



ZONING BOARD OF APPEALS AGENDA

CITY OF NOVI

Regular Meeting

Tuesday, March 10, 2026 7:00 PM

Remote Meeting | (248) 347-0415

This meeting will be held electronically as authorized under the open meetings act, mcl 15.261, et seq., as amended. Members of the public body and members of the public may participate electronically.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL -

PUBLIC HEARING FORMAT AND RULES OF CONDUCT

APPROVAL OF AGENDA

MINUTES - MONTH 2021

PUBLIC REMARKS

PUBLIC HEARINGS

1. PZ26-0003 (Central Park Estates) Parcel 50-22-16-300-055, north of Eleven Mile, east of Beck Road.

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.8.2.C for an increase in maximum horizontal length of the building to 261.5 ft. (180 ft. maximum, variance of 81.5ft); Section 3.1.8.D for a reduction in the parking setback to 11.5 ft. (20 ft. required, variance of 8.5ft.); Section 3.8.2.G for the absence of a sidewalk on one side of the driveway (sidewalk on both sides required); Section 5.10.1.B.vi for a reduction of building setback from the abutting parking spaces to 14 ft. (25 ft. required, variance of 11 ft.) ; Section 3.1.8.D to allow areas with less than 50-foot dimension to be considered as a usable open space and to reduce the required open space to 14,600 sq. ft. (21,200 sq. ft. required, variance of 6,600 sq. ft.) ; and Section 5.2.4, to allow 8 parking spaces to be located off-site. All residential parking is to be located on the premises it is intended to serve. This property is zoned High Density Multiple-Family (RM-2).

OTHER MATTERS

ADJOURNMENT



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: March 10, 2026

REGARDING: #50-22-16-300-055 (PZ26-0003)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Central Park Estates South

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned High-Density Multiple-Family (RM-2)

Location: north of Eleven Mile, east of Beck Road

Parcel #: 50-22-16-300-055

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.8.2.C for an increase in maximum horizontal length of the building to 261.5 ft. (180 ft. maximum, variance of 81.5 ft.); Section 3.1.8.D for a reduction in the parking setback to 11.5 feet (20 ft. required, variance of 8.5 ft.); Section 3.8.2.G for the absence of a sidewalk on one side of the driveway (sidewalk on both sides required); Section 5.10.1.B.vi for a reduction of building setback from the abutting parking spaces to 14 ft. (25 ft. required, variance of 11 ft.); Section 3.1.8.D to allow areas with less than 50-foot dimension to be considered as usable open space and to reduce the required open space to 14,600 sq. ft. (21,200 sq. ft. required, variance of 6,600 sq. ft.); and Section 5.2.4, to allow 8 parking spaces to be located off-site. All residential parking is to be located on the premises it is intended to serve.

II. STAFF COMMENTS:

The applicant is seeking (6) dimensional variances:

- 1) *A variance to allow an 81'-6" increase in maximum horizontal length of the building.*
- 2) *A variance to allow an 8'-6" reduction in the parking setback.*
- 3) *A variance to allow a sidewalk on only one side of the driveway.*
- 4) *A variance to reduce a building to parking setback by 11'-0".*
- 5) *A variance to reduce the required open space by 6,600 Square Feet.*
- 6) *A variance to allow (8) required parking spaces to be located off-site.*

The City of Novi's Planning Department does not object to these requests.

III. RECOMMENDATION:

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

- 1. I move that we **grant** the variance in Case No. **PZ26-0003**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
_____.
 - (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
_____.
 - (b) The property is unique because_____.
_____.
 - (c) Petitioner did not create the condition because_____.
_____.
 - (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.
_____.
 - (e) The relief if consistent with the spirit and intent of the ordinance because_____.
_____.

(f) The variance granted is subject to:

1. _____.
2. _____.
3. _____.
4. _____.

