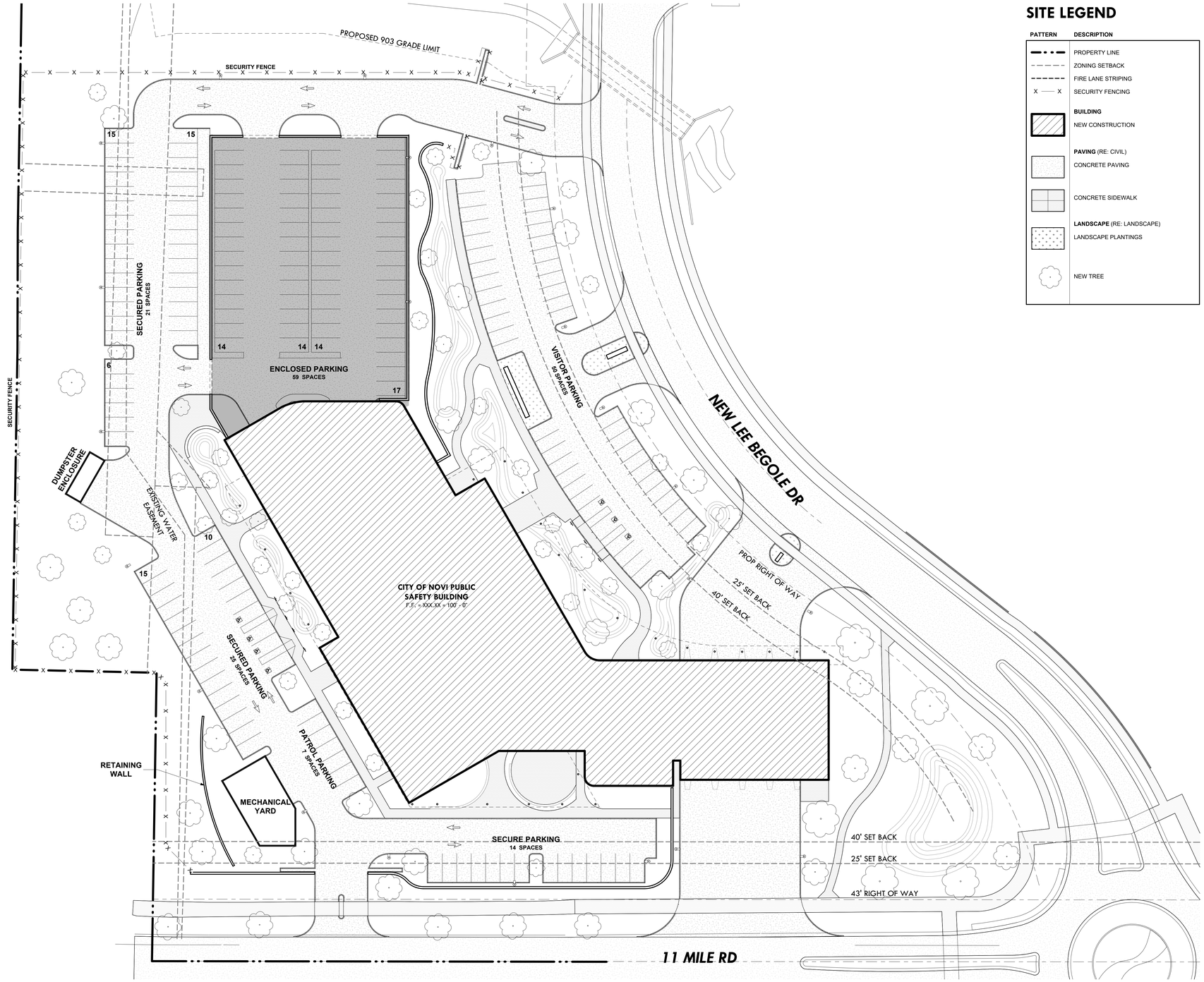
SCALE: 1" = 30'-0"

