



PLANNING COMMISSION AGENDA

CITY OF NOVI

August 19, 2026 | 7:00 PM

Council Chambers | Novi Civic Center

45175 Ten Mile Road, Novi, MI 48375

(248) 347-0475

COMMISSION MEMBERS: Avdoulos, Dismondy, Lynch, Pehrson, Reddi, Roney, Verma

The Planning Commission wishes to advise the general public that all remarks shall be limited to three minutes per person during both the Public Hearing and Audience Participation portions of the meeting. Petitioners' presentations shall be limited to ten minutes.

No person, other than a Commission member, shall address an issue for public hearing following the closing of that public hearing by the Chairperson (except during Audience Participation).

The above participation policy is outlined in Sections 3.4 and 3.8 of the Planning Commission By-Laws and Rules of Procedure.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

AUDIENCE PARTICIPATION

CORRESPONDENCE

COMMITTEE REPORTS

CITY PLANNER REPORT

CONSENT AGENDA - REMOVALS AND APPROVALS

PUBLIC HEARINGS

1. JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER

Public Hearing at the request of Armenian Cultural Center of Greater Detroit, Inc. for approval of Special Land Use, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Use Permit, and Stormwater Management Plan. The subject property is located at 41100 Twelve Mile Road (Section 12). The applicant proposes phased construction of a church and accessory cultural center uses including a day care center.

MATTERS FOR CONSIDERATION

1. JF26-05 LIFETIME FITNESS FACADE

Consideration at the request of Lifetime Fitness for Section 9 Façade Waiver. The subject property is located at 40000 High Pointe Blvd, situated south of Nine Mile Road and west of Haggerty Road (Section 36).

2. APPROVAL OF THE AUGUST 5, 2026 PLANNING COMMISSION MINUTES

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

SUPPLEMENTAL ISSUES/TRAINING UPDATES

AUDIENCE PARTICIPATION

ADJOURNMENT

SCHEDULED AND ANTICIPATED MEETINGS

All regular Planning Commission meetings are held in the Council Chambers unless otherwise noted. For a complete listing of scheduled meetings, please visit the Event Calendar at cityofnovi.org.

Full plan sets are available to view at the Community Development Department.

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.



ARMENIAN CHURCH AND CULTURAL CENTER JSP25-0031

JSP25-0031 ARMENIAN CHURCH AND CULTURAL CENTER

Public Hearing at the request of Armenian Cultural Center of Greater Detroit, Inc. for approval of Special Land Use, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Use Permit, and Stormwater Management Plan. The subject property is located at 41100 Twelve Mile Road (Section 12). The applicant proposes phased construction of a church and accessory cultural center uses including a day care center.

Required Action

Approval or denial of the Special Land Use, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Use Permit, and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	06/30/26	• Special Land Use for place of worship in RA: Residential Acreage District • Special Land Use for daycare in RA: Residential Acreage District • Phasing Plan Approval • Zoning Board of Appeals (ZBA) variance required under Section 3.1.1.D and Section 4.10.5 for the monument height of 62.83 ft • ZBA variance required under Section 4.19.2F for the dumpsters to be located in the side yards • Items to be addressed at Final Site Plan submittal
Engineering	Approval Recommended	12/11/25	• Items to be addressed at Final Site Plan submittal
Landscape	Approval Not Recommended	06/12/26	• Landscape waiver under Section 5.5.3.A.v for deficiency in screening berms (supported by staff) • Landscape waiver under Section 5.5.3.C.iv.b for deficiency in berm along most of the greenbelt (supported by staff) • Landscape Waiver under Section 5.5.3.B.ii for deficiency in street trees (supported by staff) • Items to be addressed at Final Site Plan submittal

Woodland	Approval Recommended	06/12/26	• Woodland Permit for the removal of 410 regulated woodland trees, requiring 724 replacement credits • Approximately 226 credits are proposed to be planted on site with the remaining 498 woodland replacement credits to be paid into the tree fund • Woodland Conservation Easement requested • Items to be addressed at Final Site Plan submittal
Wetland	Approval Recommended	12/10/25	• Wetland Permit required • Wetland Buffer Authorization required • Wetland Conservation Easement requested • Items to be addressed at Final Site Plan submittal
Traffic	Approval Recommended	06/23/26	• Items to be addressed at Final Site Plan submittal
Facade	Approval Recommended	12/09/25	• Meets Façade Ordinance standards
Fire	Approval Recommended	12/01/25	• Meets Fire Department standards

MOTION SHEET:

Approval – Special Land Use

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **approve** the Special Land Use Permit to allow a place of worship and day care center based on and subject to the following:

1. Relative to other feasible uses of the site:

- i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service *(Based on review of the submitted Traffic study);*
- ii. 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 *(Based on the Engineering review);*
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. *(The proposed site plan minimizes impacts to existing wetlands; and the removal of woodland trees will be mitigated with applicable ordinance requirements);*
- iv. 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. *(The proposed use conforms to the standards of the district and the applicable Special Land Use requirements for Places of Worship and Day Care Centers.);*
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *(The project will create an aesthetically pleasing development and is consistent with the objectives and land use framework established by the Master Plan);*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner. *(The proposed use will support a variety of religious, social, and cultural activities while providing an economic benefit through construction-related employment and permanent jobs);*
- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. It is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

2. The primary use of 'Church' must be confirmed by the applicant and established prior to any other accessory uses proposed;

3. Approval of a Shared Parking Agreement for the proposed church and other non-concurrent accessory uses proposed for all phases is required. A minimum requirement of 260 parking spaces is required for all proposed uses;

(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 -

Approval – Preliminary Site Plan

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **approve** the Preliminary Site Plan based on and subject to the following:

1. The primary use of 'Church' must be confirmed by the applicant and established prior to any other accessory uses proposed;
 2. Approval of a Shared Parking Agreement for the proposed church and other non-concurrent accessory uses proposed for all phases. A minimum requirement of 260 parking spaces is required for all proposed uses;
 3. A Zoning Board of Appeals variance under Section 3.1.1.D and Section 4.10.5 for the monument height of 62.83 feet;
 4. A Zoning Board of Appeals variance under Section 4.19.2.F to allow the dumpsters to be located in side yards instead of the required rear yard;
 5. A Landscape waiver under Section 5.5.3.A.v for deficiency in berm requirements adjacent to residentially-zoned properties due to existing topography and sufficient proposed landscape screening, which is hereby granted;
 6. A Landscape waiver under Section 5.5.3.C.iv.b for lack of berm along the greenbelt, as the building and parking areas are located a significant distance from the road and are elevated substantially, the berm would serve no purpose, which is hereby granted;
 7. A Landscape waiver under Section 5.5.3.B.ii for deficiency in required street trees due to conflict with the existing gas line easement along Twelve Mile Road, which is hereby granted;
 8. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
-
9. *(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 -

Approval – Phasing Plan

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **approve** the Phasing Plan based on and subject to the following:

- a. The sequence of the identified Phases may be revised, subject to administrative review and approval to ensure compliance with all applicable ordinances and regulations;
- b. Other revisions to the Phasing plan may be approved following administrative review, provided that, in the opinion of the Director of Planning, the revised Phasing Plan is in compliance with all applicable ordinances and regulations;
- c. The future permanent church proposed at the northeast corner of the site will require Planning Commission approval of the Preliminary Site Plan. Details regarding the permanent church have not been provided as part of the current application and will be subject to review and approval and the appropriate time;
- d. 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

e. *(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 -

Approval – Wetland Use Permit

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **approve** the Wetland Use Permit 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
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND -

Approval – Woodland Use Permit

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **approve** the Woodland Use Permit 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
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND -

Approval – Stormwater Management Plan

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **approve** the Stormwater Management Plan based on and subject to the following:

1. 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
2. *(additional conditions here if any).*

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

- OR -

Denial – Special Land Use Permit

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **deny** the Special Land Use Permit to allow a place of worship and day care center... *(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 -

Denial – Preliminary Site Plan

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **deny** 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 -

Denial – Phasing Plan

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **deny** the Phasing 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 -

Denial – Wetland Permit

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **deny** the Wetland Permit... (because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance)

-AND -

Denial – Woodland Permit

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **deny** the Woodland Permit... (because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance)

-AND -

Denial – Stormwater Management Plan

In the matter of JSP25-0031 Armenian Church and Cultural Center, motion to **deny** 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

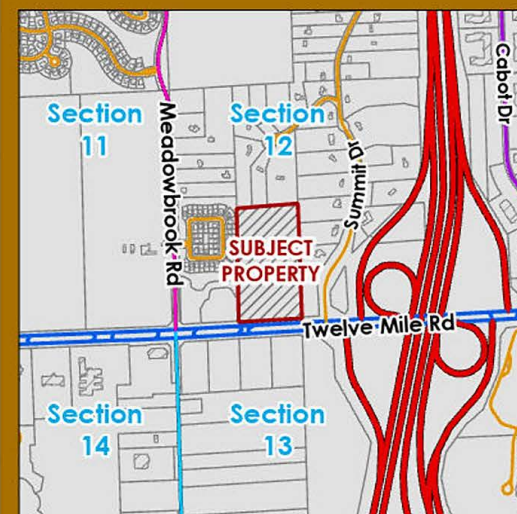
Location

Zoning

Future Land Use

Natural Features

ARMENIAN CHURCH AND CULTURAL CENTER LOCATION MAP



LEGEND

 Subject Property

Thoroughfare Classification

 Major Arterial

 Minor Arterial

 Non-Residential Collector

 Local Residential Street

 Scenic Drive Road

 Freeway



Map Author: Diana Shanahan
Project: 41100 Twelve Mile Rd

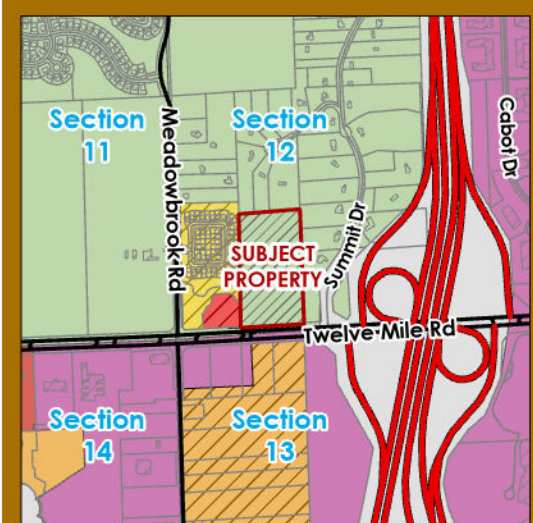
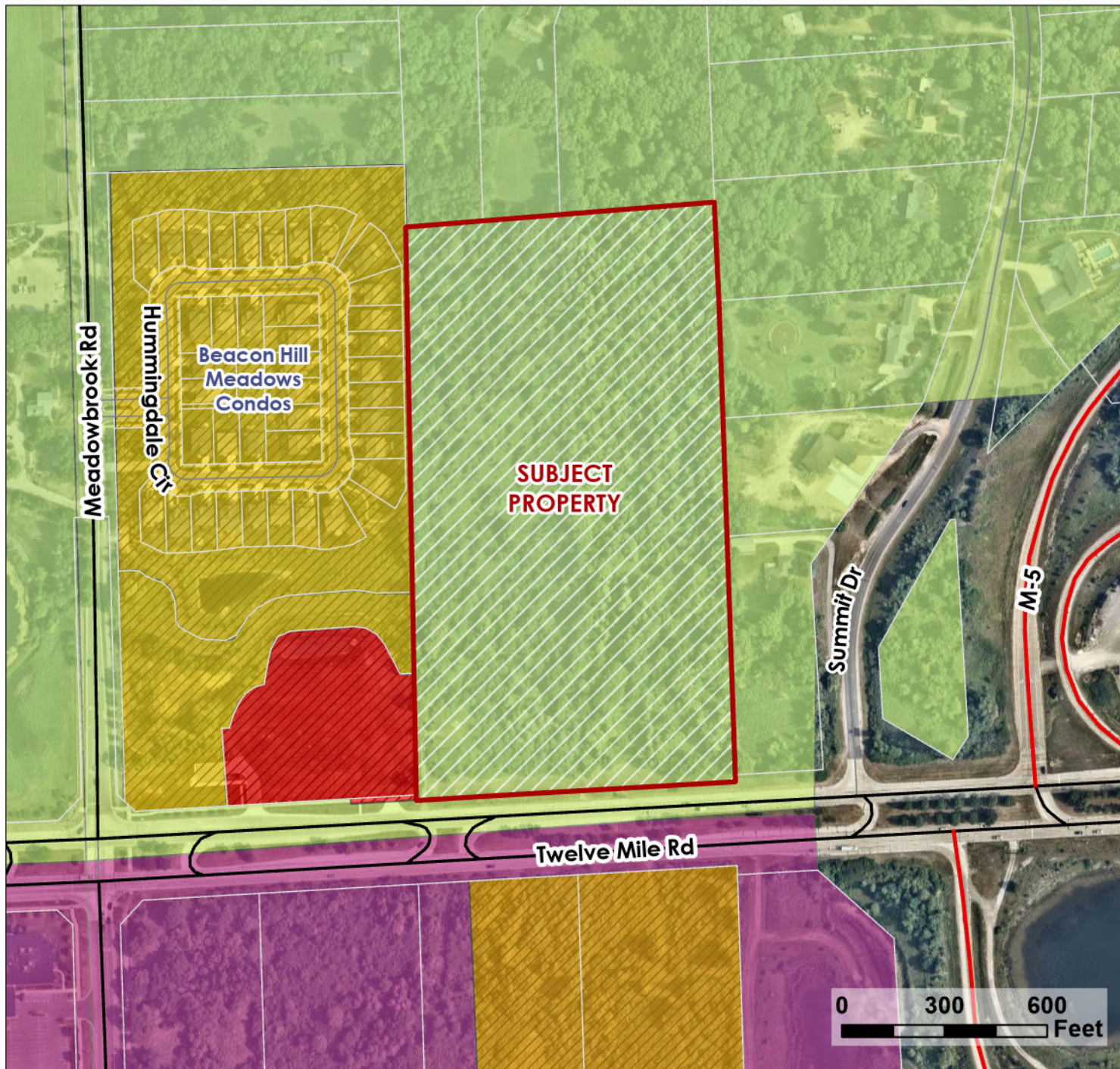
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Version #: 1

City of Novi

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



ARMENIAN CHURCH AND CULTURAL CENTER ZONING MAP



LEGEND

Subject Property

Zoning Overlay

Planned Rezoning Overlay (PRO)

Zoning District

B-3: General Business

OST: Office Service Technology

R-4: One-Family Residential

RA: Residential Acreage

RC: Regional Center

RM-1: Low-Density Multiple-Family



Map Author: Diana Shanahan
Project: 41100 Twelve Mile Rd

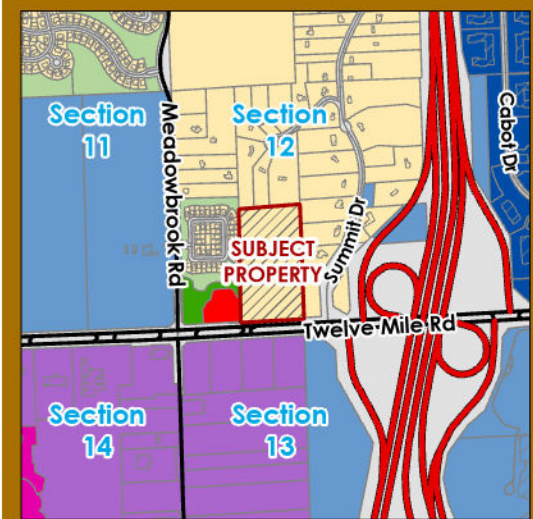
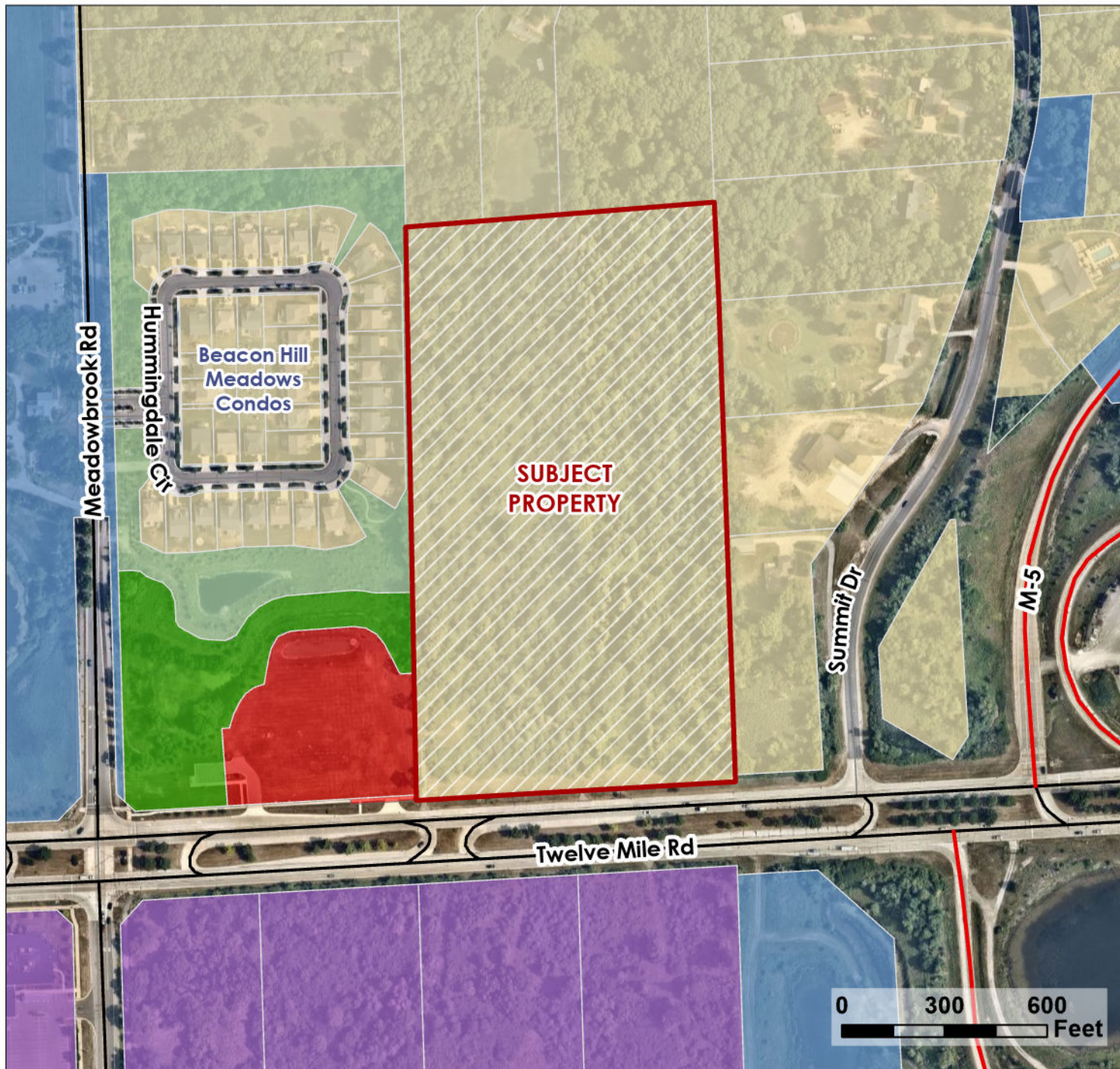
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ARMENIAN CHURCH AND CULTURAL CENTER FUTURE LAND USE MAP



LEGEND

Subject Property

Future Land Use Category

Single Family

Public Park

Private Park

Public/Quasi-Public

Commercial Mixed-Use

General Mixed-Use

Office, Service, Technology

Community Commercial



Map Author: Diana Shanahan
Project: 41100 Twelve Mile Rd

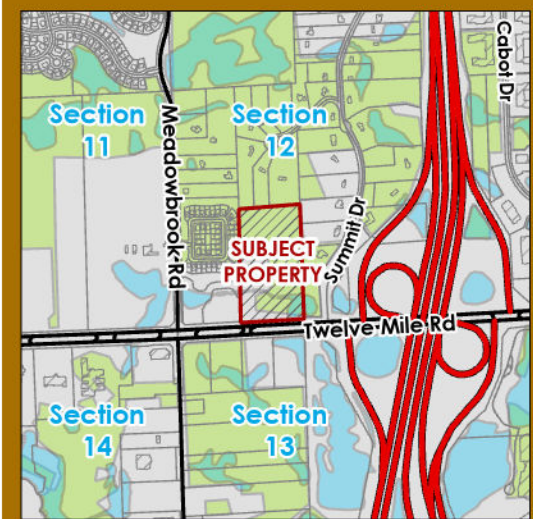
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ARMENIAN CHURCH AND CULTURAL CENTER NATURAL FEATURES MAP