2. I move that we **deny** the variance in Case No. **PZ26-0003** sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

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

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

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

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

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

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

Alan Hall – Deputy Director Community Development - City of Novi



45175 Ten Mile Road
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(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JAN 20 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION CENTRAL PARK SOUTH				Meeting Date: <u>3/10/26</u>	
ADDRESS N/A		LOT/SIUTE/SPACE # -		ZBA Case #: <u>PZ 26-0003</u>	
SIDWELL # 50-22-16 -300 -055		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY OPPOSITE SIDE OF BECK RD WHERE HERITAGE DR INTERSECTS					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☐ YES ☒ NO				REQUEST IS FOR: ☐ RESIDENTIAL ☒ COMMERCIAL ☐ VACANT PROPERTY ☐ SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME BRANDON KLINE				TELEPHONE NO.	
ORGANIZATION/COMPANY GEIS CONSTRUCTION				FAX NO. -	
ADDRESS 10020 AURORA HUDSON RD		CITY STREETSBORO		STATE OH	
				ZIP CODE 44241	
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME BLAIR BOWMAN				TELEPHONE NO.	
ORGANIZATION/COMPANY NOBE PROPERTY GROUP II, LLC - BLAIR BOWMAN				FAX NO. -	
ADDRESS 46100 GRAND RIVER AVENUE		CITY NOVI		STATE MI	
				ZIP CODE 48374	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☒ RM-2 ☐ MH					
☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.8.2.C</u> Variance requested <u>TO ALLOW FOR A MAXIMUM BUILDING LENGTH OF</u>					
2. Section <u>3.1.8.D</u> Variance requested <u>TO ALLOW FOR A PARKING SETBACK OF 11.5 FEET</u>					
3. Section <u>5.10.1.B.IV</u> Variance requested <u>TO ALLOW FOR A MINIMUM 14 FOOT PARKING SET</u>					
4. Section <u>5.2.4</u> Variance requested <u>TO ALLOW FOR 8 PARKING SPACE TO BE LOCATED</u>					
IV. FEES AND DRAWINGS					
A. FEES					
☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275					
☒ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440					
☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans					
• Site/Plot Plan					
• Existing or proposed buildings or addition on the property					
• Number & location of all on-site parking, if applicable					
• Existing & proposed distance to adjacent property lines					
• Location of existing & proposed signs, if applicable					
• Floor plans & elevations					
• Any other information relevant to the Variance application					



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)

PROJECT NAME / SUBDIVISION
CENTRAL PARK SOUTH

ADDRESS
N/A

LOT/SUITE/SPACE #
-

SIDWELL #

50-22-16 -300 -055

May be obtain from Assessing
Department (248) 347-0485

CROSS ROADS OF PROPERTY
OPPOSITE SIDE OF BECK RD WHERE HERITAGE DR INTERSECTS

IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?

☐ YES

☒ NO

REQUEST IS FOR:

☐ RESIDENTIAL

☒ COMMERCIAL

☐ VACANT PROPERTY

☐ SIGNAGE

DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?

☐ YES

☒ NO

II. APPLICANT INFORMATION

A. APPLICANT

EMAIL ADDRESS

CELL PHONE NO.

NAME

BRANDON KLINE

TELEPHONE NO.

ORGANIZATION/COMPANY

GEIS CONSTRUCTION

FAX NO.

-

ADDRESS

10020 AURORA HUDSON RD

CITY

STREETSBORO

STATE

OH

ZIP CODE

44241

B. PROPERTY OWNER

☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER

Identify the person or organization that
owns the subject property:

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CELL PHONE NO.

NAME

BLAIR BOWMAN

TELEPHONE NO.

ORGANIZATION/COMPANY

NOBE PROPERTY GROUP II, LLC - BLAIR BOWMAN

FAX NO.

-

ADDRESS

46100 GRAND RIVER AVENUE

CITY

NOVI

STATE

MI

ZIP CODE

48374

III. ZONING INFORMATION

A. ZONING DISTRICT

☐ R-A

☐ R-1

☐ R-2

☐ R-3

☐ R-4

☐ RM-1

☒ RM-2

☐ MH

☐ I-1

☐ I-2

☐ RC

☐ TC

☐ TC-1

☐ OTHER

B. VARIANCE REQUESTED

INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:

1. Section 3.1.8.D Variance requested TO ALLOW FOR 14,600 SQUARE FEET OF USABLE

2. Section Variance requested

3. Section Variance requested

4. Section Variance requested

IV. FEES AND DRAWINGS

A. FEES

☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275

☒ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440

☐ House Moves \$330

☐ Special Meetings (At discretion of Board) \$660

B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF

• Dimensioned Drawings and Plans

• Site/Plot Plan

• Existing or proposed buildings or addition on the property

• Number & location of all on-site parking, if applicable

• Existing & proposed distance to adjacent property lines

• Location of existing & proposed signs, if applicable

• Floor plans & elevations

• Any other information relevant to the Variance application



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☒ DIMENSIONAL ☐ USE ☐ SIGN

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

B. SIGN CASES (ONLY)

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

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

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

☐ ACCESSORY BUILDING ☐ USE ☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Brandon Kline

Digitally signed by Brandon Kline
DN: C=US, E=brandon@gelsco.net, O=Gels Companies, CN=Brandon Kline
Date: 2026.01.19 08:12:05-0500

Applicant Signature

Date

B. PROPERTY OWNER

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

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

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

☐ GRANTED

☐ DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
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REVIEW STANDARDS DIMENSIONAL VARIANCE

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

Standard #1. Circumstances or Physical Conditions.