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SITE LEGEND

PATTERN	DESCRIPTION
	PROPERTY LINE
	ZONING SETBACK
	FIRE LANE STRIPING
X X	SECURITY FENCING
	BUILDING NEW CONSTRUCTION
	PAVING (RE: CIVIL) CONCRETE PAVING
	CONCRETE SIDEWALK
	LANDSCAPE (RE: LANDSCAPE) LANDSCAPE PLANTINGS
	NEW TREE

NOVI PUBLIC SAFETY BUILDING

SITE PLAN - PSB WITH ENCLOSED PARKING - ALT.2

SCALE: 1" = 30'-0"

09/04/26

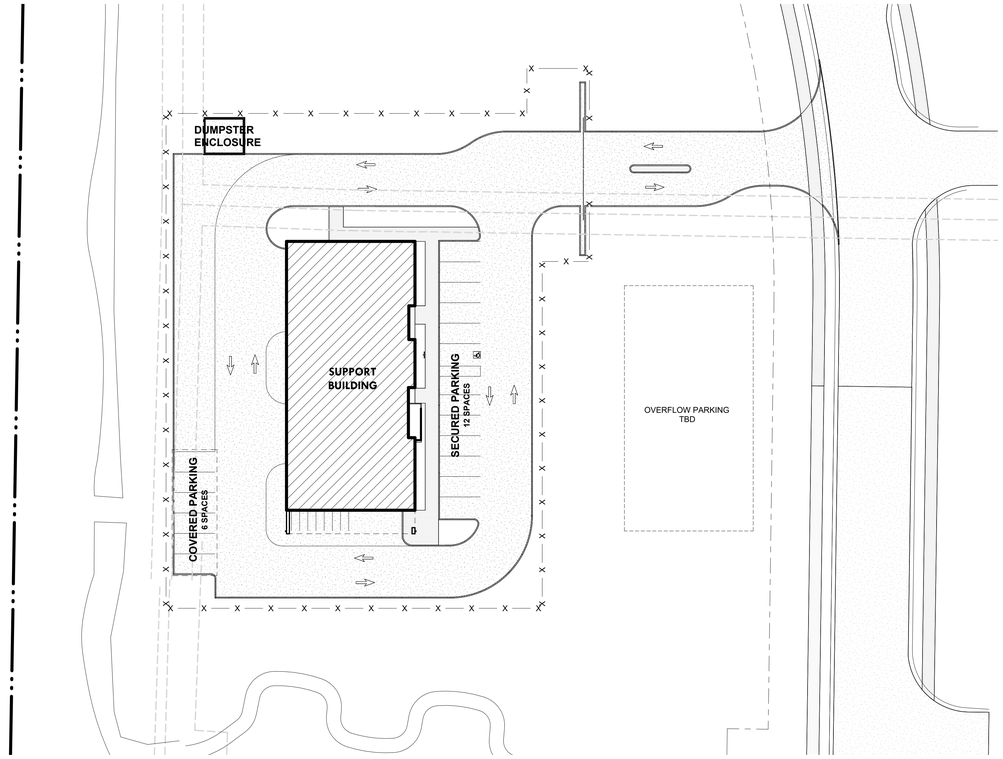
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SITE LEGEND

PATTERN	DESCRIPTION
	PROPERTY LINE
	ZONING SETBACK
	FIRE LANE STRIPING
X X	SECURITY FENCING
	BUILDING
	NEW CONSTRUCTION
	PAVING (RE: CIVIL)
	CONCRETE PAVING
	CONCRETE SIDEWALK
	LANDSCAPE (RE: LANDSCAPE)
	LANDSCAPE PLANTINGS
	NEW TREE



NOVI PUBLIC SAFETY BUILDING

SITE PLAN - SUPPORT BUILDING

SCALE: 1" = 30'-0"

09/04/26

PLAN NORTH

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