LEGEND

- Subject Property
- Wetlands
- Woodlands



Map Author: Diana Shanahan
Project: 41100 Twelve Mile Rd

Date: 08/07/26
Version #: 1

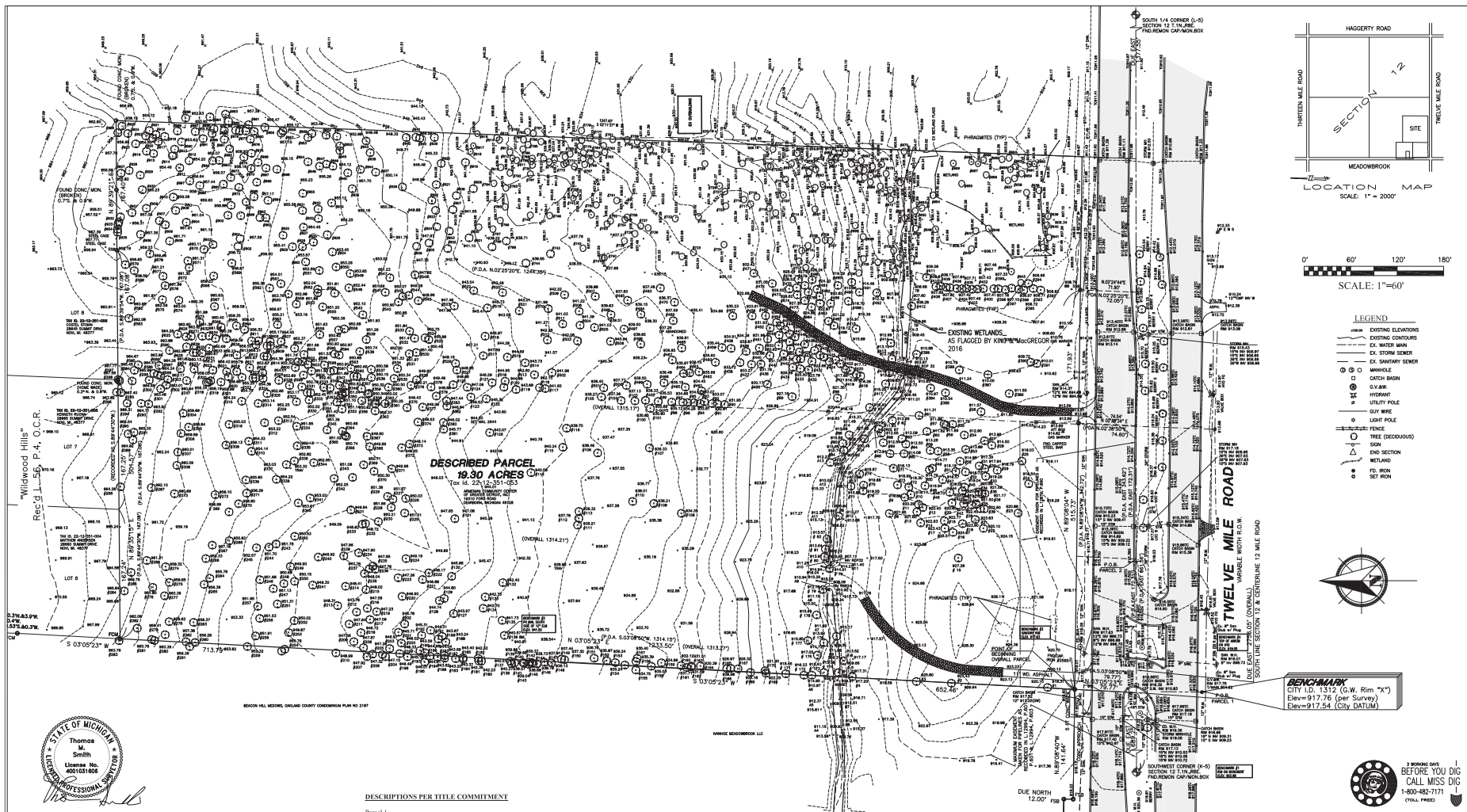
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SITE PLAN AND BUILDING ELEVATIONS

Full set available for review in the
Community Development Department



OVERALL LEGAL DESCRIPTION (COMBINED) - Parcel # 22-12-351-453

Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as Beginning at a point distant East, 689.25 feet & N 03°05'23" E, 79.77 feet from the Southwest Corner; Thence N 03°05'23" E, 1231.50 feet; Thence N 89°35'15" E, 901.57 feet; Thence N 89°39'20" E, 167.40 feet; Thence S 02°11'37" W, 1247.40 feet; Thence N 89°12'33" W, 172.03 feet; Thence N 89°08'04" W, 515.73 feet to the point of beginning. Parcel contains 19.30 acres of land.

BENCHMARKS (Per Original Survey by Ambit):

1. NORTH EDGE OF RIM ON MON. BOX AT THE "X" OF 12 MI. & MEADOWBROOK. ELEVATION= 922.68 (U.S.G.S.)
2. P.K. NAIL ON SOUTH SIDE OF 12" PLM 31" EAST OF THE WESTERLY PROPERTY LINE OF SUBJECT PROPERTY & 616' NORTH OF THE CENTERLINE OF 12 MI. ROAD. ELEVATION= 941.50 (U.S.G.S.)
3. SANITARY RIM 47' EAST OF THE WESTERLY PROPERTY LINE OF SUBJECT PROPERTY & 68' NORTH OF THE CENTERLINE OF 12 MI. ROAD. ELEVATION= 917.63 (U.S.G.S.)
4. TOP OF HYDRANT ARROW LOCATED 800' E. OF MEADOWBROOK & 90' S. OF THE CENTERLINE OF 12 MI. ROAD. ELEVATION= 919.55 (U.S.G.S.)

BENCHMARKS (City):

CHISSED "X" ON NORTH SIDE OF GATE VALVE RIM - CITY I.D. 1312 ELEVATION= 917.76 (PER ESTABLISHED SURVEY DATUM)
ELEVATION = 917.54 (PER CITY DATUM)

DESCRIPTIONS PER TITLE COMMITMENT

Parcel 1
(Tax Id. 22-12-351-434)

Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 689.25 feet, from the Southwest Corner; thence East, 172.31 feet; thence North 02°52'20" East, 1314.90 feet; thence South 89°44'30" West, 167.08 feet; thence South 03°08'50" West, 1314.15 feet to the Point of Beginning. EXCEPT that part in parcel described as beginning at a point distant East, 689.25 feet, from the Southwest Corner; thence East, 343.62 feet; thence North 02°38'50" East, 74.40 feet; thence North 89°08'04" West, 342.72 feet; thence South 03°08'50" West, 79.77 feet, to the Point of Beginning.

Parcel 2
(Tax Id. 22-12-351-436)

Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 126.18 feet and North 02°25'20" East, 72.65 feet; from the Southwest Corner of said Section 12; thence North 02°25'20" East, 1244.35 feet; thence South 89°39'54" West, 167.08 feet; thence North 89°08'04" West, 1241.05 feet; thence South 89°08'40" East, 171.93 feet, to the Point of Beginning.

Parcel 3
(Tax Id. 22-12-351-428)

Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 1378.50 feet & N 02°11'50" E, 69.47 feet from the Southwest Corner; Thence N 02°11'50" E, 1247.08 feet; Thence S 89°44'30" W, 167.08 feet; Thence S 02°25'20" W, 1244.35 feet; Thence S 89°08'40" E, 171.94 feet to the point of beginning. Parcel contains 4.85 acres of land.

Parcel 4
(Tax Id. 22-12-351-430)

Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 1378.50 feet & N 02°11'50" E, 69.47 feet from the Southwest Corner; Thence N 02°11'50" E, 1247.08 feet; Thence S 89°44'30" W, 167.08 feet; Thence S 02°25'20" W, 1244.35 feet; Thence S 89°08'40" E, 171.94 feet to the point of beginning. Parcel contains 4.85 acres of land.

NOTES:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 26125C0627, EFFECTIVE DATE SEPTEMBER 29, 2006.
2. BASIS OF BEARINGS: BEARINGS DESCRIBED HEREIN ARE BASED ON THE SOUTH LINE OF SECTION 12, T.1N.R.8E., AS SHOWN IN "WILDCOOD HILLS" SUBDIVISION AS RECORDED IN LIBER 56, OF PLATS ON PAGE 4, OAKLAND COUNTY RECORDS.
3. WETLAND LOCATIONS ARE BASED ON FLAG LOCATIONS BY KING & MACGREGOR ENVIRONMENTAL INC. CONTACT: WOODY L. HILD 4000 FORD ROAD, SUITE 130 CANTON, MI 48107 PHONE: (734) 354-6994
4. TREE INVENTORY SUMMARY HAS BEEN PROVIDED BY MICHAEL J. BARBER @ MIKE'S TREE SURGEONS, INC. 26 PARK DRIVE, TROY, MI 48063 PHONE: (248) 588-4202
5. SURVEY SHOWN IS A COMBINATION OF THE NEW SURVEY FOR PARCEL 22-12-351-430 COMBINED WITH THE PREVIOUS SURVEY BY AMBIT LAND SURVEYORS DATED MARCH 14, 2013 PROJECT 900-06-40

NOTE:

This Survey reflects previous easements indicated from previous Titlework and surveys (See references below). Titlework was submitted only for:
Tax Parcel No. 22-12-351-428 dated May 1, 2013
Tax Parcel No. 22-12-351-430 dated February 17, 2016

EASEMENTS:

- Easements shown herein are those listed in the commitment for title insurance provided by: Seaver Title Agency, File No. 631-1205362-SCM, Dated December 5, 2011
- Schedule B-1 exceptions
8. Interest of Susan Crum, as Trustee of the Susan Crum Revocable Trust Agreement, as disclosed by seller's assignment of land contract recorded in Liber 24197, Page 222, Oakland County Records.
Not an easement, has not been shown.
 9. Easement for pipelines in favor of Consumers Power company and the covenants, conditions and restrictions contained in instrument recorded in Liber 12870, Page 690, Oakland County Records.
Has been shown.
 10. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 2626, Page 002, Oakland County Records (parcel 2).
Not an easement, has not been shown.
 11. Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 3101, Page 002, Oakland County Records (parcel 1).
Not an easement, has not been shown.

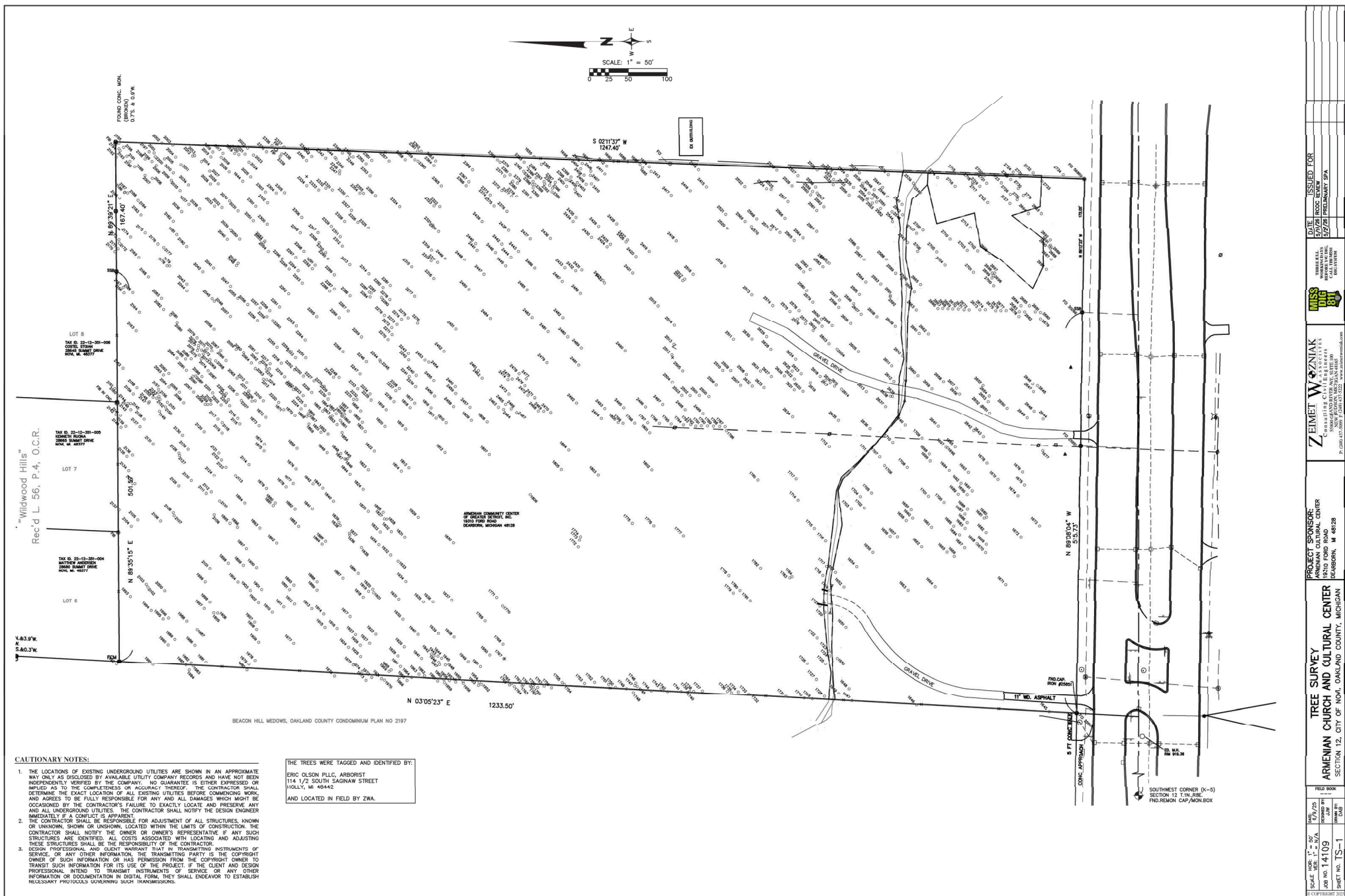
Client Updates	DATE
1. N.C.	9/29/2025
2. N.C.	10/1/2025
3. N.C.	10/1/2025
4. N.C.	10/1/2025
5. N.C.	10/1/2025
6. N.C.	10/1/2025
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90. N.C.	10/1/2025
91. N.C.	10/1/2025
92. N.C.	10/1/2025
93. N.C.	10/1/2025
94. N.C.	10/1/2025
95. N.C.	10/1/2025
96. N.C.	10/1/2025
97. N.C.	10/1/2025
98. N.C.	10/1/2025
99. N.C.	10/1/2025
100. N.C.	10/1/2025

SE Sujak Engineering, PLC
CIVIL ENGINEERING & PLANNING
4911 College Highway
Troy, MI 48063
Phone: (248) 354-6994
Email: SujakEngineering@Comcast.net

Soil
Title: C. Sujak, P.E., No. 094982

Armenian Community Center
12 Mile East of Meadowbrook
Part of SW 1/4 Section 12, T.1N. R.8E. City of Novi, MI
Topographic & Tree Survey

Scale:	1"=60'
Drawn:	TNS
Checked:	TCS
Approved:	TNS
Date:	10/15/2016
Job No.	16-078
Sheet No.	C51.0



TOPOGRAPHIC AND BOUNDARY DATA, INCLUDING PROPERTY LINES, LEGAL DESCRIPTIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED FROM SURVEY FOR THIS SITE, PREPARED BY:
SULAK ENGINEERING, PLC
4033 COOLIDGE HIGHWAY
TROY, MI 48068
JOB NO. 16-078, DATED 9/29/2025
ZEMET-WOZNAK & ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN OMISSIONS RESULTING FROM SURVEY INACCURACIES.

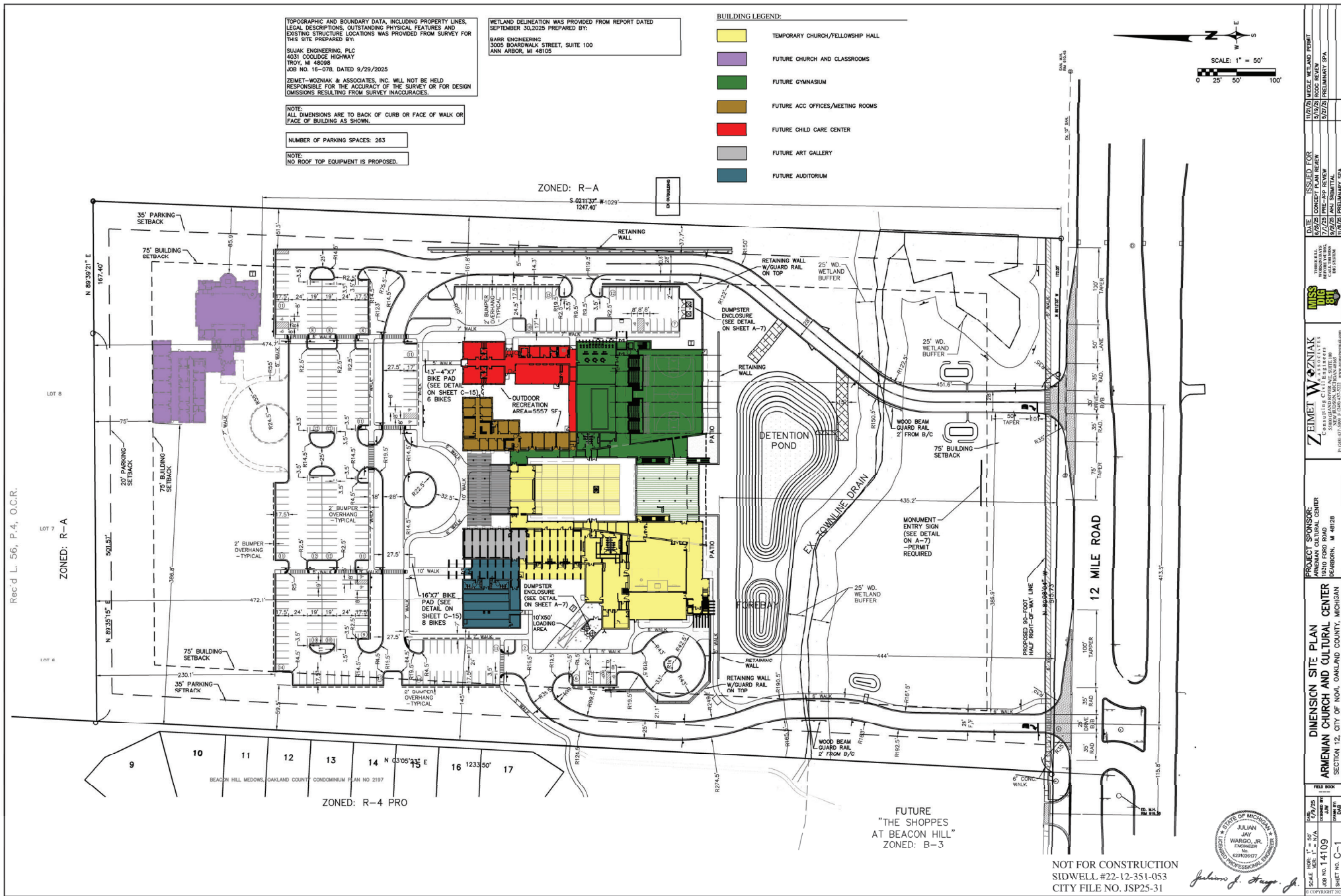
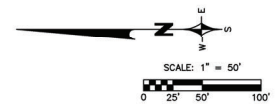
NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF WALK OR FACE OF BUILDING AS SHOWN.

NUMBER OF PARKING SPACES: 263

NOTE:
NO ROOF TOP EQUIPMENT IS PROPOSED.

WETLAND DELINEATION WAS PROVIDED FROM REPORT DATED SEPTEMBER 30, 2025 PREPARED BY:
BARR ENGINEERING
3305 BOARDWALK STREET, SUITE 100
ANN ARBOR, MI 48105

- BUILDING LEGEND:**
- TEMPORARY CHURCH/FELLOWSHIP HALL
 - FUTURE CHURCH AND CLASSROOMS
 - FUTURE GYMNASIUM
 - FUTURE ACC OFFICES/MEETING ROOMS
 - FUTURE CHILD CARE CENTER
 - FUTURE ART GALLERY
 - FUTURE AUDITORIUM



NOT FOR CONSTRUCTION
SIDWELL #22-12-351-053
CITY FILE NO. JSP25-31



DATE		ISSUED FOR	
10/24/25	WETLAND REVIEW	10/24/25	FIELD WETLAND REVIEW
10/24/25	CONCEPT PLAN REVIEW	10/24/25	PRE-APP REVIEW
10/24/25	PRE-APP REVIEW	10/24/25	PRELIMINARY SPA
10/24/25	PRELIMINARY SPA	10/24/25	PRELIMINARY SPA

MISS

WETLAND

OUT

THREE ALL
SHEET 1 OF 1
DATE 10/24/25
BY 60333/STW
60333/STW

PROJECT SPONSOR:

ARMENIAN CULTURAL CENTER

18310 FORD ROAD

BLOOMSBURG, MI 48128

DIMENSION SITE PLAN

ARMENIAN CHURCH AND CULTURAL CENTER

SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FIELD BOOK

DATE: 10/24/25

SCALE: 1" = 50'

JOB NO. 14109

SHEET NO. C-1

ZEINET WAZNAK

Consulting Civil Engineers

10000 W. 14th Avenue, Suite 200

P.O. Box 437, Oak Ridge, MI 48869

[illegible]

ZEIMET-WOZNAK & ASSOCIATES, INC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN OMISSIONS RESULTING FROM SURVEY INACCURACIES.

SEE ARCHITECTURAL/STRUCTURAL PLANS
FOR ALL RETAINING WALLS DESIGN(S).
ALL RETAINING WALLS 30" OR HIGHER WILL
REQUIRE A GUARDRAIL. RETAINING WALLS
48" OR HIGHER WILL REQUIRE A PERMIT
FROM THE BUILDING DEPARTMENT.

	ELEV=928.00
	ELEV=942.00
	ELEV=943.33
	ELEV=944.33
	ELEV=945.33

NOTE: ADD 900.00 TO ALL PROPOSED GRADES TO OBTAIN SITE DATUM ELEVATION.

WETLAND DELINEATION WAS PROVIDED FROM REPORT DATED
SEPTEMBER 30, 2025 PREPARED BY:
BARR ENGINEERING
3005 BOARDWALK STREET, SUITE 100
ANN ARBOR, MI 48105

 SOIL BORING—REFER TO GEOTECHNICAL INVESTIGATION PERFORMED BY TESTING ENGINEERS & CONSULTANTS, INC. (TEC REPORT: 58302 DATED OCTOBER 31, 2017) FOR DETAILS.

☒ INFILTRATION TEST PIT-REFER TO SOIL INFILTRATION TESTS PERFORMED BY TESTING ENGINEERS & CONSULTANTS, INC. (TEC REPORT: 65249 DATED OCTOBER 2025) FOR DETAILS.

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCE GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.

2. THE CONTRACTOR IS REQUIRED TO REINFORCE SUBGRADE SOLS BENEATH PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.

3. THE CONTRACTOR IS REQUIRED TO PROTECT EXISTING UTILITIES AND EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER. SHOES SHALL BE SUBMITTED TO STONER ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.

4. THE CONTRACTOR IS REQUIRED TO ENSURE THAT ALL OPERATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST DISA REGULATIONS.