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

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

☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

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

☐ Not Applicable ☒ Applicable If applicable, describe below:

The site is characterized by a series of linear, snaking wetland features that significantly influence the developable area and overall site layout. The proposed development has been carefully designed to respond to these conditions by concentrating building mass, parking, and circulation in areas that minimize disturbance to regulated wetlands. Where limited and reasonable encroachments beyond certain zoning provisions are requested, they are intended to avoid broader

and/or

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

☒ Not Applicable ☐ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

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

The wetland features present on the site are natural, pre-existing conditions that were not created or altered as a result of the proposed development or any prior action by ownership. These wetlands form a continuous, irregular system that significantly constrains site layout and limits the location of buildable area independent of the current proposal. The variance requests associated with this development are therefore driven by existing environmental conditions rather than self-imposed circumstances. The site design responds to these natural constraints by avoiding and preserving the majority of wetland areas while

Standard #3. Strict Compliance.

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

Strict compliance with the dimensional regulations would unreasonably limit the ability to develop the property for its permitted residential use by forcing development to be spread more broadly across the site. Given the presence of linear wetland systems that traverse the property, adherence to all dimensional standards without relief would shift buildings, parking, and circulation into areas currently avoided, resulting in greater wetland disturbance and increased mitigation requirements. The requested dimensional variances allow development to be compactly arranged in less sensitive portions of the site, minimizing impacts to regulated wetlands and preserving larger contiguous natural areas. Without this relief, the

Standard #4. Minimum Variance Necessary.

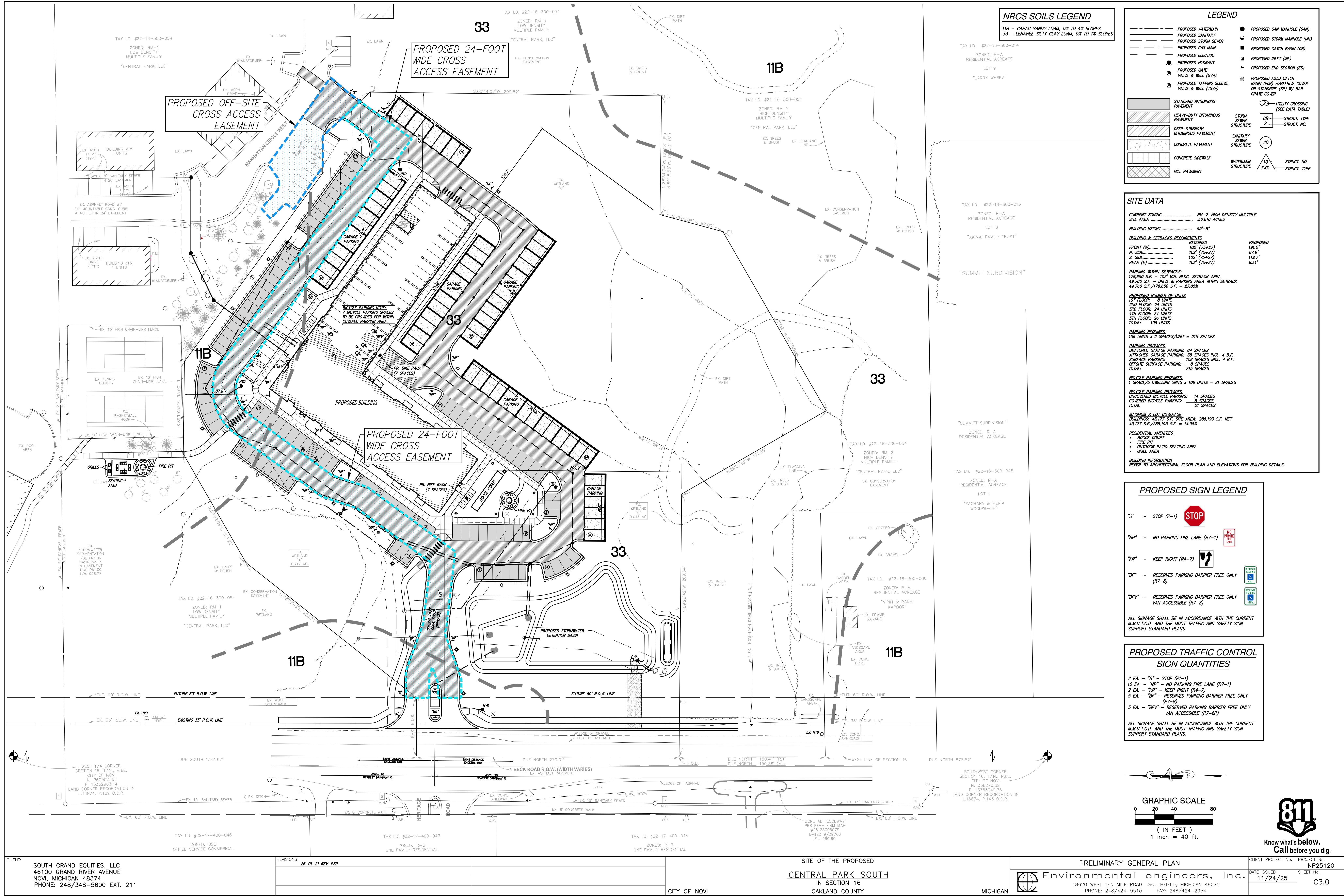
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The dimensional variances requested represent the minimum relief necessary to allow reasonable use of the property while maintaining the intent of the zoning ordinance. Even with the requested adjustments, the site design continues to provide substantial landscape buffering, preserved greenspace, and meaningful separation between developed areas and sensitive natural features. The proposed encroachments are limited in scope and carefully applied only where needed to avoid broader site disturbance and unnecessary wetland impacts. This approach ensures that development remains compact while still allowing for generous landscaping, pedestrian access, and green buffers throughout the site. In this way,