5. THE CONTRACTOR IS RESPONSIBLE FOR ANY Dewatering Design and Operations, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS.

6. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER PROTECTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THE OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

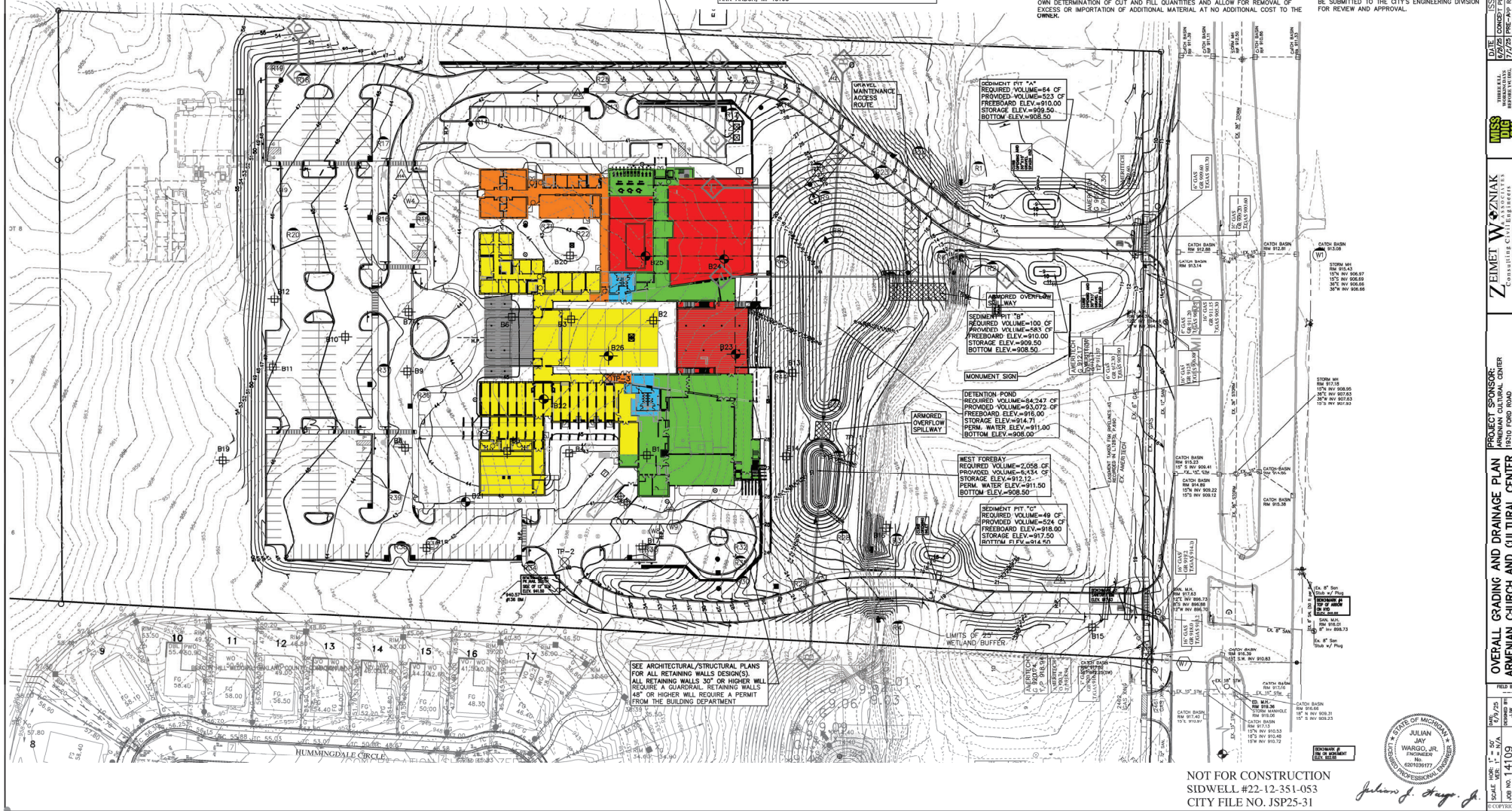
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS

GRADING NOTES:

1. SLOPE GRADE AT MAXIMUM 4:1 (25%) TO MEET EXISTING GROUND.
2. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.00%

PATHWAY GRADING NOTE:
PROPOSED PATHWAY REMOVAL AND REPLACEMENT
WITHIN THE RIGHT-OF-WAY SHALL MATCH EXISTING
GRADES AT EACH END.

DEWATERING NOTE:
IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, THEN A DEWATERING PLAN MUST BE PREPARED BY THE CONTRACTOR AND MUST BE SUBMITTED TO THE CITY'S ENGINEERING DIVISION FOR REVIEW AND APPROVAL.

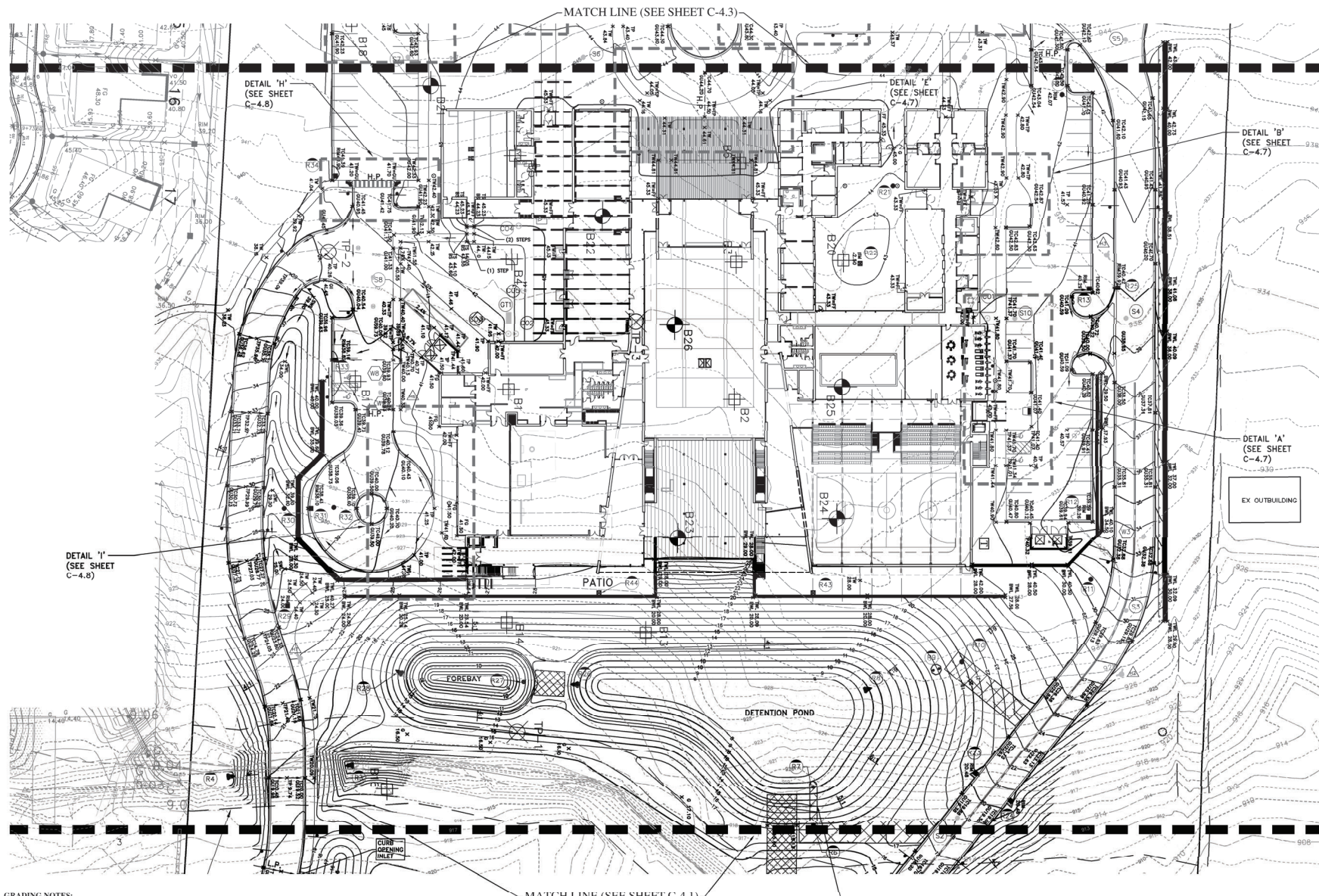


NOT FOR CONSTRUCTION
SIDWELL #22-12-351-053
CITY FILE NO. JSP25-31

Julius J. Hugo, Jr.

[illegible]

Z:\Projects\1100\1100 GRADING AND DRAINAGE PLAN - 2-12-351-053.dwg, 2-12 GRADING AND DRAINAGE PLAN, 03/23/2015 10:32 AM, dwg, jsp



- GRADING NOTES:**
1. PROPOSED GRADES ARE SOMETIMES 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 THE PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES OF LESS THAN 1%) OR AN UNSAFE CONDITION WITH PAVEMENT SLOPES IN EXCESS OF 5% (UNLESS OTHERWISE NOTED). THE CONTRACTOR SHALL ADVISE THE ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
 2. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE DEMOLITION HAS OCCURRED, AND NOT YET BUILT UPON, PAVED, OR RESTORED. THE CONTRACTOR MUST INSTALL AND MAINTAIN APPROPRIATE MEASURES TO PROTECT ADJACENT PROPERTIES.

PROVIDE 5-FT WIDE STONE BRIDGE TO ALLOW DIRECT ACCESS TO THE STANDPIPE FROM THE BANK OF THE BASIN DURING HIGH-WATER CONDITIONS (STONE TO EXTEND 6-INCHES ABOVE HIGH WATER ELEVATION)

- GRADING LEGEND:**
- TO = TOP OF CURB
 - TW = TOP OF WALK
 - TP = TOP OF PAVEMENT
 - TB = TOP OF BANK
 - TWL = TOP OF WALL
 - BWL = BOTTOM OF WALL
 - G = GROUND
 - D = DITCH
 - GU = GUTTER
 - FG = FINISH GRADE
 - FF = FINISH FLOOR
 - BF = BASEMENT FLOOR
 - SL = SLOPE
 - SWL = SWALE

NOTE: ADD 900.00 TO ALL PROPOSED GRADES TO OBTAIN SITE DATUM ELEVATION.

NOT FOR CONSTRUCTION
SIDWELL #22-12-351-053
CITY FILE NO. JSP25-31

Julian J. Hayes, Jr.
JULIAN J. HAYES, JR.
ENGINEER
001036177
PROFESSIONAL
STATE OF MICHIGAN

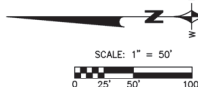


DATE ISSUED FOR	
11/2/21	PRELIMINARY SPA
5/17/21	REDC REVIEW
5/27/21	PRELIMINARY SPA
THOMAS HALL 11000 WOODBURN RD BAYVIEW, MI 48064 TEL: 313.487.2000 WWW.SIDWELL.COM	
PROJECT SPONSOR: ARMENIAN CULTURAL CENTER 1810 FORD ROAD BAYVIEW, MI 48064	
SECTION 12, CITY OF NO. OAKLAND COUNTY, MICHIGAN	
GRADING AND DRAINAGE PLAN ARMENIAN CHURCH AND CULTURAL CENTER	
SHEET NO. C-4.2	
SCALE: 1" = 30'	DATE: 11/2/21
JOB NO. 14109	DATE: 11/2/21
SHEET NO. C-4.2	

STORM SEWER COORDINATE TABLE						
NO	DESCRIPTION	FRAME & COVER	RIM	PIPE	DIRECTION	INVERTS
001	8" CO	CAP	941.82	8"	W	935.37
002	8" CO	CAP	943.55	8"	E	940.28
003	8" CO	CAP	944.29	8"	W	940.28
004	8" CO	CAP	943.25	8"	S	940.71
005	8" CO	CAP	942.64	8"	N	940.71
006	8" CO	CAP	941.39	8"	E	935.68
007	8" CO	CAP	941.38	8"	W	935.68
008	8" CO	CAP	941.38	8"	E	923.47
009	8" CO	CAP	941.38	8"	W	923.47
010	8" CO	CAP	941.38	8"	E	928.65
011	8" CO	CAP	941.38	8"	W	928.65
012	8" CO	CAP	941.38	8"	E	905.33
013	8" CO	CAP	941.38	8"	W	905.33
014	8" CO	CAP	941.38	8"	E	906.07
015	8" CO	CAP	941.38	8"	W	906.07
016	8" CO	CAP	941.38	8"	E	908.38
017	8" CO	CAP	941.38	8"	W	908.38
018	8" CO	CAP	941.38	8"	E	909.63
019	8" CO	CAP	941.38	8"	W	909.63
020	8" CO	CAP	941.38	8"	E	910.00
021	8" CO	CAP	941.38	8"	W	910.00
022	8" CO	CAP	941.38	8"	E	910.00
023	8" CO	CAP	941.38	8"	W	910.00
024	8" CO	CAP	941.38	8"	E	910.00
025	8" CO	CAP	941.38	8"	W	910.00
026	8" CO	CAP	941.38	8"	E	910.00
027	8" CO	CAP	941.38	8"	W	910.00
028	8" CO	CAP	941.38	8"	E	910.00
029	8" CO	CAP	941.38	8"	W	910.00
030	8" CO	CAP	941.38	8"	E	910.00
031	8" CO	CAP	941.38	8"	W	910.00
032	8" CO	CAP	941.38	8"	E	910.00
033	8" CO	CAP	941.38	8"	W	910.00
034	8" CO	CAP	941.38	8"	E	910.00
035	8" CO	CAP	941.38	8"	W	910.00
036	8" CO	CAP	941.38	8"	E	910.00
037	8" CO	CAP	941.38	8"	W	910.00
038	8" CO	CAP	941.38	8"	E	910.00
039	8" CO	CAP	941.38	8"	W	910.00
040	8" CO	CAP	941.38	8"	E	910.00
041	8" CO	CAP	941.38	8"	W	910.00
042	8" CO	CAP	941.38	8"	E	910.00
043	8" CO	CAP	941.38	8"	W	910.00
044	8" CO	CAP	941.38	8"	E	910.00
045	8" CO	CAP	941.38	8"	W	910.00
046	8" CO	CAP	941.38	8"	E	910.00
047	8" CO	CAP	941.38	8"	W	910.00
048	8" CO	CAP	941.38	8"	E	910.00
049	8" CO	CAP	941.38	8"	W	910.00
050	8" CO	CAP	941.38	8"	E	910.00
051	8" CO	CAP	941.38	8"	W	910.00
052	8" CO	CAP	941.38	8"	E	910.00
053	8" CO	CAP	941.38	8"	W	910.00
054	8" CO	CAP	941.38	8"	E	910.00
055	8" CO	CAP	941.38	8"	W	910.00
056	8" CO	CAP	941.38	8"	E	910.00
057	8" CO	CAP	941.38	8"	W	910.00
058	8" CO	CAP	941.38	8"	E	910.00
059	8" CO	CAP	941.38	8"	W	910.00
060	8" CO	CAP	941.38	8"	E	910.00
061	8" CO	CAP	941.38	8"	W	910.00
062	8" CO	CAP	941.38	8"	E	910.00
063	8" CO	CAP	941.38	8"	W	910.00
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066	8" CO	CAP	941.38	8"	E	910.00
067	8" CO	CAP	941.38	8"	W	910.00
068	8" CO	CAP	941.38	8"	E	910.00
069	8" CO	CAP	941.38	8"	W	910.00
070	8" CO	CAP	941.38	8"	E	910.00
071	8" CO	CAP	941.38	8"	W	910.00
072	8" CO	CAP	941.38	8"	E	910.00
073	8" CO	CAP	941.38	8"	W	910.00
074	8" CO	CAP	941.38	8"	E	910.00
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076	8" CO	CAP	941.38	8"	E	910.00
077	8" CO	CAP	941.38	8"	W	910.00
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079	8" CO	CAP	941.38	8"	W	910.00
080	8" CO	CAP	941.38	8"	E	910.00
081	8" CO	CAP	941.38	8"	W	910.00
082	8" CO	CAP	941.38	8"	E	910.00
083	8" CO	CAP	941.38	8"	W	910.00
084	8" CO	CAP	941.38	8"	E	910.00
085	8" CO	CAP	941.38	8"	W	910.00
086	8" CO	CAP	941.38	8"	E	910.00
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096	8" CO	CAP	941.38	8"	E	910.00
097	8" CO	CAP	941.38	8"	W	910.00
098	8" CO	CAP	941.38	8"	E	910.00
099	8" CO	CAP	941.38	8"	W	910.00
100	8" CO	CAP	941.38	8"	E	910.00

BUILDING SERVICE AND LEAD NOTES:

1. THE UNDERGROUND UTILITY CONTRACTOR SHALL CONFIRM AND COORDINATE THE EXACT SIZE, LOCATION, AND ELEVATION OF ALL BUILDING SERVICES AND LEADS WITH THE PLUMBING CONTRACTOR.
2. THE UNDERGROUND UTILITY CONTRACTOR SHALL CONFIRM AND COORDINATE UNDERGROUND EXTERIOR WALL PENETRATIONS AND CAST-IN-PLACE SLEEVES FOR ALL BUILDING SERVICES AND LEADS WITH THE BUILDING FOOTING CONTRACTOR.



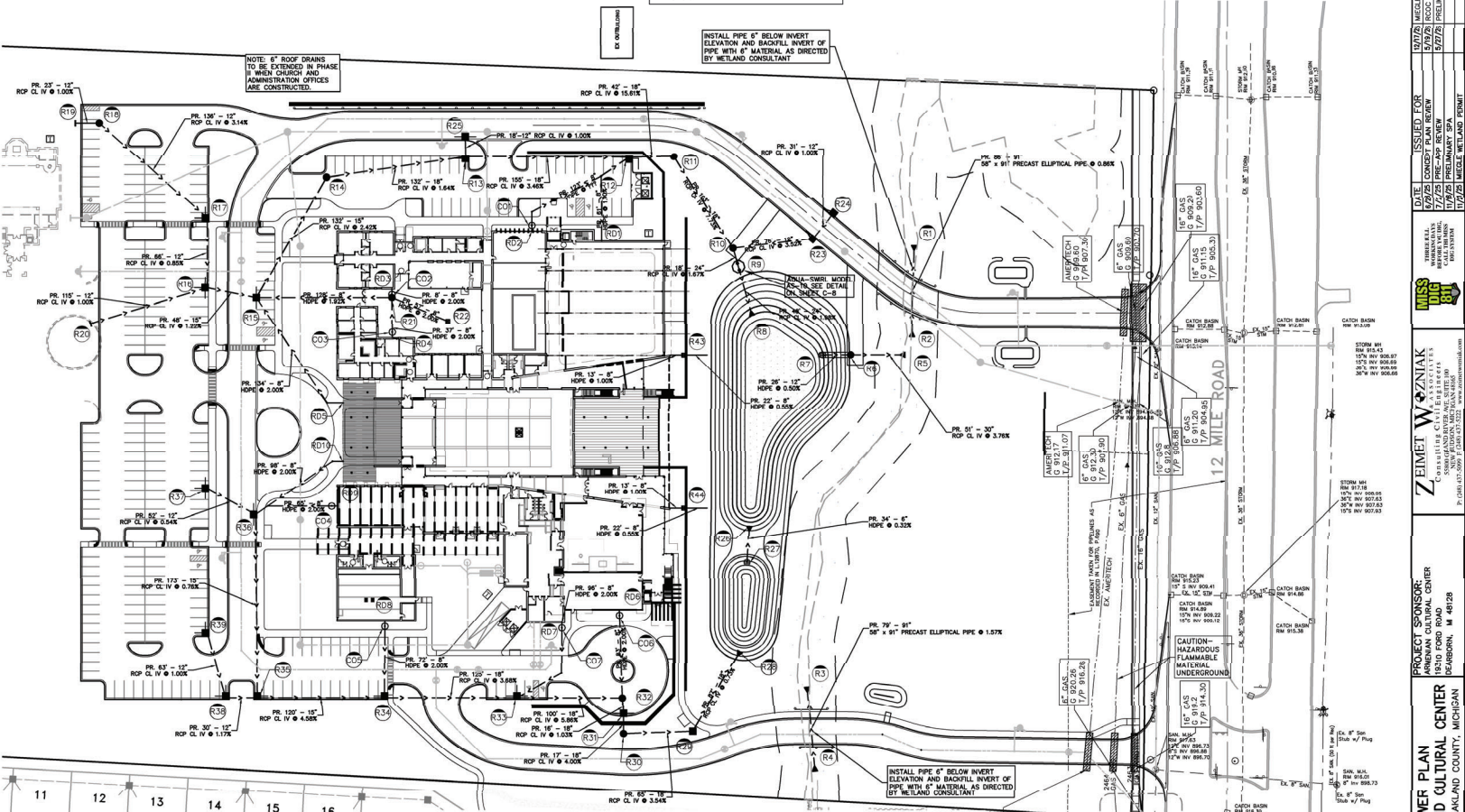
- STORM SEWER MATERIAL NOTES:**
1. 6" DIAMETER PIPE SHALL BE PVC SCH. 40.
 2. 8" DIAMETER PIPE SHALL BE PVC SDR 26.
 3. 12" AND GREATER DIAMETER PIPE SHALL BE RCP CL. 4 OR CMP-HI GAUGE AS INDICATED ON THE PROFILES. SHEETS C-5.4 AND C-5.5.

C.S.B. NOTES:

- C.S.B. DENOTES SAND BACKFILL (MOOT SAND CLASS II) COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM UNIT WEIGHT.
- C.S.B. REQUIRED UNDER OR WITHIN A 1 ON 1 SLOPE OF EXISTING OR PROPOSED PAVEMENT AND AT ALL UTILITY CROSSINGS.

BENCHMARK NOTE:

FOR BENCHMARK INFORMATION SEE TOPOGRAPHIC & TREF. SURVEY (SHEET CSI.0 BY SUJAK ENGINEERING, JOB NO. 16-078, DATED 9/25/2025).