Standard #5. Adverse Impact on Surrounding Area.

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

Approval of the requested variances will not result in an adverse impact on the surrounding area due to the manner in which the site has been intentionally oriented in relation to adjacent properties. The reduced property line setbacks are limited to boundaries that directly abut land under the same ownership as the proposed development, allowing the building to be positioned closer to a coordinated and compatible neighboring site. This strategic placement increases separation between the proposed building and nearby single-family residential neighborhoods. By consolidating development toward the commonly owned property, the existing natural green buffer between the site and surrounding residential areas remains undisturbed and continues to provide effective visual and spatial screening. As a result, the requested



NRCS SOILS LEGEND

11B - CAPAC SANDY LOAM, 0% TO 4% SLOPES
33 - LENAHEE SILTY CLAY LOAM, 0% TO 1% SLOPES

LEGEND

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

SITE DATA

CURRENT ZONING	RM-2, HIGH DENSITY MULTIPLE
SITE AREA	±6.618 ACRES
BUILDING HEIGHT	59'-8"
BUILDING & SETBACKS REQUIREMENTS	
FRONT (W)	102' (75+27)
N. SIDE	102' (75+27)
S. SIDE	102' (75+27)
REAR (E)	102' (75+27)
PARKING WITHIN SETBACKS:	
178,650 S.F. - 102' MIN. BLDG. SETBACK AREA	PROPOSED 191.0'
49,760 S.F. - DRIVE & PARKING AREA WITHIN SETBACK	87.9'
49,760 S.F. / 178,650 S.F. = 27.85%	118.7'
PROPOSED NUMBER OF UNITS	
1ST FLOOR:	8 UNITS
2ND FLOOR:	24 UNITS
3RD FLOOR:	24 UNITS
4TH FLOOR:	24 UNITS
5TH FLOOR:	26 UNITS
TOTAL:	106 UNITS
PARKING REQUIRED	
106 UNITS x 2 SPACES/UNIT = 215 SPACES	
PARKING PROVIDED	
DETACHED GARAGE PARKING: 64 SPACES	
ATTACHED GARAGE PARKING: 35 SPACES INCL. 4 B.F.	
SURFACE PARKING: 108 SPACES INCL. 4 B.F.	
OFFSITE SURFACE PARKING: 8 SPACES	
TOTAL:	215 SPACES
BICYCLE PARKING REQUIRED	
1 SPACE/5 DWELLING UNITS x 106 UNITS = 21 SPACES	
BICYCLE PARKING PROVIDED	
UNCOVERED BICYCLE PARKING: 14 SPACES	
COVERED BICYCLE PARKING: 8 SPACES	
TOTAL:	21 SPACES
MAXIMUM % LOT COVERAGE	
BUILDINGS: 43,777 S.F. SITE AREA: 288,193 S.F. NET	
43,777 S.F. / 288,193 S.F. = 14.98%	
RESIDENTIAL AMENITIES	
• BOCCO COURT	
• FIRE PIT	
• OUTDOOR PATIO SEATING AREA	
• GRILL AREA	
BUILDING INFORMATION	
REFER TO ARCHITECTURAL FLOOR PLAN AND ELEVATIONS FOR BUILDING DETAILS.	