11 12 13 14 15 16

CAUTIONARY NOTES:

1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, LOCATED WITHIN THE LIMITS OF THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSMIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM. THEY SHALL ENDEAVOR TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.

UTILITY LEGEND

- | EXISTING | PROPOSED |
|------------------|------------------|
| ● MANHOLE | ● MANHOLE |
| ○ CATCH BASIN | ○ CATCH BASIN |
| — END SECTION | — INLET |
| — GATE VALVE | — CLEANOUT |
| — HYDRANT | — END SECTION |
| — UTILITY POLE | — ROOF DRAIN |
| — GUY ANCHOR | — GATE VALVE |
| — LIGHT POLE | — HYDRANT |
| — SIGN | — WATER SHUT-OFF |
| — TREE | — SANITARY SEWER |
| — SANITARY SEWER | — STORM SEWER |
| — STORM SEWER | — WATER MAIN |
| — WATER MAIN | |
| — GAS MAIN | |
| — ELECTRIC CABLE | |

CAUTION!!!
CONTRACTOR TO VERIFY LOCATIONS AND DEPTHS OF EXISTING GAS MAINS ALONG 12 MILE ROAD PRIOR TO CONSTRUCTION.

NOT FOR CONSTRUCTION
SIDWELL #22-12-351-053
CITY FILE NO. JSP25-37

Julian J. Hager, Jr.

DATE ISSUED FOR REVIEW: 10/27/25

DATE PREPARED: 10/27/25

DATE CHECKED: 10/27/25

DATE APPROVED: 10/27/25

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

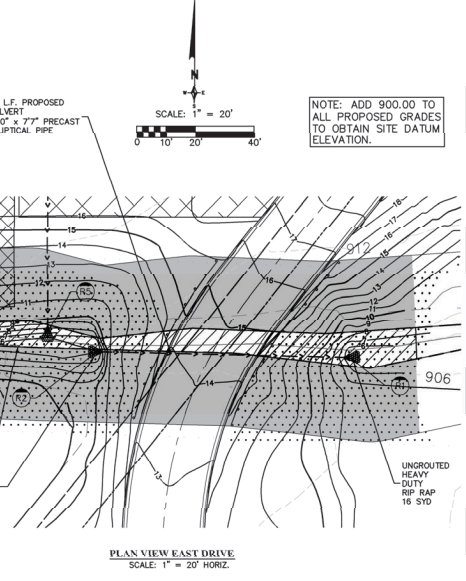
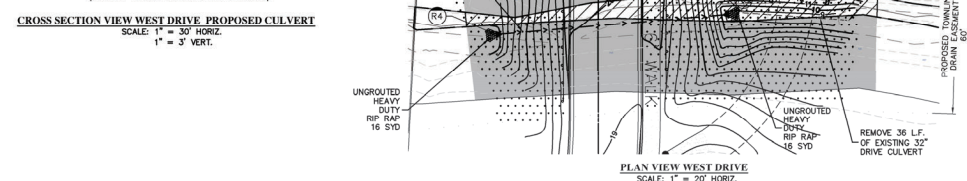
APPROVED BY: [Signature]

PROJECT SPONSOR: ARMANIAN CHURCH AND CULTURAL CENTER

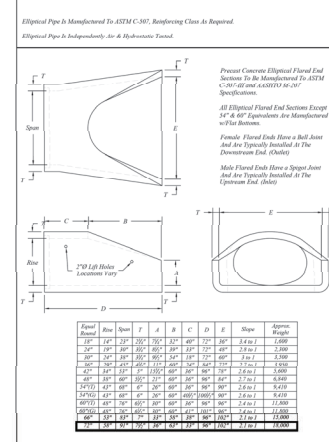
SECTION 12, CITY OF NOL, OAKLAND COUNTY, MICHIGAN

SCALE: 1" = 40'

SHEET NO. C-5



<u>PROPOSED CUT AND FILL WITHIN WETLAND BUFFER</u>			
<u>DRIVEWAY</u>	<u>CUT</u>	<u>FILL</u>	<u>NET</u>
WEST	134 (CY)	730 (CY)	596 (CY) FILL
EAST	121 (CY)	1007 (CY)	877 (CY) FILL
EXT. TOTAL	255 (CY)	1737 (CY)	1482 (CY) FILL



ENVIRONMENTAL FEATURES LEGEND

	WETLAND IMPACT
	WETLAND BUFFER ZONE DISTURBANCE
	LIMITS OF WETLAND
	LIMITS OF BUFFER

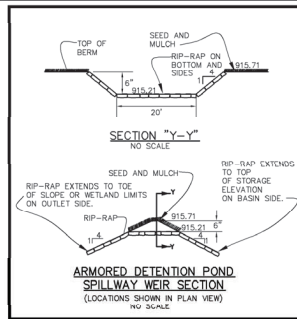
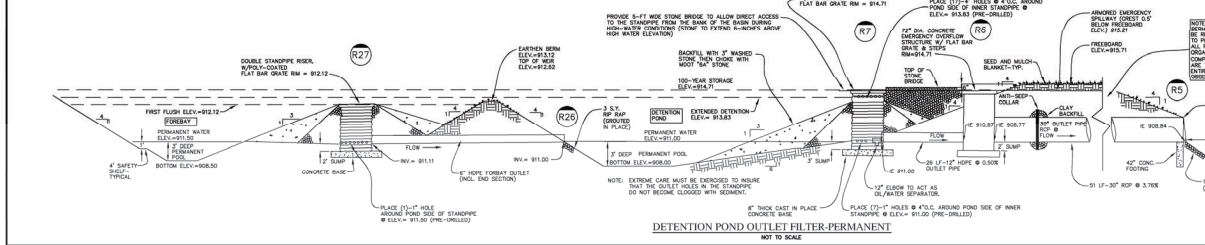
C.S.B. NOTES:
C.S.B. DENOTES SAND BACKFILL
COMPACTED IN 6" LAYERS TO 95%
OF MAXIMUM UNIT WEIGHT.
C.S.B. REQUIRED UNDER OR WITHIN
A 1 ON 1 SLOPE OF EXISTING OR
PROPOSED PAVEMENT AND AT ALL
UTILITY CROSSINGS.



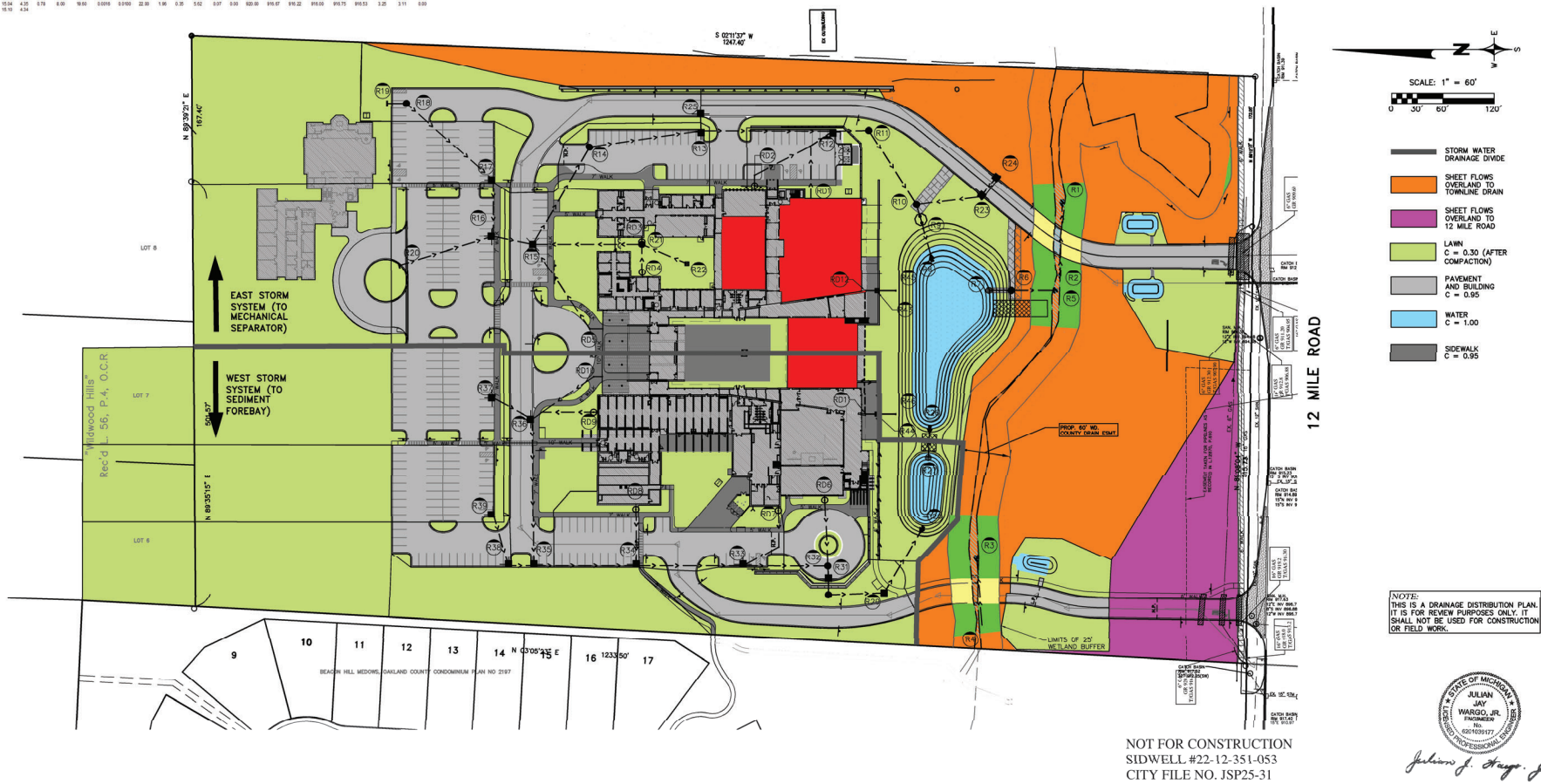
NOT FOR CONSTRUCTION
SIDWELL #22-12-351-053
CITY FILE NO. JSP25-31

Julian J. Hays, Jr.

[illegible]

[illegible]

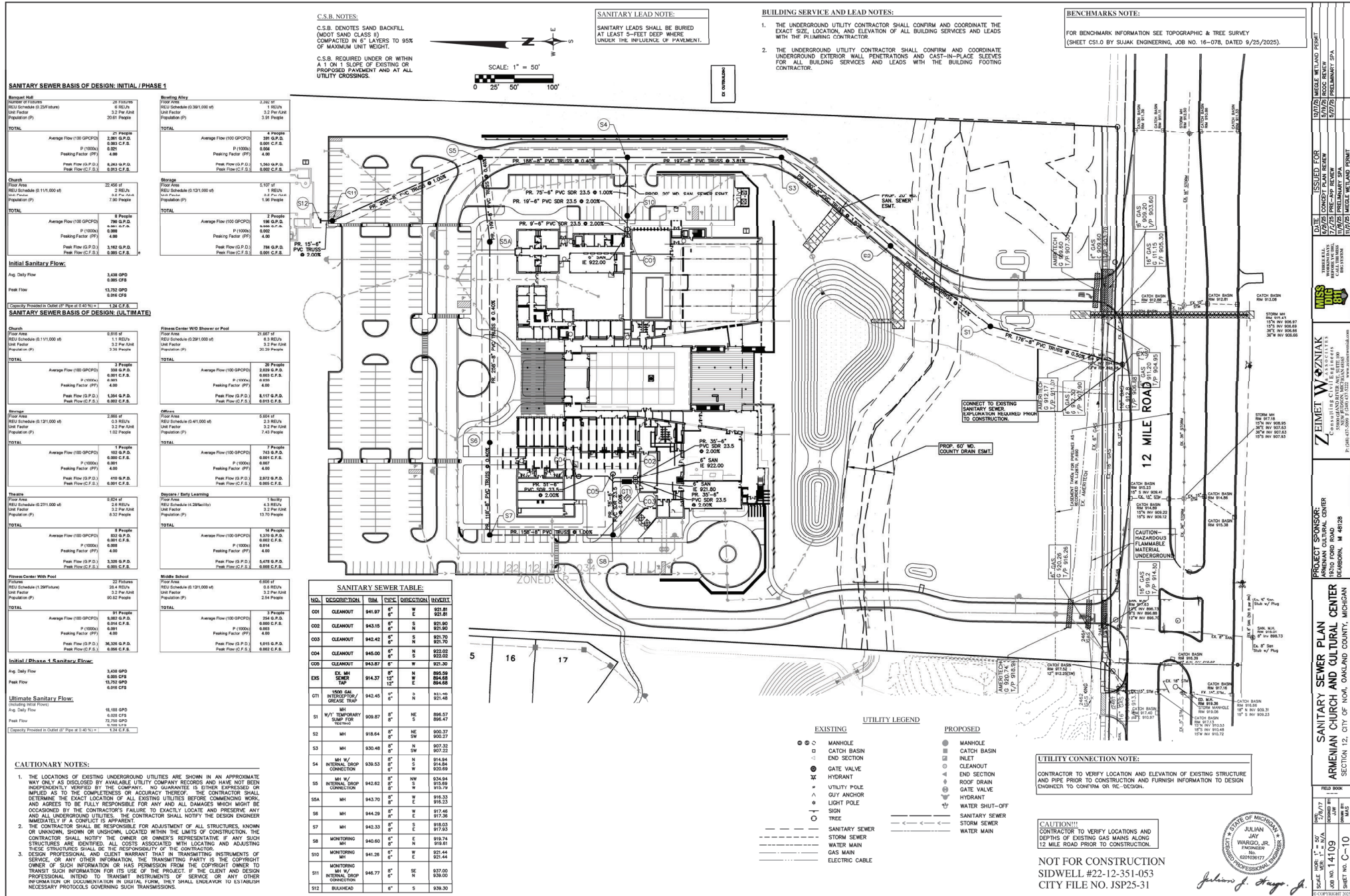
Julian J. Hays, Jr.

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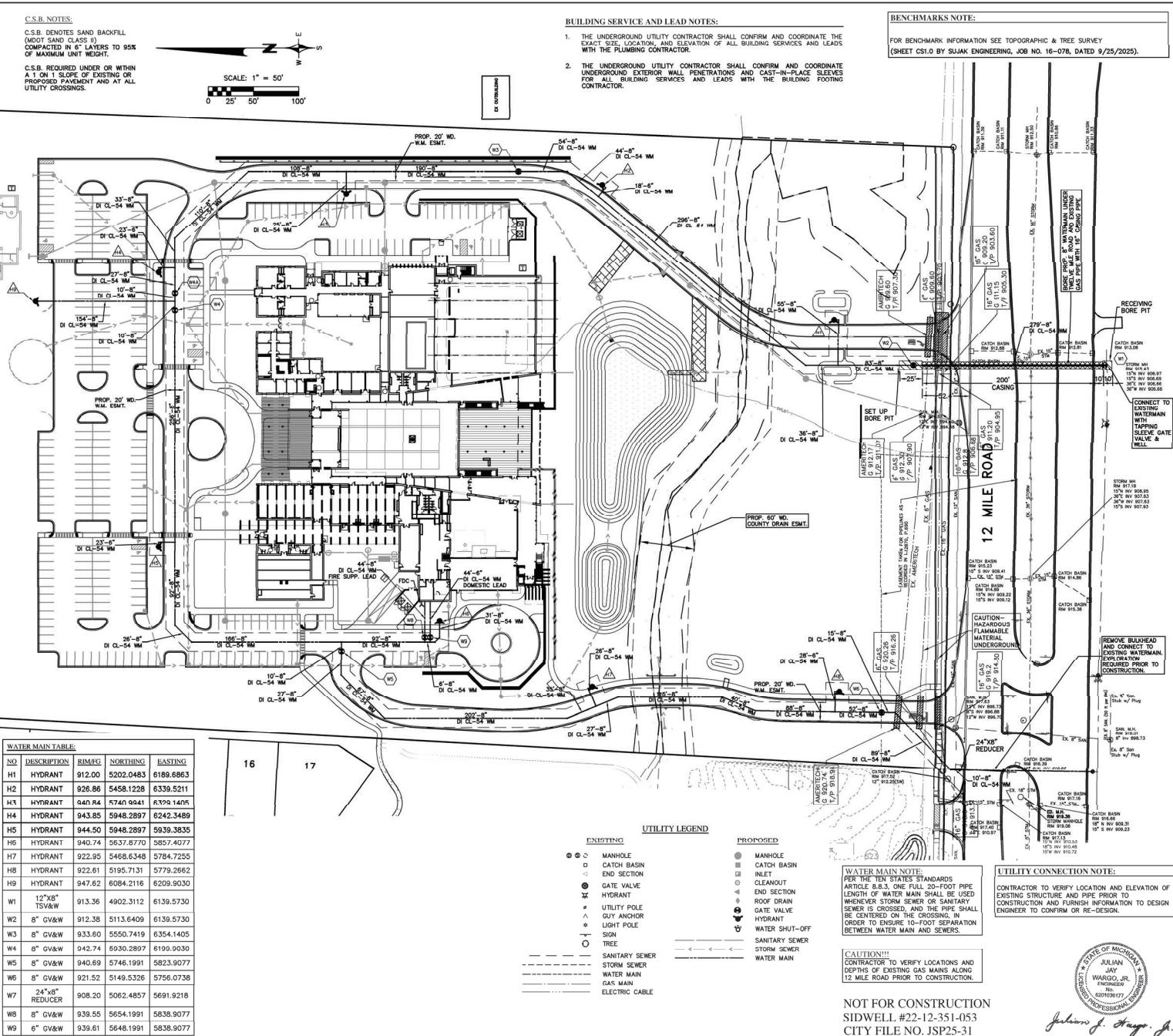
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SIDWELL #22-12-351-053
CITY FILE NO. JSP25-31

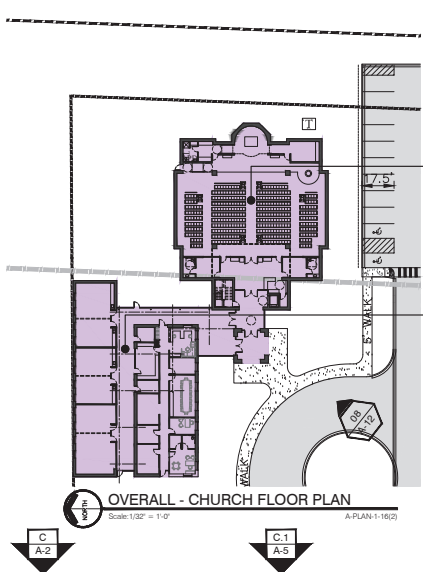


Julian J. Wargo, Jr.



WATER MAIN BASIS OF DESIGN: INITIAL			
Building Area	38,700 sq. ft.	REU Schedule (B 201,000 ft)	3.302 ft
Number of Floors	2	REU Schedule (B 201,000 ft)	3.302 ft
Use Factor	0.001 C.F.S.	Use Factor	0.001 C.F.S.
Population (P)	20 People	Population (P)	20 People
TOTAL			
Average Flow (100 GPCD)	20 G.P.D.	Average Flow (100 GPCD)	20 G.P.D.
Design Max. Flow + (2.5 X Avg)	50.00 G.P.D.	Design Max. Flow + (2.5 X Avg)	50.00 G.P.D.
Church			
Building Area	32,400 sq. ft.	REU Schedule (B 201,000 ft)	3.302 ft
Number of Floors	2	REU Schedule (B 201,000 ft)	3.302 ft
Use Factor	0.001 C.F.S.	Use Factor	0.001 C.F.S.
Population (P)	7.50 People	Population (P)	7.50 People
TOTAL			
Average Flow (100 GPCD)	7.50 G.P.D.	Average Flow (100 GPCD)	7.50 G.P.D.
Design Max. Flow + (2.5 X Avg)	18.75 G.P.D.	Design Max. Flow + (2.5 X Avg)	18.75 G.P.D.
Initial / Phase 1 Water Main Flow:			
Avg. Daily Flow	0.013 G.P.D.	Avg. Daily Flow	0.013 G.P.D.
Peak Flow	0.034 G.P.D.	Peak Flow	0.034 G.P.D.
WATER MAIN BASIS OF DESIGN: (ULTIMATE)			
Building Area	38,700 sq. ft.	REU Schedule (B 201,000 ft)	3.302 ft
Number of Floors	2	REU Schedule (B 201,000 ft)	3.302 ft
Use Factor	0.001 C.F.S.	Use Factor	0.001 C.F.S.
Population (P)	20 People	Population (P)	20 People
TOTAL			
Average Flow (100 GPCD)	20 G.P.D.	Average Flow (100 GPCD)	20 G.P.D.
Design Max. Flow + (2.5 X Avg)	50.00 G.P.D.	Design Max. Flow + (2.5 X Avg)	50.00 G.P.D.
Church			
Building Area	32,400 sq. ft.	REU Schedule (B 201,000 ft)	3.302 ft
Number of Floors	2	REU Schedule (B 201,000 ft)	3.302 ft
Use Factor	0.001 C.F.S.	Use Factor	0.001 C.F.S.
Population (P)	7.50 People	Population (P)	7.50 People
TOTAL			
Average Flow (100 GPCD)	7.50 G.P.D.	Average Flow (100 GPCD)	7.50 G.P.D.
Design Max. Flow + (2.5 X Avg)	18.75 G.P.D.	Design Max. Flow + (2.5 X Avg)	18.75 G.P.D.
Initial / Phase 1 Water Main Flow:			
Avg. Daily Flow	0.013 G.P.D.	Avg. Daily Flow	0.013 G.P.D.
Peak Flow	0.034 G.P.D.	Peak Flow	0.034 G.P.D.
Ultimate Water Main Flow:			
Building Area	38,700 sq. ft.	REU Schedule (B 201,000 ft)	3.302 ft
Number of Floors	2	REU Schedule (B 201,000 ft)	3.302 ft
Use Factor	0.001 C.F.S.	Use Factor	0.001 C.F.S.
Population (P)	20 People	Population (P)	20 People
TOTAL			
Average Flow (100 GPCD)	20 G.P.D.	Average Flow (100 GPCD)	20 G.P.D.
Design Max. Flow + (2.5 X Avg)	50.00 G.P.D.	Design Max. Flow + (2.5 X Avg)	50.00 G.P.D.
CAUTIONARY NOTES:			
1. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.			
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENT OF ALL STRUCTURES, KNOWN OR UNKNOWN, SHOWN OR UNKNOWN, LOCATED WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE IF ANY SUCH STRUCTURES ARE IDENTIFIED. ALL COSTS ASSOCIATED WITH LOCATING AND ADJUSTING THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.			
3. DESIGN PROFESSIONAL AND CLIENT WARRANT THAT IN TRANSMITTING INSTRUMENTS OF SERVICE, OR ANY OTHER INFORMATION, THE TRANSMITTING PARTY IS THE COPYRIGHT OWNER OF SUCH INFORMATION OR HAS PERMISSION FROM THE COPYRIGHT OWNER TO TRANSMIT SUCH INFORMATION FOR ITS USE OF THE PROJECT. IF THE CLIENT AND DESIGN PROFESSIONAL INTEND TO TRANSMIT INSTRUMENTS OF SERVICE OR ANY OTHER INFORMATION OR DOCUMENTATION IN DIGITAL FORM, THEY SHALL ENSURE TO ESTABLISH NECESSARY PROTOCOLS GOVERNING SUCH TRANSMISSIONS.			





Future Phase
Area A (ML)
Church / Choir Loft
Total Seating For 400

Future Phase
Area B (ML)
Classrooms (6) /
Administration Offices

Future Phase
Area A (ML)
Child Care Center

Future Phase
Area A (ML)
ACC Offices / Meeting Rooms

Future Phase
Area B (LL)
Pool & Fitness Center

Phase I
Area C (ML)
Main Entry / Lobby / Entry Canopy /
Corridor Leading to Fellowship Hall /
Armenian Genocide Memorial Court

Future Phase
Area A (LL)
Gymnasium / Locker Rooms /
Outdoor Patio

Future Phase
Area A (ML)
Art Gallery

Future Phase
Area A (ML)
Auditorium, Lobby & Toilets

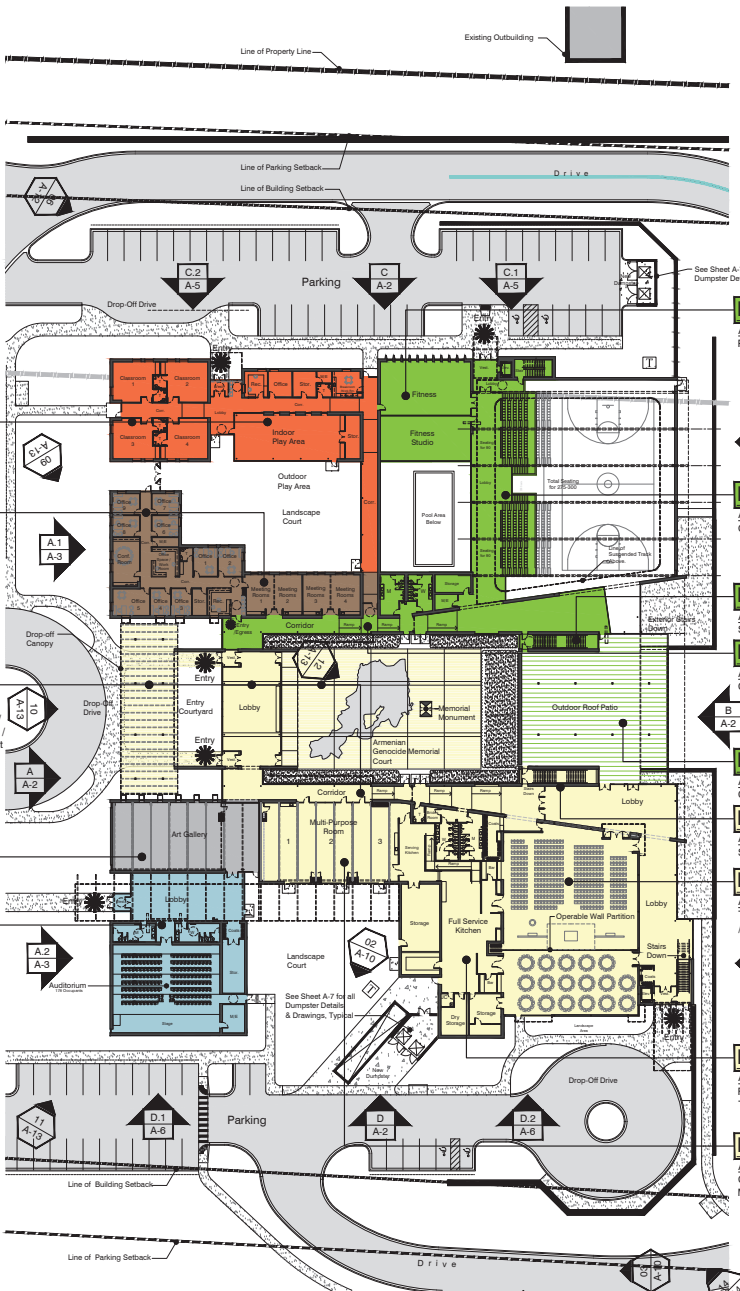
Future Phase
Area A (LL)
Youth Area /
Stair Down to Youth Area

Phase I
Area A (LL)
Stair Down to Agoump Area

Phase I
Area A (LL)
Armenian Agoump Area /
Outdoor Patio



OVERALL - LOWER LEVEL FLOOR PLAN
Scale: 1/32" = 1'-0"
A-PLAN 1-16(2)



OVERALL - MAIN LEVEL FLOOR PLAN
Scale: 1/32" = 1'-0"
A-PLAN 1-16
Note: See Sheet A-7 for all Site Signage & Dumpster Details & Drawings, Typical

Future Phase
Area B (ML)
Pool & Fitness Center

Future Phase
Area A (ML)
Gymnasium - Seating For 275-300

Future Phase
Area A (ML)
Stair Down to Youth Area

Future Phase
Area A (ML)
Corridor Leading to Gymnasium

Future Phase
Area A (ML)
Outdoor Roof Patio

Future Phase
Area A (ML)
Stair Down to Agoump Area

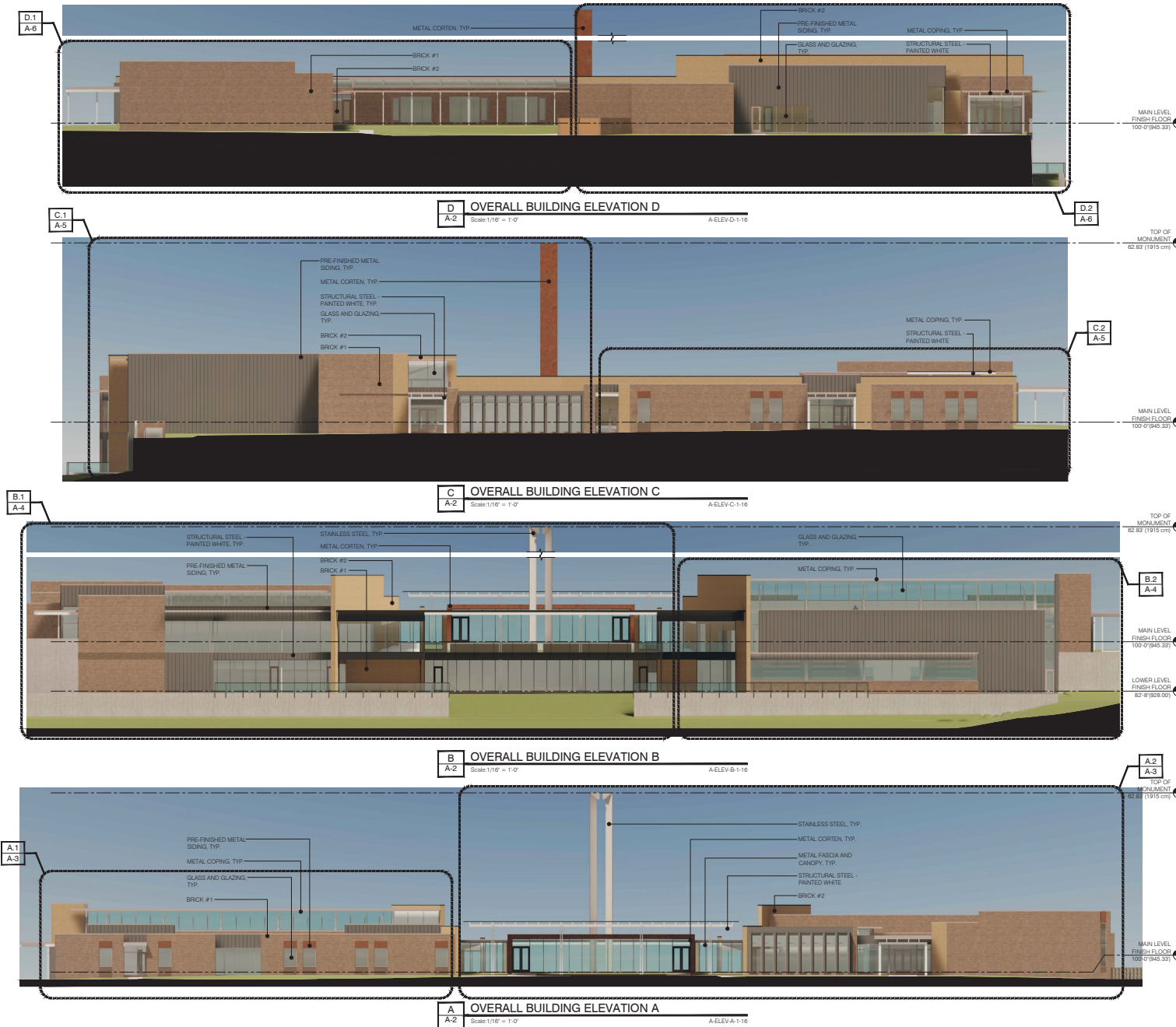
Phase I
Area A (ML)
Temporary Church - Seating 335 /
Fellowship Hall - Seating +140
Total Seating 475

Phase I
Area B (ML)
Full Service Kitchen /
Toilets, Coats & Storage

Phase I
Area D (ML)
Common Spaces /
Multi-Purpose Room

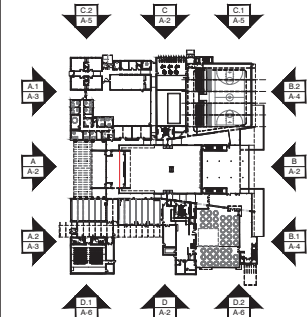
PHASE LEGEND	
Area A	Phase I Temporary Church / Fellowship Hall (ML) Armenian Agoump Area (LL) Kitchen (LL) Cigar Room (LL) Outdoor Patio (LL) Stair Leading Down to Agoump Area Storage - Unfinished Area (Yellow)
Area B	Phase I Full Service Kitchen (ML) Toilets, Coats & Storage
Area C	Phase I Main Entry / Lobby Entry Canopy Corridor Leading to Fellowship Hall Armenian Genocide Memorial Court
Area D	Phase I Common Spaces / Multi-Purpose Room
Area A	Future Phase Church
Area B	Future Phase Classrooms (6) Administrative Offices (Church / Support)
Area A	Future Phase Gymnasium & Seating (ML / LL) Suspended Gymnasium Track Stair Leading Down to Youth Area (ML) Lobby, Toilets & Storage (ML) Corridor Leading to Gymnasium (ML) Outdoor Roof Patio (ML) Locker Rooms & Storage (LL) Outdoor Patio (LL) Youth Area (LL)
Area B	Future Phase Pool & Fitness Center
Area A	Future Phase ACC Offices / Meeting Rooms
Area A	Future Phase Child Care Center
Area A	Future Phase Art Gallery
Area A	Future Phase Auditorium, Lobby & Toilets
Area A	Future Phase Youth Area / Stair Down to Youth Area
Area A	Future Phase Armenian Agoump Area / Outdoor Patio

Sheet Title	Overall Plans	Project	Armenian Church And Cultural Center Novi, MI	Revisions	05/27/26 PRELIMINARY SPA
	Drawn / Checked EPC / CGP	Approved: CGP	Date: 05/27/26 PRELIMINARY SPA		
Project No. 202417		Continence George Pappas AIA Architecture + Planning 1025 S. Washtenaw Ave., Suite 200, Ann Arbor, MI 48107 P: 734.762.8998 F: 734.762.8999 www.cgp-architecture.com			



FACADE MATERIAL LEGEND

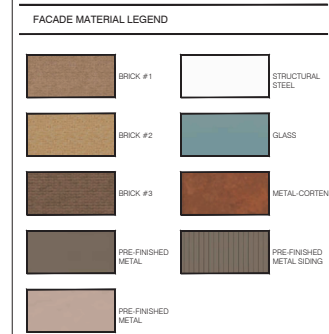
	BRICK #1		STRUCTURAL STEEL
	BRICK #2		GLASS
	BRICK #3		METAL CORTEX
	PRE-FINISHED METAL		PRE-FINISHED METAL SIDING
	PRE-FINISHED METAL		



KEY PLAN
Scale: N.T.S. A-PLANS-KEY

P:\SSD\PROJECTS\2024\17-ACC-NOV-MID-9-BETW-2-PRELIMINARY SPA-2 OVERALL BUILDING ELEVATIONS.DWG (May 22, 2026)

Sheet Title	Project	Revisions
Overall Building Elevations	Armenian Church And Cultural Center Novi, MI	05/27/26 PRELIMINARY SPA
Drawn / Checked E.P.C. / C.G.P.	Architecture Planning & Design 1025 S. Washtenaw St., Suite 100 Ann Arbor, MI 48107 P: 248.029.8998 F: 248.298.3192 www.cgp-architecture.com	THIS REGISTRATION SEAL IS FOR THE DRAWING ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEER'S SEAL OR ENDORSEMENT OF ANY INDIVIDUAL ENGINEER'S DESIGN.
Approved: C.G.P.	Project No. 202417	
Date: 05/27/26	PRELIMINARY SPA	
Sheet No. A-2		



P:\SDSK\PROJ\202417 - ACC - NOV, MI\03 - STE\03 - SHEET\02 - PRELIMINARY SPA-3 ENLARGED BUILDING ELEVATION A.1 & A.2.DWG May 22 2026

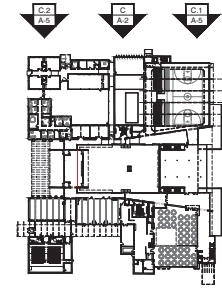
Sheet Title	Project
Enlarged Building Elevation A.1 & A.2	Armenian Church And Cultural Center Novi, MI
Drawn / C.G.P. Approved: C.G.P. Date: 05/27/26 PRELIMINARY SPA	Project No. 2024-17

0027-26 PRELIMINARY SPA	Revisions	Architect's Seal	THIS REGISTRATION SEAL IS FOR THE ARCHITECT'S USE ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE THE NECESSARY INFORMATION TO THE BOARD OF ARCHITECTS TO MAINTAIN THE SEAL IN GOOD STANDING.
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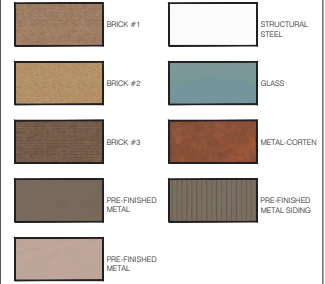


FACADE MATERIAL LEGEND			
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	BRICK #2		GLASS
	BRICK #3		METAL-CORT
	PRE-FINISHED METAL		PRE-FINISHED METAL SAWN
	PRE-FINISHED METAL		TOP OF





FACADE MATERIAL LEGEND

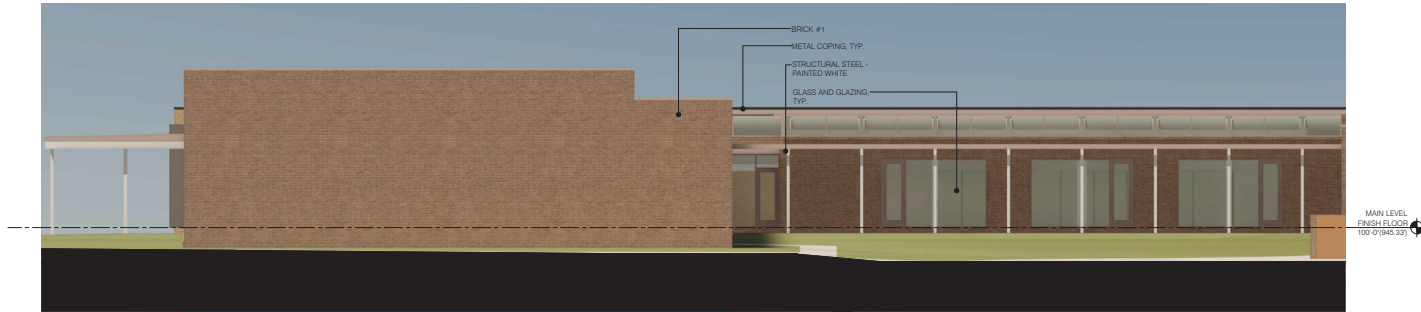


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Sheet Title	Project	Revisions
Enlarged Building Elevation C.1 & C.2	Armenian Church And Cultural Center Novi, MI	05/27/26 PRELIMINARY SPA
Drawn / Checked E.P.C. / C.G.P.	Armenian Church And Cultural Center Novi, MI	THIS REGISTRATION SEAL IS FOR THE DRAWINGS ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEER'S SEAL OR A PROFESSIONAL ENGINEER'S DISCIPLINE
Approved: C.G.P.	Armenian Church And Cultural Center Novi, MI	
Date: 05/27/26	Armenian Church And Cultural Center Novi, MI	
PROJECT NO. 202417	Armenian Church And Cultural Center Novi, MI	
SHEET NO. A-5	Armenian Church And Cultural Center Novi, MI	

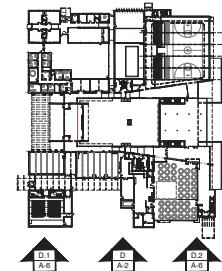


D.2
A-6 ENLARGED BUILDING ELEVATION D.2
Scale: 1/8" = 1'-0" A-ELEV-D-1-16-D.2



D.1
A-6 ENLARGED BUILDING ELEVATION D.1
Scale: 1/8" = 1'-0" A-ELEV-D-1-16-D.1

FACADE MATERIAL LEGEND			
	BRICK #1		STRUCTURAL STEEL
	BRICK #2		GLASS
	BRICK #3		METAL CORTEN
	PRE-FINISHED METAL		PRE-FINISHED METAL SIDING
	PRE-FINISHED METAL		

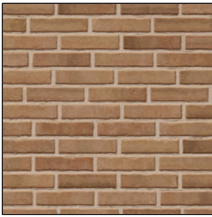


KEY PLAN
Scale: N.T.S. A-PLANS-KEY

P:\SSDKP\0202417-ACC-NOI-MIG-3-SET-03-SHEET02-PREIMINARY SPA-ENLARGED BUILDING ELEVATION D.1 & D.2.DWG May 22 2026

Sheet Title		Project	Revisions	
Enlarged Building Elevation D.1 & D.2		Armenian Church And Cultural Center Novi, MI	Architect's Seal	05/27/26 PRELIMINARY SPA
Drawn / Checked E.D.C. / C.G.P.		Architecture Planning 1025 S. West Ave., Suite 200 P. 248.029.8998 F. 248.298.3192 www.cgp-architecture.com		05/27/26 PRELIMINARY SPA
Approved: C.G.P.				---
Date: 05/27/26				---
Preliminary SPA				---
Sheet No. A-6		Project No. 202417		

Facade Materials



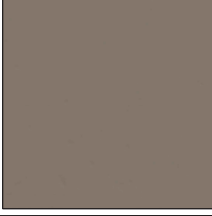
Brick #1
Manufacturer: To Be Determined
Color: To Be Determined



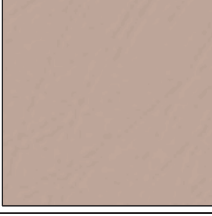
Brick #2
Manufacturer: To Be Determined
Color: To Be Determined



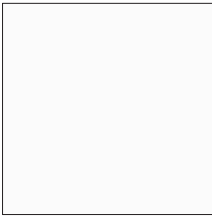
Brick #3
Manufacturer: To Be Determined
Color: To Be Determined



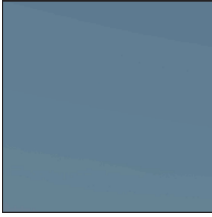
Pre-Finished Metal
Color: Gray



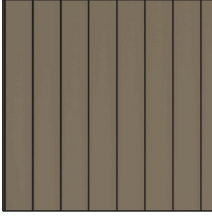
Pre-Finished Metal
Color: Anodized Aluminum



Structural Steel
Color: Painted (Color Selected By Architect)