PROPOSED SIGN LEGEND

"S" - STOP (R-1)	STOP
"NP" - NO PARKING FIRE LANE (R7-1)	NO PARKING FIRE LANE
"KR" - KEEP RIGHT (R4-7)	KEEP RIGHT
"BF" - RESERVED PARKING BARRIER FREE ONLY (R7-8)	RESERVED PARKING BARRIER FREE ONLY
"BVF" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8)	RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE

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

PROPOSED TRAFFIC CONTROL SIGN QUANTITIES

2 EA. - "S" - STOP (R1-1)
12 EA. - "NP" - NO PARKING FIRE LANE (R7-1)
2 EA. - "KR" - KEEP RIGHT (R4-7)
5 EA. - "BF" - RESERVED PARKING BARRIER FREE ONLY (R7-8)
3 EA. - "BVF" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8)

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

GRAPHIC SCALE

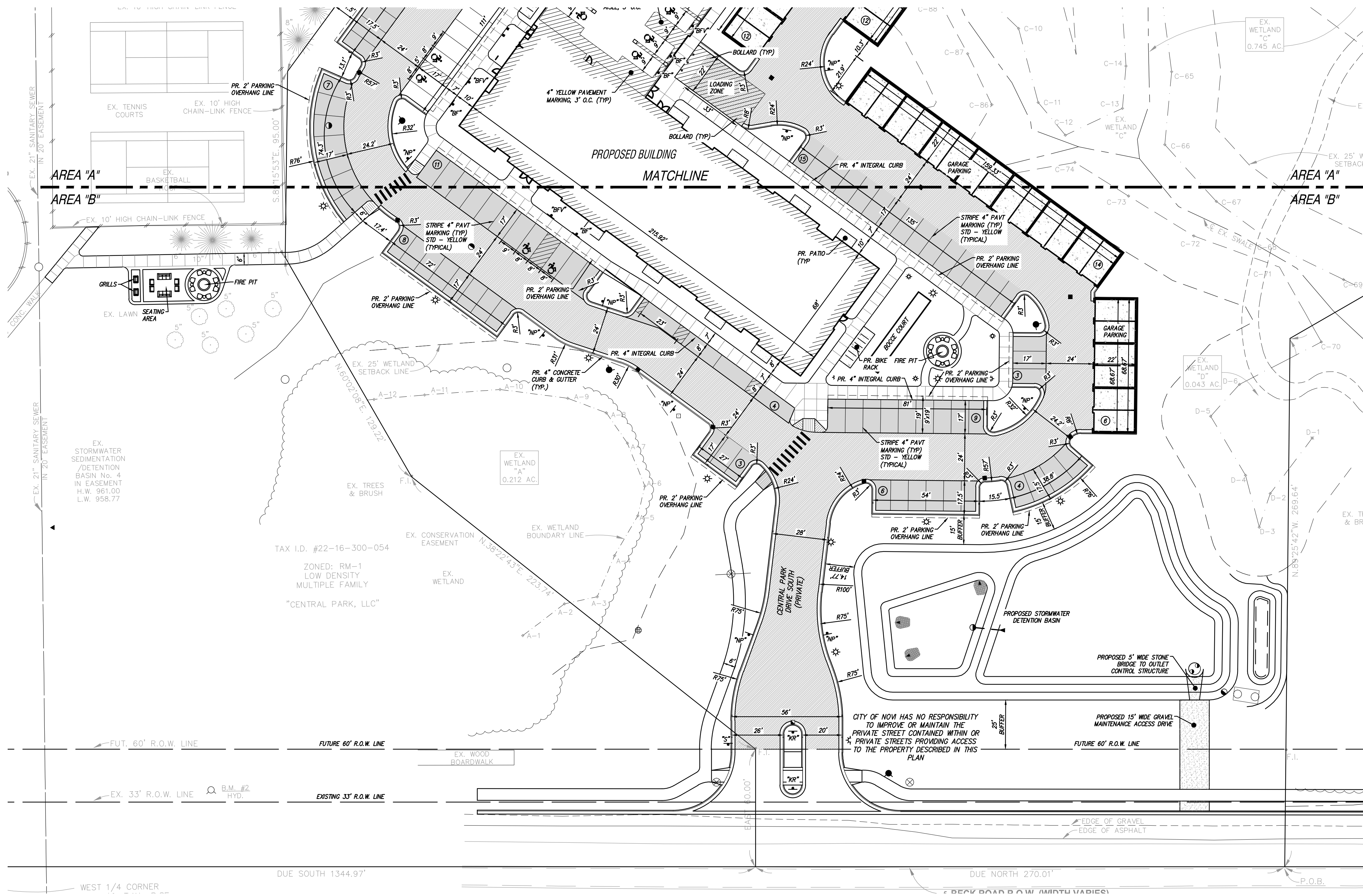
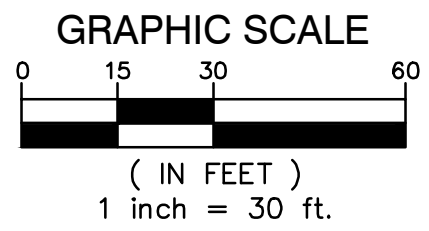
0 20 40 80

(IN FEET)

1 inch = 40 ft.

811

Know what's below. Call before you dig.



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 (SAM)
⊙	PROPOSED STORM MANHOLE (SMH)
■	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
2	UTILITY CROSSING (SEE DATA TABLE)
CB	STRUCT. TYPE
2	STRUCT. NO.
20	SANITARY SEWER STRUCTURE
10	WATERMAIN STRUCTURE
XXX	STRUCT. NO.
XXX	STRUCT. TYPE
---	STANDARD BITUMINOUS PAVEMENT
---	HEAVY-DUTY BITUMINOUS PAVEMENT
---	DEEP-STRENGTH BITUMINOUS PAVEMENT
---	CONCRETE PAVEMENT
---	CONCRETE SIDEWALK
---	MILL PAVEMENT

PROPOSED SIGN LEGEND

- "S" - STOP (R-1)
- "NP" - NO PARKING FIRE LANE (R7-1)
- "KR" - KEEP RIGHT (R4-7)
- "B" - RESERVED PARKING BARRIER FREE ONLY (R7-8)
- "BVF" - 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.

PROPOSED TRAFFIC CONTROL SIGN QUANTITIES

- 1 EA. - "S" - STOP (R1-1)
- 14 EA. - "NP" - NO PARKING FIRE LANE (R7-1)
- 2 EA. - "KR" - KEEP RIGHT (R4-7)
- 5 EA. - "B" - RESERVED PARKING BARRIER FREE ONLY (R7-8)
- 3 EA. - "BVF" - 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.

NOTE

"CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN."

PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8

PARKING RATIO **2.03 SPCS/UNIT**

WETLANDS

IMPACT

0.19 ACRES
8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

03-28-25	CONCEPT LAYOUT
06-04-25	REVISED LAYOUT
06-06-25	REVISED LAYOUT
06-11-25	REVISED LAYOUT
06-17-25	REVISED LAYOUT
06-25-25	REVISED LAYOUT
07-01-25	REVISED LAYOUT
07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
11-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

NOTICE

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GEIS CONSTRUCTION
REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE PREVIOUSLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID.

SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-1

GROUND FLOOR & SITE PLAN

SCALE: 1/32" = 1'-0"



PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8

PARKING RATIO 2.03 SPCS/UNIT

WETLANDS

IMPACT 0.19 ACRES
8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



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06-11-25	REVISED LAYOUT
06-17-25	REVISED LAYOUT
06-25-25	REVISED LAYOUT
07-01-25	REVISED LAYOUT
07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
10-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

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SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-2