Glass
Color: Clear or Slightly Tinted



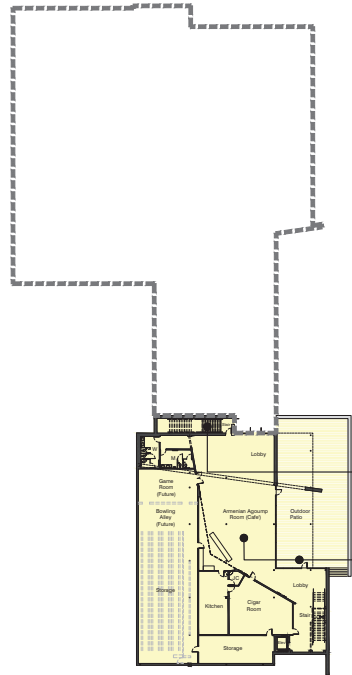
Pre-Finished Metal Siding
Color: Gray



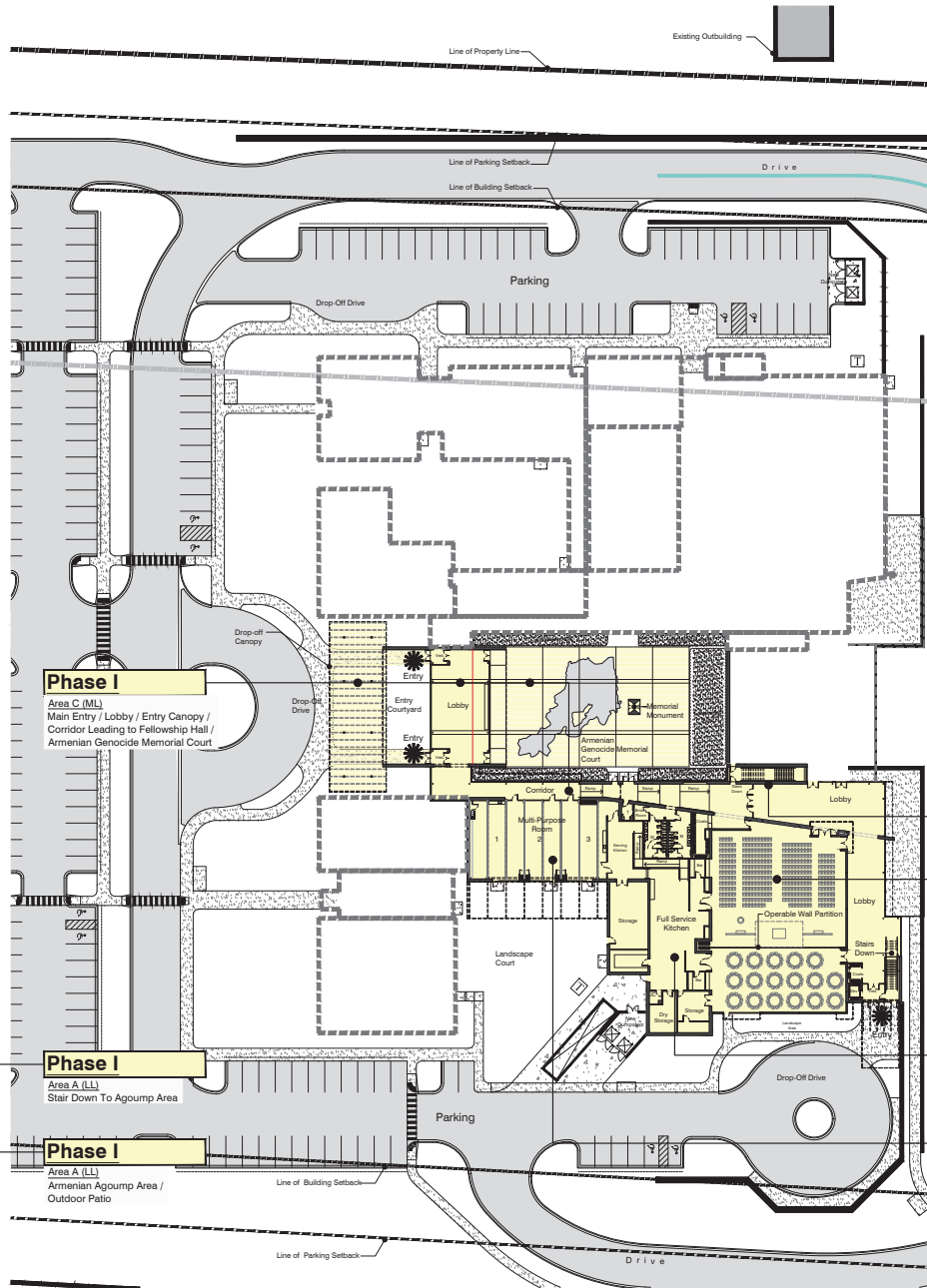
Metal - Corten

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Sheet Title	Project	Architect's Seal	Revisions
Facade Materials	Armenian Church And Cultural Center Novi, MI	THIS REGISTRATION SEAL IS FOR THE DRAWING ONLY AND DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY INDIVIDUAL OR FIRM. REGISTERED PROFESSIONAL ENGINEER	05/27/26 PRELIMINARY SPA --- --- --- ---
Drawn / Checked E.P.C. / C.G.P.		Architecture Planning 1025 S. Westfield Rd., Suite 100, Novi, MI 48067 P. 248.029.8998 F. 248.298.3192 www.cgp-architecture.com	
Approved: C.G.P.		Project No. 202417	
Date 05/27/26		PRELIMINARY SPA	
Scale 1/8" = 1'-0"		Sheet No.	
Do Not Scale Print - Use Figure Dimensions		A-8	



OVERALL - LOWER LEVEL FLOOR PLAN
Scale: 1/32" = 1'-0"
A-PLAN 1-162



OVERALL - MAIN LEVEL FLOOR PLAN
Scale: 1/32" = 1'-0"
A-PLAN 1-16

- Phase I**
Area A (ML)
Stair Down To Agoump Area
- Phase I**
Area A (ML)
Temporary Church - Seating 335
Fellowship Hall - Seating +140
Total Seating 475
- Phase I**
Area B (ML)
Full Service Kitchen /
Toilets, Coats & Storage
- Phase I**
Area D (ML)
Common Spaces /
Multi-Purpose Room

PHASE LEGEND

- Area A**
Phase I
Main Level = 8,076 sf
Lower Level = 11,100 sf (Finished)
Lower Level = 3,639 sf (Unfinished)
Total = 22,815 sf
Temporary Church / Fellowship Hall (ML)
Armenian Agoump Area (LL)
Kitchen (LL)
Cigar Room (LL)
Outdoor Patio (LL)
Stair Landing Down to Agoump Area
Storage - Unfinished Area (Yellow)
- Area B**
Phase I
Main Level = 6,512 sf
Full Service Kitchen (ML)
Toilets, Coats & Storage
- Area C**
Phase I
Main Level = 8,465 sf
Main Entry / Lobby
Corridor Leading to Fellowship Hall
- Area D**
Phase I
Main Level = 3,519 sf
Common Spaces / Multi-Purpose Room

PHASE I - TOTAL AREA = 41,369 SF

P:\3530\PROJECTS\17-ACC-NOL-MIG-3-ETH-2-SHEET-2- PRELIMINARY SPA-1 OVERALL PLANS & AREA CALCULATIONS PHASE 1 (1/16/2020) May 22, 2020

Sheet Title	Project	Revisions
Overall Plans & Area Calculations (Phase 1)	Armenian Church And Cultural Center Novi, MI	05/27/26 PRELIMINARY SPA
Drawn / Checked E.P.C. / C.G.P.	Architecture Planning 1025 S. Westland Blvd., Suite 200 P. 248.029.8998 F. 248.298.3192 www.cgp-architecture.com	Architect's Seal THIS REGISTRATION SEAL IS FOR THE DRAWING ONLY AND DOES NOT CONSTITUTE ANY GUARANTEE OR ENDORSEMENT OF ANY INDIVIDUAL OR FIRM'S ENGINEER DISCIPLINE
Approved: C.G.P.	Project No. 202417	
Date: 05/27/26 PRELIMINARY SPA		
Sheet No. A-9.1		



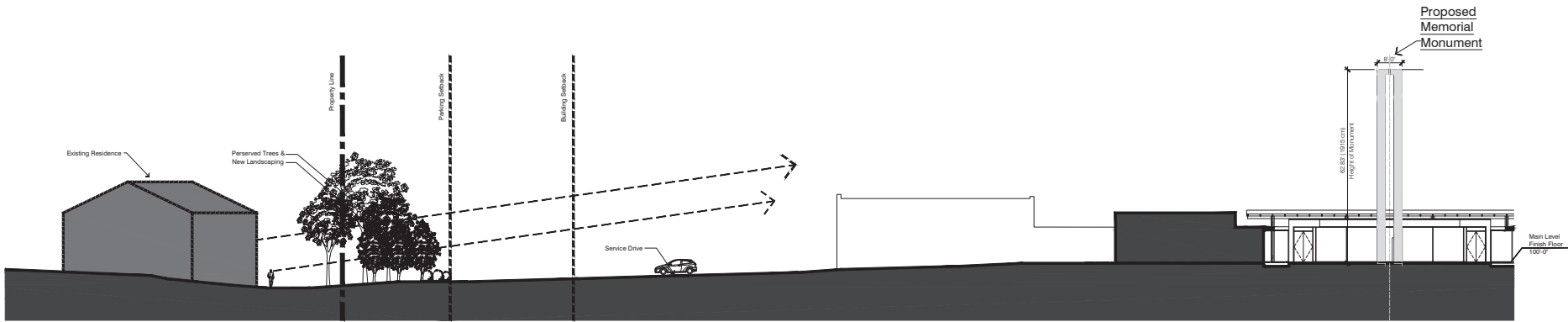
03 VIEW FACING NORTH @ DRIVE
A-10 Scale: 1/32" = 1'-0" A-RENDER-19



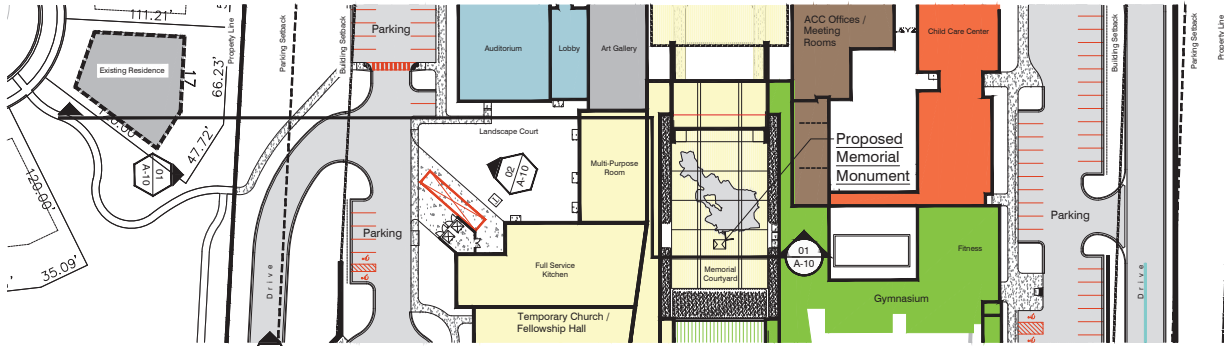
02 VIEW FROM LANDSCAPE COURT FACING WEST
A-10 Scale: 1/32" = 1'-0" A-RENDER-18



01 VIEW FROM EXISTING RESIDENCE
A-10 Scale: 1/16" = 1'-0" A-RENDER-17



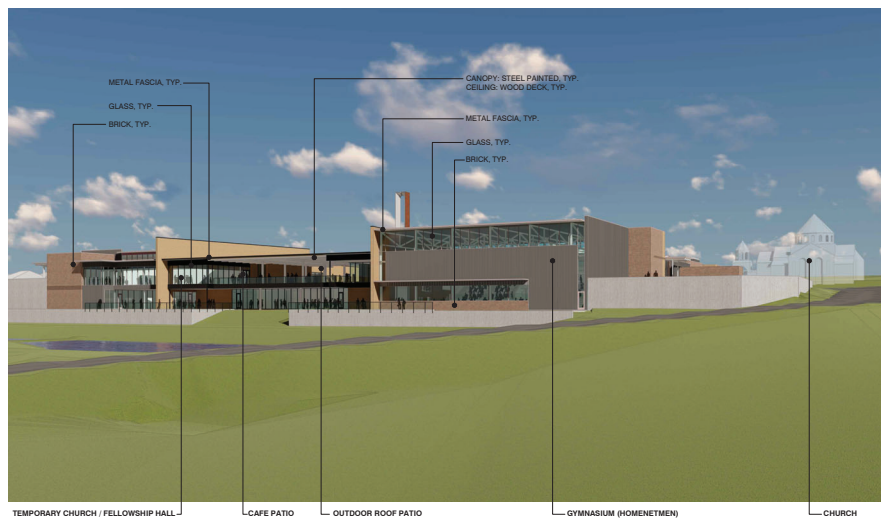
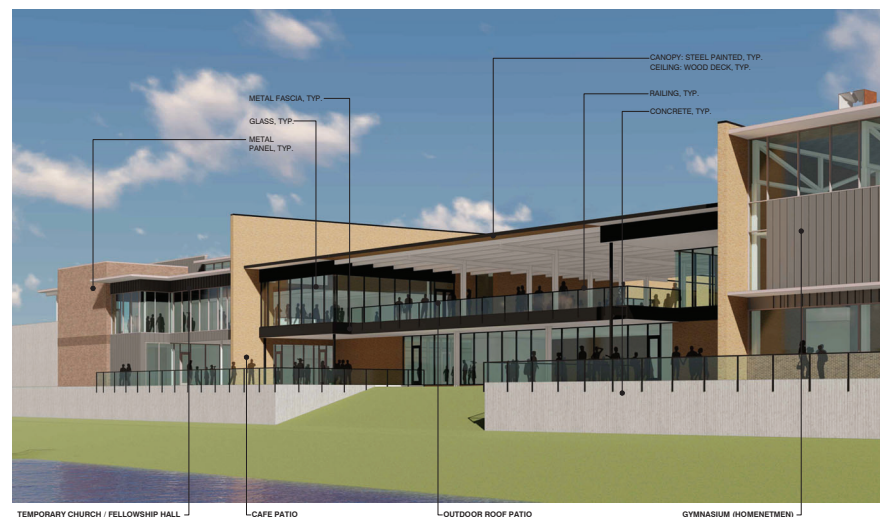
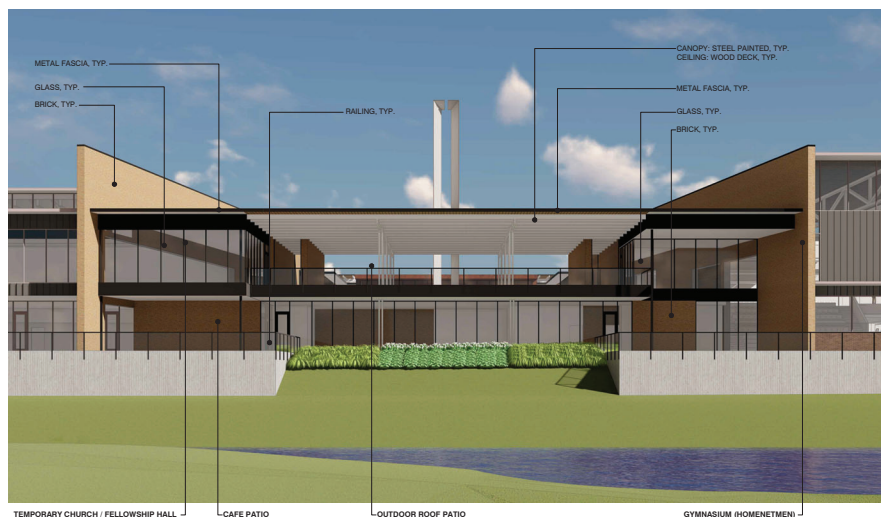
01 SITE SECTION
A-10 Scale: 1/16" = 1'-0" A-ELEV A-SB-18



PARTIAL SITE PLAN
A-10 Scale: 1" = 40'-0" A-FP-1-A

P:\SSD\PROJ\02417-ACC-NOV-MIG-01-03-SHEET-03-PRELIMINARY SPA-10 SITE SECTION & PARTIAL SITE PLAN\DWG May 22 2025

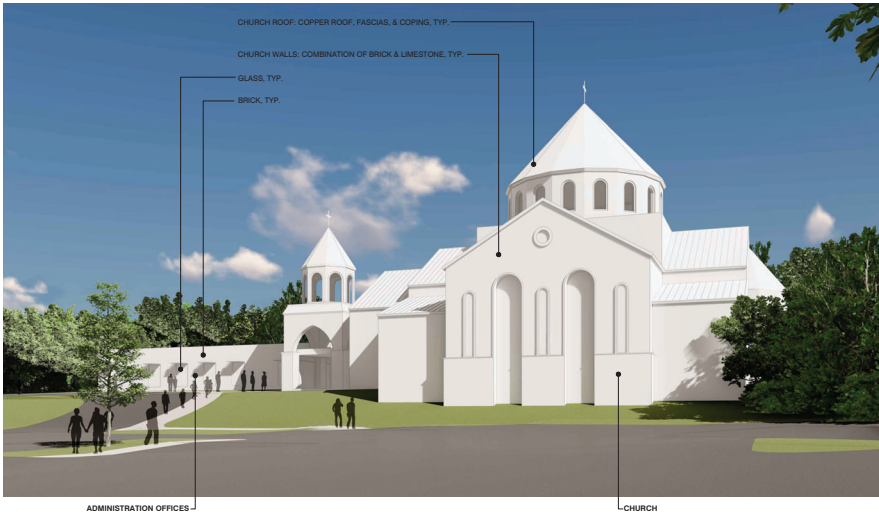
Sheet Title	Project	Revisions
Site Section & Partial Site Plan	Armenian Church And Cultural Center Novi, MI	05/27/26 PRELIMINARY SPA
Drawn / Checked EPC / CGP	Approved: CGP	THIS REGISTRATION SEAL IS FOR THE DRAWING ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEER'S SEAL OR INDEMNIFY THE ENGINEER AGAINST NEGLIGENCE
Sheet No. A-10	Project No. 202417	



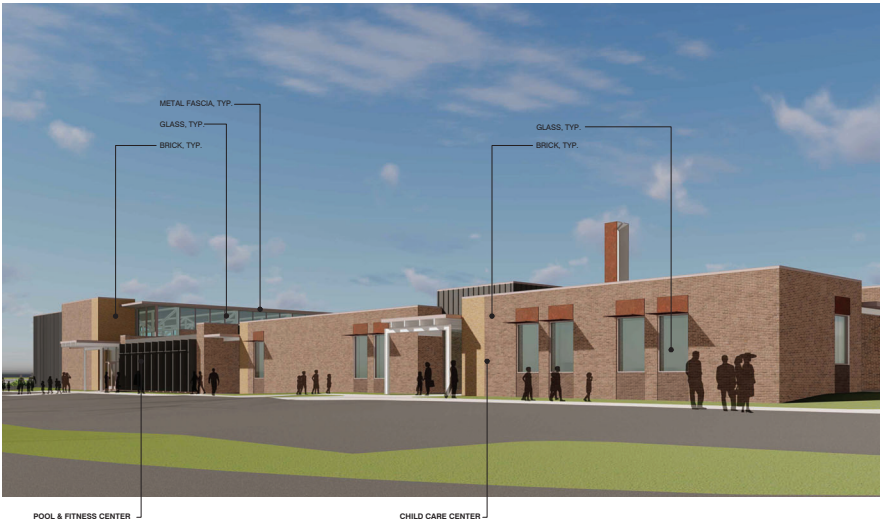
1-SEALING: 03/2017 - ACC - NON - MISC - SHEETNO - PRELIMINARY SPA-11 CONCEPT RENDERINGS (May/June 22, 2026)	
Sheet Title Concept Renderings	Project Armenian Church And Cultural Center Novi, MI
Drawn / Checked J.L.C. / C.C.P.	Project No. 202417
Approved: C.C.P.	PRELIMINARY SPA
Date: 05/27/26	Project No. 202417
Quantity of Paper Do Not Read Past - the Figure Dimensions	
Sheet No. A-11	Project No. 202417



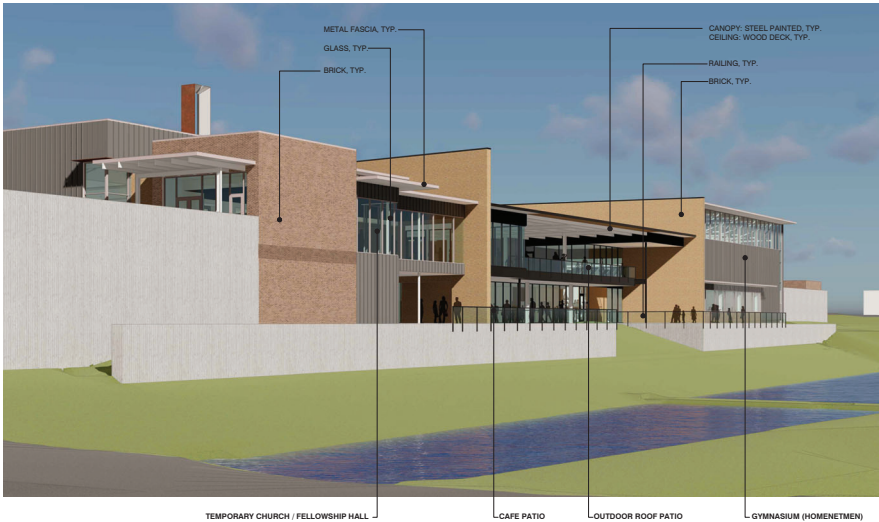
08 VIEW @ CHURCH ENTRY
A-12 Scale: N.T.S. A-RENDER-08



07 NORTH VIEW @ CHURCH
A-12 Scale: N.T.S. A-RENDER-07



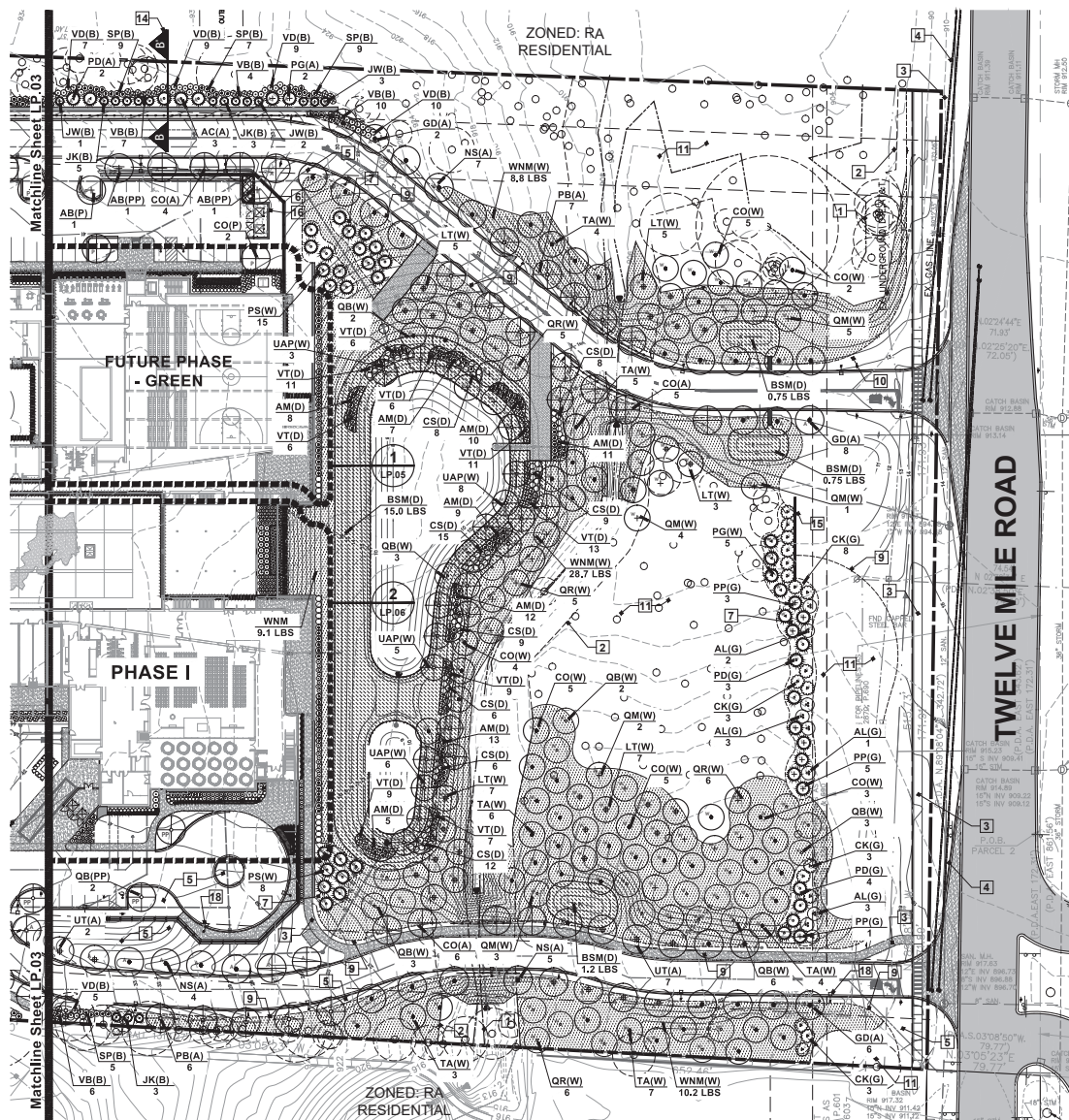
06 EAST VIEW FROM DRIVE
A-12 Scale: N.T.S. A-RENDER-06



05 SOUTH VIEW @ CAFE PATIO
A-12 Scale: N.T.S. A-RENDER-05

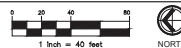
Project		Revisions		
Project Title	Concept Renderings	Architect's Seal	05/27/26 PRELIMINARY SPA	
Armenian Church And Cultural Center Novi, MI			THE REGISTRATION SEAL IS FOR THE DRAWING ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ARCHITECT'S SEAL. ANY INDIVIDUAL USING THIS SEAL WITHOUT THE ARCHITECT'S PERMISSION IS IN VIOLATION OF THE ENGINEER DISCIPLINE.	
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NOTE: IF, ON INSPECTION, THE PROVIDED BUFFER PLANTINGS DO NOT PROVIDE SUFFICIENT SCREENING OF THE DEVELOPED PORTIONS OF THE SITE FROM ADJACENT RESIDENTIAL PROPERTIES, ADDITIONAL PLANTINGS MAY BE REQUIRED AS DETERMINED BY THE CITY.

- NOTES:
1. NO OVERHEAD UTILITIES EXIST OR ARE PROPOSED ON SITE.
 2. SEE CIVIL DRAWINGS FOR SOL, MAP AND TYPES PRESENT ON SITE.
 3. EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER. SPECIFICALLY SCOTCH PINES AND BLUE SPRUCE WITH NEEDLE CAST.
 4. OWNER WILL IDENTIFY ALL PHRAGMITES AUSTRALIS ON SITE AND HAVE REMOVED BY A LICENSED PESTICIDE APPLICATOR DURING THE LATE SUMMER OR EARLY FALL WHICH MAY REQUIRE MULTIPLE SEASONS OF REMOVAL AS DIRECTED BY THE CITY LANDSCAPE ARCHITECT.



- NOTE KEY:
1. WETLAND LIMITS
 2. 25 FT. WETLAND SETBACK
 3. CONCRETE DRIVEWAY - SEE CIVIL DWGS
 4. SIGHT DISTANCE CLEAR VIEW - SEE CIVIL DWGS
 5. SEEDING LAWN OVER MINIMUM 4" DEPTH TOPSOIL. SEE TOPSOIL, NOTE BELOW
 6. BROWN SPOT AREA
 7. CONTIGUOUS MULCH BED - TYP.
 8. SHOVEL CUT BED DEPTH - 1" MIN.
 9. EDGE OF MOWED LAWN
 10. EDGE OF MOWED LAWN
 11. UNDISTURBED AREA
 12. 2" OF EXISTING OVERLAP FILTER MAT BY 4" HYPERION STEEL EDGING 2" THICK
 13. PROPOSED BROWN BACKS - SEE CIVIL DWGS
 14. CROSS SECTION - SEE SHEET LP-04
 15. PRODUCT SIGN A WALL - SEE ARCH DWGS
 16. EXISTING EXISTING - SEE ARCH DWGS
 17. WETLAND CONSERVATION EASEMENT NO NOW SIGN. SEE CIVIL DRAWINGS FOR SIGN DETAIL.

NOVI SPECIFICATIONS

1. Whenever 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 April 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 12 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 April 15th to November 15th planting season. If the deficiencies are not addressed in the time period outlined above, the City will sue to 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 April 15th to November 15th. If an inspection is requested between November 16 and April 31, a financial guarantee to be provided based on 12 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 First Certificate of Occupancy inspection approval to 7 years from that date. 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 maintenance/misuse changes:
 - (1) The owner of a landscape must notify the City of any maintenance schedule. The City may reject any material which is defective or in generally poor condition.
 - (2) Minor changes regarding plant materials per the approved landscape plan may be allowed upon written notification to, and written sign-off by the City Landscape Architect of specific size, change, and location.
 - (3) 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 materials, the new plant material is compatible with the area and is the same general type/size/characteristics (mature height, crown, etc.) 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 or repair of plantings by the owner shall be carried out 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 Phase approval, the property owner shall enter into and record with the office of the Oakland County Register of Deeds a Maintenance Agreement, or, instead, shall provide a bond in the amount of \$10,000.00, to be held by the City of Novi. This agreement shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedures, authority and finance for City use of trees/brush by the responsible entity. Such instrument shall also include provisions that all shrubbery and dead material shall be replaced within one (3) months, or the next appropriate planting period, whichever occurs first; all landscape areas shall be covered with an irrigation system, tree staking, guy wires and tree wrap are to be removed after one winter season; plantings shall be maintained after City planting seasons; after site of the installation 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 shall 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 this instrument.
7. Responsibility and Certificate 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 ordinances 2008-8 and 9.

*These requirements supersede all other planting requirements or specifications.

PLANTING KEY

- GREENBELT TREES**
- PARKING LOT, PARKING PERIMETER, & ACCESS DRIVE TREES**
- BUFFER PLANTINGS**
- WOODLAND REPLACEMENT TREES**
- NOTE: PLANT MATERIAL SHALL NOT BE PLANTED WITHIN 4 FT. OF PROPERTY LINE PER CITY REQUIREMENTS.
- NOTE: ALL TREES TO BE PLANTED A MIN. OF 10 FT. AWAY FROM ANY HYDRANT OR UTILITY STRUCTURE PER CITY REQUIREMENTS.

GENERAL PLANTING REQ.:

1. The owner shall consist of providing all necessary material, labor, equipment, tools, and supervision required for the completion as shown on the drawing.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZE SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "N.A.S. STANDARDS FOR GRADE NO. 1 NURSERY STOCK" AND NORTHERN NURSERY GROWN.
3. ALL TREE LOCATIONS SHALL BE STATED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
4. ALL BROWN TRUNK SHADES TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS AND THOSE WITH THIN, BRITTLE TRUNKS AND SYMMETRICAL CROWNS.
5. ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE LEADER IS REQUIRED FOR TREES WITH THIN TRUNKS.
6. ALL EVERGREENS TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE CROWN, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
8. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
9. ALL PLANT MATERIALS SHALL BE PRUNED AND PALMED REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF BUDS FROM TRANSPORTING. CUTS SHOULD BE FLUSH, LEAVING NO STUBS.
10. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIALS SHALL HAVE A MINIMUM OF ONE (1) YEAR TO BE PLANTED AND TO BE PLANTED FOR THE YEAR ENDING. AT THAT TIME THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANT MATERIALS THAT DO NOT SURVIVE. THE REPLACEMENT SHALL BE DETERMINED BY THE CONTRACTOR. THE REPLACEMENT SHALL BE REPLACED WITH THE SAME TYPE AND SIZE OF PLANT MATERIAL. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
11. TOPSOIL SHALL BE FRUITFUL, FERTILE TOPSOIL OF CLAY-LOWN CHARACTER CONTAINING AT LEAST 20% OF CLAY. NO MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STONES AND OTHER FOREIGN MATERIALS.
12. NO MACHINERY TO BE USED WITHIN THE DRAINAGE OF EXISTING TREES. HAND GRAZE ALL LAWN AREAS WITHIN DRP LINE OF EXISTING TREES.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AROUND ALL BUILDINGS, WALLS AND PAVED AREAS.
14. ALL PLANTING BEDS SHALL RECEIVE 4" SHROUDED BARK MULCH. SEE SPECIFICATIONS.
15. SOIL BED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
16. SOIL BED SHALL BE TWO YEAR OLD "KENTUCKY BLUEGRASS" KENTUCKY BLUE GRASS GROWN IN A SOO PESTICIDE ON LOW SOIL.

PLANT MIX

ALL PLANTING PERENNIAL BEDS TO RECEIVE:

1 - 6 CU FT. QTY. OF COMPOST

1 - 40 LB BAG ORGANIC

1 - 10 LB BAG ORGANIC 13-3-3

MULTI-PURPOSE FERTILIZER

PER 100 SQ FT BED AREA:

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK

MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH

AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

TREE SYMBOL

SEE PLANT LIST SHEET LP-04

QUANTITY

NOVI PLANTING DETAILS

SEE SHEET LP-04

IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FLEXI AUTOMATIC IRRIGATION SYSTEM.

NOT TO BE USED AS CONSTRUCTION DRAWING

deakplanningdesign.com

ARMENIAN CHURCH & CULTURAL CENTER

SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

Scale:



Project sponsor:

Armenian Cultural Center

19310 Ford Road

Dearborn, Michigan 48128

313.336.6200

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revisions:

PRELIMINARY SPA 11.18.25

PRELIMINARY SPA 05.27.26

sheet title:

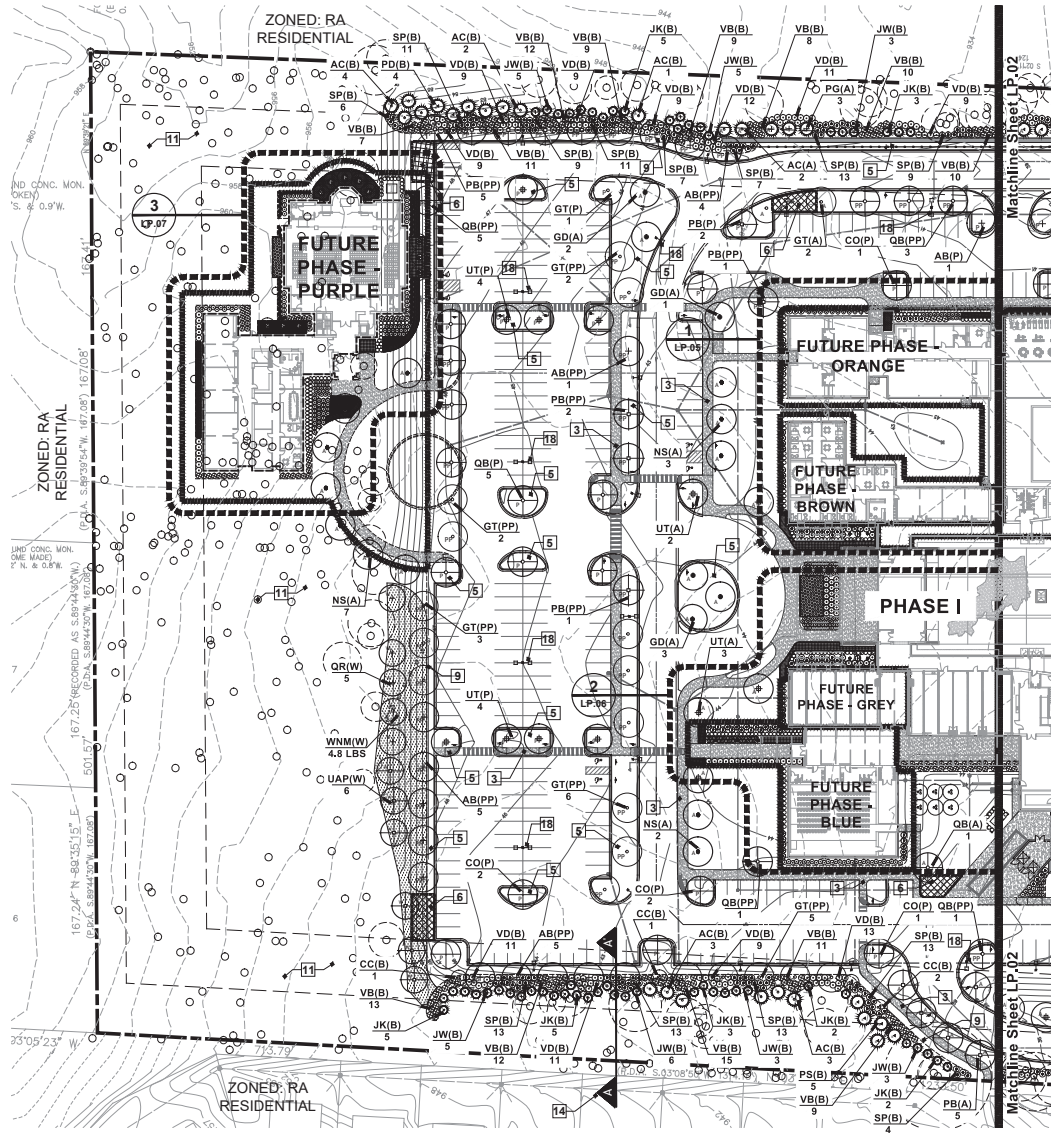
SITE LANDSCAPE PLAN

project no.

202503

sheet no.

LP.02



SITE PLANTING PLAN

SCALE: 1" = 40'

NOTE: IF, ON INSPECTION, THE PROVIDED BUFFER PLANTINGS DO NOT PROVIDE SUFFICIENT SCREENING OF THE DEVELOPED PORTIONS OF THE SITE FROM ADJACENT RESIDENTIAL PROPERTIES, ADDITIONAL PLANTINGS MAY BE REQUIRED AS DETERMINED BY THE CITY.

- NOTES:
1. NO OVERHEAD UTILITIES EXIST OR ARE PROPOSED ON SITE.
 2. SEE CIVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.
 3. EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER. SPECIFICALLY SCOTCH PINES AND BLUE SPRUCE WITH NEEDLE CAST.
 4. OWNER WILL IDENTIFY ALL PHRAGMITES AUSTRALIS ON SITE AND HAVE REMOVED BY A LICENSED PESTICIDE APPLICATOR DURING THE LATE SUMMER OR EARLY FALL WHICH MAY REQUIRE MULTIPLE SEASONS OF REMOVAL AS DIRECTED BY THE CITY LANDSCAPE ARCHITECT.

- NOTE KEY:
1. WETLAND LIMITS
 2. 25 FT. WETLAND SETBACK
 3. CONCRETE DRIVEWAY - SEE CIVIL DWGS
 4. SIGHT DISTANCE CLEAR VIEW - SEE CIVIL DWGS
 5. SEEDING LAWN OVER MINIMUM 4" DEPTH TOPSOIL
 6. SEE TOPSOIL, NOTE BELOW
 7. BROW SPUR AREA
 8. CONTIGUOUS MULCH BED - TYP.
 9. SHOVEL CUT BED EDGE - TYP.
 10. EDGE OF MOWED LAWN
 11. LIGHT POLE - SEE ELECTRICAL PLANS
 12. EDGE OF MOWED LAWN
 13. UNDISTURBED AREA
 14. 2" OF EXISTING OVERLAP FILTER MAT BY 4" HYPERION STEEL EDGING 2" THICK
 15. PROPOSED BARK BEDS - SEE CIVIL DWGS
 16. CROSS SECTION - SEE SHEET LP.04
 17. PRODUCT SIGN & WALL - SEE ARCH DWGS
 18. SHAWNEE ENCLOSURE - SEE ARCH DWGS
 19. WETLAND CONSERVATION BARRIERS - NO MOW BUSH - SEE CIVIL DRAWINGS FOR SIGN DETAIL

NOVI SPECIFICATIONS

1. Whenever 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 April 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 April 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 April 15th to November 15th. If an inspection is requested between November 16 and April 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 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 First Certificate of Occupancy inspection approval to 2 years from that date. 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 maintenance/owner changes: (1) The owner of a landscape must notify the City of any installation schedule. The City may reject any material which is defective or in generally poor condition. (2) Minor changes regarding plant materials per the approved and stamped landscape plan may be allowed upon written notification to, and written sign-off by, the City Landscape Architect of specific size, change, and location. (3) 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 materials, the new plant material is compatible with the area and is of the same general type (deciduous/coniferous), exhibiting same design characteristics (mature height, crown, etc.) 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: (1) The contractor agrees to guarantee all plant materials for the period of two (2) years. (2) To insure proper maintenance and as a condition of Final Plant Approval, the property owner shall enter into and record with the office of the Oakland County Register of Deeds a Landscape Maintenance Agreement. (3) In addition, the property owner 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 procedures, authority and finance for City care of trees by the responsible entity. Such instrument shall also include provisions that all utility and dead material shall be replaced within one (1) month, or the next appropriate planting period, whichever occurs first. All landscaping that will be provided after an irrigation system, tree staking, guy wires and tree wrap are to be removed after one winter season; plantings shall be maintained by the City during planting seasons after the date of 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 correct 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 Sections 2005-8 and 9.

*Tree requirements supersede all other planting requirements or specifications.

PLANTING KEY

- GREENBELT TREES**
- PARKING LOT, PARKING PERIMETER, & ACCESS DRIVE TREES**
- BUFFER PLANTINGS**
- WOODLAND REPLACEMENT TREES**
- NOTE: PLANT MATERIAL SHALL NOT BE PLANTED WITHIN 4' OF PROPERTY LINE PER CITY REQUIREMENTS. NOTE: ALL TREES TO BE PLANTED A MIN. OF 10' FROM ANY HYDRANT OR UTILITY STRUCTURE PER CITY REQUIREMENTS.

GENERAL PLANTING REQ.:

1. THE MINOR SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZE SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "N.A.S. STANDARDS FOR GRADE NO. 1 NURSERY STOCK" AND NORTHERN NURSERY GROWN.
3. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
4. ALL SINGLE TRUNKED TREES SHALL HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE TRUNKED TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
5. ALL MULTI-TRUNK TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE BRANCHED TREE OR THOSE WITH THIN BRANCHES WILL NOT BE ACCEPTED.
6. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
7. THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
8. WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATURAL SOIL MIXTURE. GRASS SHALL BE GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
9. ALL PLANT MATERIALS SHALL BE PRUNED AND PALMS REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR DAMAGED TWIGS AND TO COMPENSATE FOR THE LOSS OF BUDS FROM TRANSLANTING. CUTS SHOULD BE FLUSH LEAVING NO STUBS.
10. THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CALIBER FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE PERIOD OF TWO (2) YEARS.
11. TOPSOIL SHALL BE FRUITFUL, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 10% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A pH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT STUBS, STONES AND OTHER FOREIGN MATERIALS.
12. NO MACHINERY TO BE USED WITHIN THE DRAINAGE OF EXISTING TREES. HARD GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AROUND ALL BUILDINGS, WALLS AND PAVED AREAS.
14. ALL PLANTING BEDS SHALL RECEIVE 4" SHREDED BARK MULCH. SEE SPECIFICATIONS.
15. SOIL BED LAWN AREAS: ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DICK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
16. SOIL BED SHALL BE TWO YEAR OLD "BARONCHERIE" KENTUCKY BLUE GRASS GROWN IN A SOO BERRY ON LOAM SOIL.