2ND - 4TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8

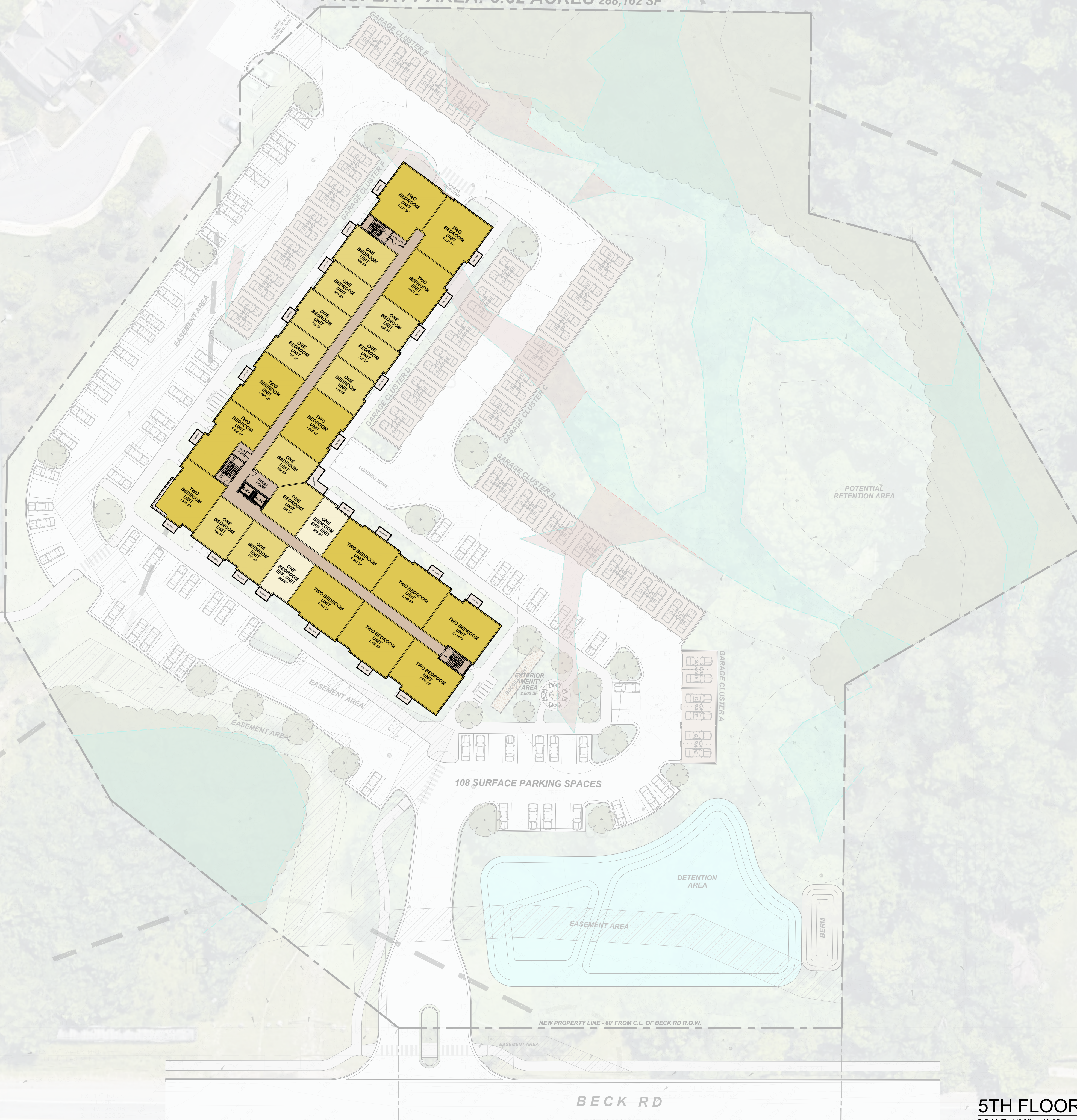
PARKING RATIO 2.03 SPCS/UNIT

WETLANDS

IMPACT

0.19 ACRES
8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



5TH FLOOR PLAN

SCALE: 1/32" = 1'-0"



GEIS COMPANIES
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Streetsboro, Ohio 44241
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DATES AND REVISIONS

03-28-25	CONCEPT LAYOUT
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06-06-25	REVISED LAYOUT
06-11-25	REVISED LAYOUT
06-17-25	REVISED LAYOUT
06-25-25	REVISED LAYOUT
07-01-25	REVISED LAYOUT
07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
11-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

NOTICE

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SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-3

1-20-26
SUBMITTAL

TAL

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CHANGE ORDERS
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THESE CHANGES
ARE NOT IN THE
BASE BID.

REVISIONS
REFLECTED IN
THE DRAWINGS
HAVE CHANGES
TO CONTRACT
PREVIOUSLY
PROVIDED.
CHANGE ORDERS
BE PROVIDED
ALL CHANGES.
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BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

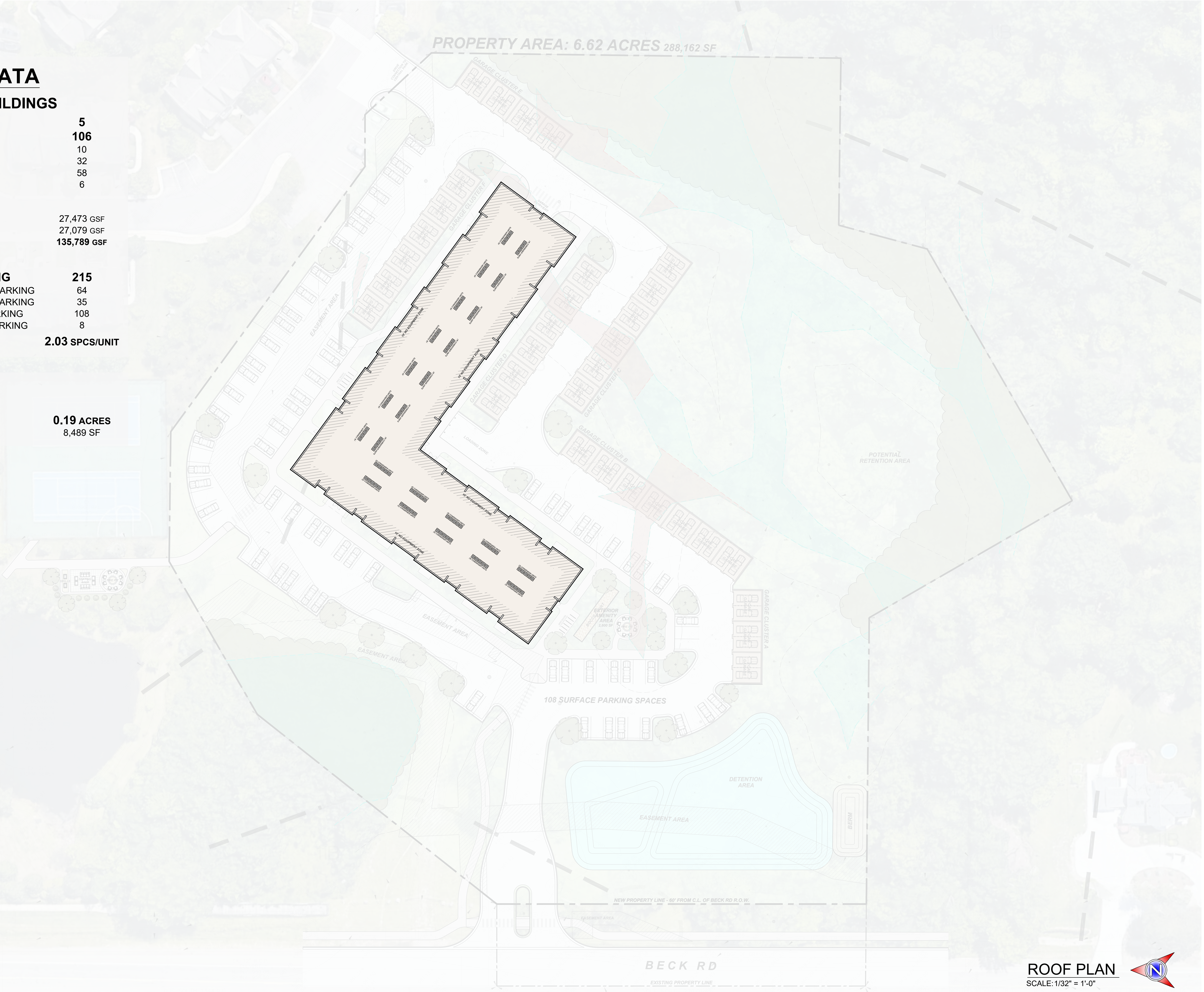
SP-3

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8
PARKING RATIO	2.03 SPCS/UNIT

IMPACT **0.19 ACRES**
8,489 SF



ROOF PLAN

SCALE: 1/32" = 1'-0"





CHANGES AND REVISIONS

3-28-25
IMPACT EXHIBIT

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BASE BID.

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

EX-1

PREVIOUS ITERATION WETLAND IMPACT

IMPACT

0.33 ACRES
14,190 SF