PLANT MIX

ALL PLANTING PERENNIAL BEDS TO RECEIVE:

- 1 - 5 CU FT. QTY. OF COMPOST
- 1 - 40 LB BAG ORGANIC
- 1 - 10 LB BAG DRUMMER 13-3-3 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDED HARDWOOD BARK

MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH

AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

TREE SYMBOL

TREE TYPE KEY - SEE PLANT LIST SHEET LP.04

QUANTITY

NOV PLANTING DETAILS SEE SHEET LP.04

IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

NOT TO BE USED AS CONSTRUCTION DRAWING

deakplanningdesign.com

scale:



project sponsor:
Armenian Cultural Center
1910 Ford Road
Dearborn, Michigan 48128
313.336.6200

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revisions:
PRELIMINARY SPA 11.18.25
PRELIMINARY SPA 05.27.26

sheet title:
SITE LANDSCAPE PLAN

project no:
202503

sheet no:
LP.03



project sponsor:
Armenian Cultural Center
19310 Ford Road
Dearborn, Michigan 48128
313.336.6200

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revisions:	
PRELIMINARY SPA	11.18.25
PRELIMINARY SPA	05.27.26

sheet title:
**FOUNDATION
PLANTING PLAN**

project no.
202503

sheet no.
LP.05

NOTE KEY:

- | | |
|--|--|
| 1 WETLAND LIMITS | 10 EDGE OF MOVED LAWN |
| 2 25 FT. WETLAND SETBACK | 11 UNDISTURBED AREA |
| 3 CONCRETE SIDEWALK - SEE CIVIL DWGS | 12 2" DIA. EGGSTONE OVER FILTER MAT BY 4" RIVERSION STEEL EDGING 2" THICK |
| 4 SIGHT DISTANCE/ CLEAR VIEW - SEE CIVIL DWGS | 13 PROPOSED BIKE RACKS - SEE CIVIL DWGS |
| 5 SEEDING LAWN OVER MINIMUM 4" DEPTH TOPSOIL, SEE TOPSOIL NOTE BELOW | 14 CROSS SECTION - SEE SHEET LP.04 |
| 6 SNOW STORAGE AREA | 15 PROJECT SIGN & WALL - SEE ARCH DWGS |
| 7 CONTIGUOUS MULCH BED - TYP. | 16 DUMPSTER ENCLOSURE - SEE ARCH DWGS |
| 8 SHOVEL CUT BED EDGE - TYP. | 17 WETLAND CONSERVATION EASEMENT, NO MOW SIGN - SEE CIVIL DRAWINGS FOR SIGN DETAIL |
| 9 EDGE OF MOVED LAWN | 18 LIGHT POLE - SEE ELECTRICAL PLANS |

GENERAL PLANTING REQ.:

- THE MOW SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
- ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE N.A.S. STANDARDS FOR GRADE NO. 1 NURSERY STOCK AND NORTHERN NURSERY CROWN.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER, TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE BEED TREES OR THOSE WITH THIN OR SPINDLY CROWNS WILL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
- WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
- ALL PLANT MATERIALS SHALL BE PRUNED AND PALMS REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR DAMAGED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. CUTS SHOULD BE FLUSH LEAVING THE BARK UNHARMED.
- THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CALIBER IN DIAMETER. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL THAT DIES OR IS DAMAGED DURING THE PERIOD OF TWO (2) YEARS. AT THAT TIME THE CONTRACTOR SHALL REPLACE THE PLANT MATERIAL WITH 20% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE. SHALL BE REPLACED. THE CONTRACTOR SHALL INCLUDE THE PERIOD OF TWO (2) YEARS IN THE CONTRACT. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
- TOPSOIL SHALL BE FRABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A pH RANGE FROM 6.5 TO 7.5. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STONES AND OTHER FOREIGN MATERIALS.
- NO MACHINERY IS TO BE USED WITHIN THE DRAINAGE OF EXISTING TREES. HAND GRAZE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- 100% SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
- 100% SEED SHALL BE TWO YEAR OLD "BARNORCHADELUP" KENTUCKY BLUE GRASS GROWN IN A 100 NURSERY ON LOAM SOIL.

PLANT MIX

ALL PLANTING PERENNIAL BEDS TO RECEIVE:

1-5 CU FT. CITY OF COMPOST

1-40 LB BAG ORGANIC

1-10 LB BAG DRINKING 13-13-3

MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA.

HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK

MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH

AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY CONTRACTOR

PLANT KEY

TREE SYMBOL

TREE TYPE KEY -

SEE PLANT LIST SHEET LP.07

QUANTITY

NOV PLANTING DETAILS

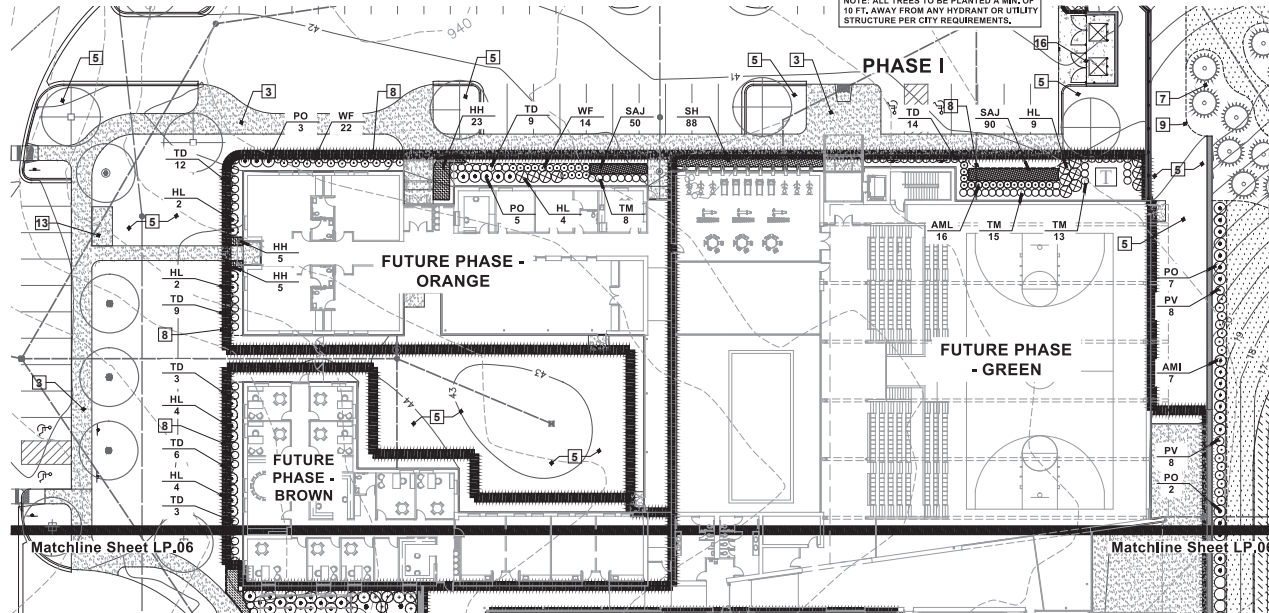
SEE SHEET LP.04

IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

NOT TO BE USED AS CONSTRUCTION DRAWING

NOTE: PLANT MATERIAL SHALL NOT BE PLANTED WITHIN 4 FT. OF PROPERTY LINE PER CITY REQUIREMENTS.
NOTE: ALL TREES TO BE PLANTED A MIN. OF 10 FT. AWAY FROM ANY HYDRANT OR UTILITY STRUCTURE PER CITY REQUIREMENTS.



1 FOUNDATION PLANTING DETAIL
SCALE: 1" = 20'

- NOTES:
- NO OVERHEAD UTILITIES EXIST OR ARE PROPOSED ON SITE.
 - SEE CIVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.
 - EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER - SPECIFICALLY SCOTCH PINES AND BLUE SPRUCE WITH NEEDLE CAST.
 - OWNER WILL IDENTIFY ALL PHRAGMITES AUSTRALIS ON SITE AND HAVE REMOVED BY A LICENSED PESTICIDE APPLICATOR DURING THE LATE SUMMER OR EARLY FALL, WHICH MAY REQUIRE MULTIPLE SEASONS OF REMOVAL AS DIRECTED BY THE CITY LANDSCAPE ARCHITECT.



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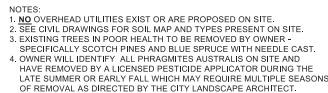
revisions:

sheet title

FOUNDATION PLANTING PLAN

project no.
202503

sheet no.
LP.06



NOTE KEY: 1

- | | | | |
|---|---|----|--|
| 1 | WETLAND LIMITS | 26 | EDGE OF MOVED LAWN |
| 2 | 25 FT. WETLAND SETBACK | 27 | UNDISTURBED AREA |
| 3 | CONCRETE SIDEWALK - SEE CIVL DWGS. | 28 | 2" DIA. EGGSHELL OVER FILTER MAT W/ 4" PLYSTEER STEEL LACING, 2" THICK |
| 4 | SIGHT DISTANCE CLEAR VIEW - SEE CIVL DWGS. | 29 | CROSSING BIRD RACKS - SEE CIVL DWGS. |
| 5 | SEEDED LAWN OVER MINIMUM 4" DEPTH TOPSOIL. SEE TOPSOIL NOTE BELOW | 30 | CROSS SECTION - SEE SHEET LP 04 |
| 6 | SNOW DEPOSIT AREA | 31 | PROJECT SIGN & WALL - SEE ARCH. DWGS. |
| 7 | CONTINUOUS MALL BED - TYP. | 32 | DAMPTER ENCLOSURE - SEE ARCH. DWGS. |
| 8 | SHOULD CUT BED EDGE - TYP. | 33 | WETLAND CONSERVATION EASEMENT- NO MOW SIGN - SEE CIVL DRAWINGS FOR SIG. DETAIL |
| 9 | EDGE OF MOVED LAWN | 34 | LIGHT POLE - SEE ELECTRICAL PLANS |

GENERAL PLANTING REQ.:

- [illegible]

PLANT MIX

ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:

- 1 - 6 CU FT. QTY. OF COMPOST
1 - 40 LB BAG DRIMANURE
1 - 1 LB BAG SHERMINS 13-13-13
MULTI PURPOSE FERTILIZER
- PER 100 SQ FT BED AREA**

MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK

NO. GROUND IN.

NO GROUND WOOD PALLETTE MULCH PERMITTED

TOPSOIL

CONTRACTOR TO TILL OR DISK SUBGRADE TO 4" DEPTH
AND INSTALL 4" COMPACTED DEPTH TOPSOIL IN ALL
LAWN AREAS - TOPSOIL SHALL BE PROVIDED BY
CONTRACTOR

PLANT KEY

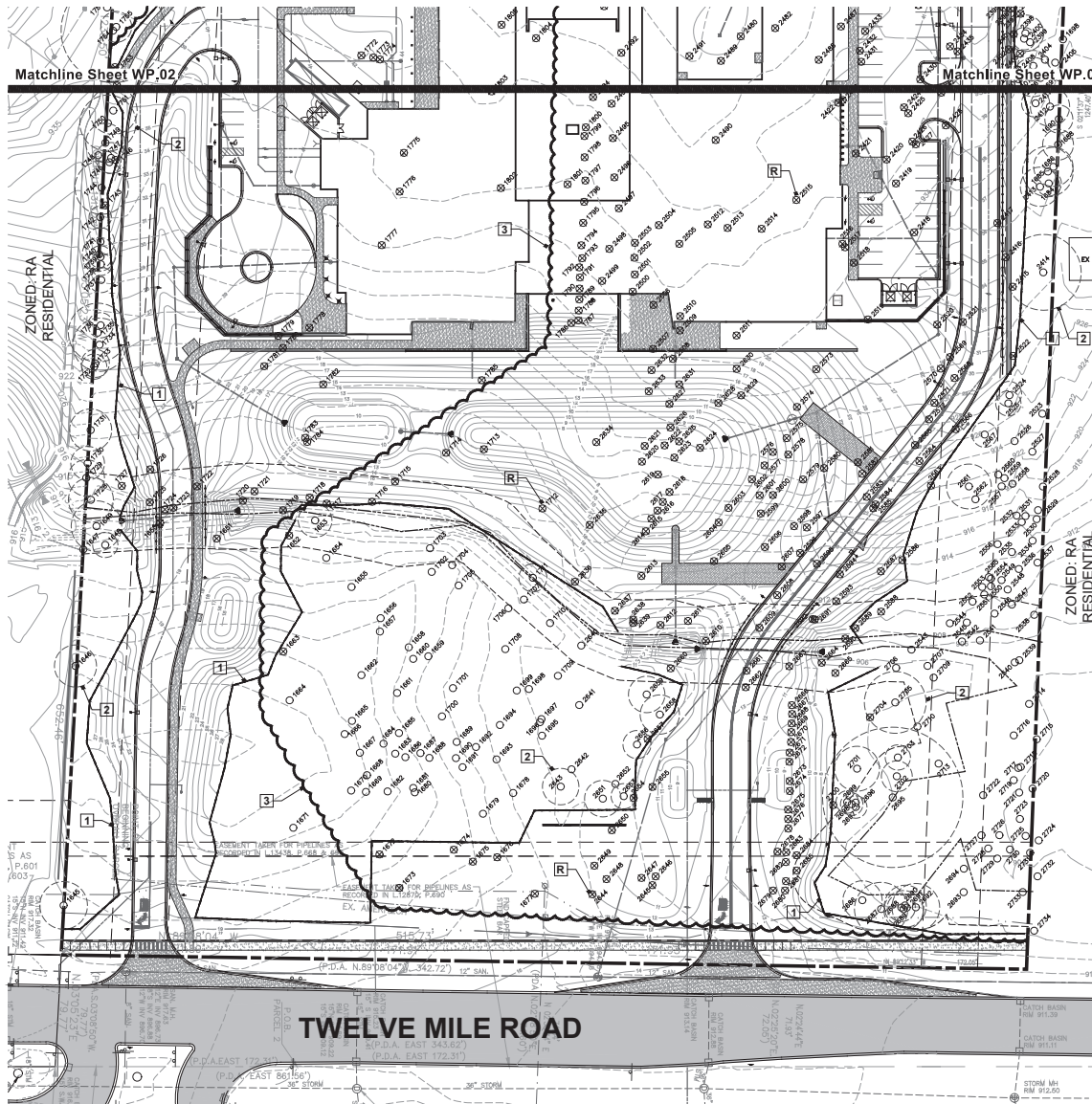
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IRRIGATION

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.



NOT TO BE USED AS CONSTRUCTION DRAWING



WOODLAND IMPACT PLAN

SCALE 1" = 40'

NOTE: EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER - SPECIFICALLY SCOTCH PINES AND BLUE SPRUCE WITH NEEDLE CAST.

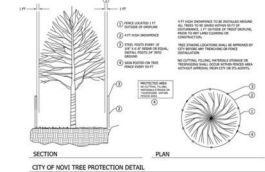
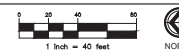


Figure 3: Tree Protection Detail
City of Novi

NOTES

1. 1" HT. PROTECTIVE SNOW FENCE - METAL STAKES 10' O.C. MAXIMUM. PLACE NO CLOSER THAN 6" FROM TRUNK OF PRESERVED TREE.
2. CRITICAL ROOT ZONE - 1 FT. RADIUS PER 1" OF DBH.
3. WOODLAND LIMITS PER CITY MAP.
4. REMOVE - TREES TO BE MARKED BY LANDSCAPE ARCHITECT FOR REMOVAL. SEE INVENTORY LIST SHEETS WP.03 & WP.04 FOR REPL. CREDITS PER TREE.

WOODLAND DATA

Total Trees Surveyed: 1094 Trees
Total Trees Preserved: 531 Trees

WOODLAND IMPACT

Trees Removed:
Dead Trees Removed: 77 Trees
Non-Reg. Poor Cond. Trees Removed: 74 Trees
Exempt Species Trees Removed: 1 Trees
Trees Reg. Replc. Removed: 380 Trees
Multi Stem Trees Reg. Replc. Removed: 31 Trees

WOODLAND REPLACEMENT

Replacement Trees:
Trees 8"-10.9": 172 Trees x 1 Credit = 172 Credits
Trees 11"-19.9": 180 Trees x 2 Credit = 360 Credits
Trees 20"-29.9": 18 Trees x 3 Credit = 57 Credits
Trees 30" or Greater: 9 Trees x 4 Credit = 36 Credits
Trees Multi Stem Reg. Credits: 131 Credits

TOTAL CREDITS REQUIRED: 786 Credits

PROPOSED REPLC. CREDITS:
Deciduous Trees:
169 Trees Proposed
(2.5" cal. Tree = 1 Credit)
Evergreen Trees:
28 Trees Proposed
(8 ft. ht. Tree = 0.6666 Credits)
Native Seed Area:
(70 s.y. = 1 Credit; 0.938 s.y. provided)
(5% of total max. = 37.8 cr. = 2,940 s.y.)
Total Proposed Credits: 223.5 Credits

Balance of Credits:
(Paid to City Tree Fund) 530.5 Credits

TREE IDENTIFICATION PROVIDED BY:
LANDSCAPE ARCHITECT -
ERIC A. OLSON, PLLC
248-634-4320
E.OLSON@OLSONRLLA.COM



NOT TO BE USED AS CONSTRUCTION DRAWING



Project sponsor:
Armenian Cultural Center
19310 Ford Road
Dearborn, Michigan 48128
313.336.6200

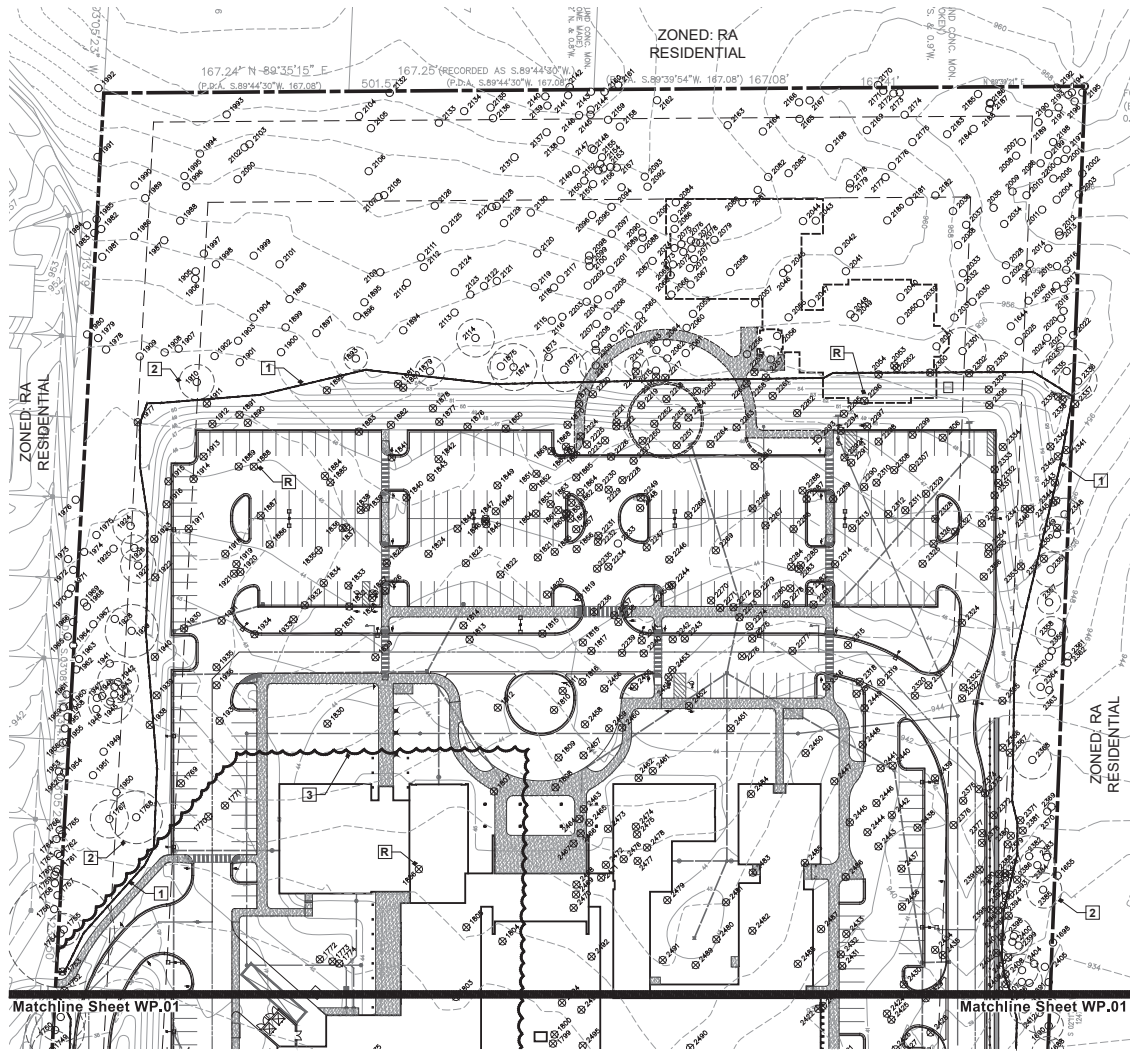
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PRELIMINARY SPA 11.18.25
PRELIMINARY SPA 05.27.26

sheet title:
WOODLAND
IMPACT PLAN

project no.
202503

sheet no.
WP.01



WOODLAND IMPACT PLAN

SCALE 1" = 40'

NOTE: EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER - SPECIFICALLY SCOTCH PINES AND BLUE SPRUCE WITH NEEDLE CAST.

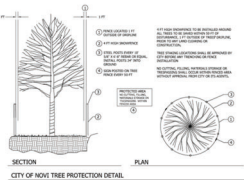


Figure 8: Tree Protection Detail
City of Novi

NOTES

- 1. 4" HT. PROTECTIVE SNOW FENCE - METAL STAKES 10' O.C. MAXIMUM. PLACE NO CLOSER THAN 6' FROM TRUNK OF PRESERVED TREE.
- 2. CRITICAL ROOT ZONE - 1 FT. RADIUS PER 1" OF DBH.
- 3. WOODLAND LIMITS PER CITY MAP.
- 4. REMOVE - TREES TO BE MARKED BY LANDSCAPE ARCHITECT FOR REMOVAL. SEE INVENTORY LIST SHEETS WP.03 & WP.04 FOR REPL. CREDITS PER TREE.

TREE IDENTIFICATION PROVIDED BY:
LANDSCAPE ARCHITECT -
ERIC A. OLSON, PLLC
248-634-4320
EOLSONRLA@SBCGLOBAL.NET



project sponsor:
Armenian Cultural Center
19310 Ford Road
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313.336.6200

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sheet title:
WOODLAND
IMPACT PLAN

project no:
202503

sheet no:
WP.02



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Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Mounting Height	Arrangement Watts	Arrangement Luminaire Lumens
	8	B1	0.900	BK LIGHTING U0-B0-LID-AL-AB-277-H42-X139-T2-F-X-09-00-WL00-X-X - 80CRI - 3000K - VERIFY FINISH AND VOLTAGE	3.5	20.188	871
	28	G1	0.900	WE-EF 131-9703-80CRI-3000K	8, 24.833	27	4411
	50	LC	0.900	HALO HC615D010-HM60525830-61MDH - 80CRI-3000K	12	14	1511
	4	M1	0.900	GVA FL50-G2-XX-3083-7L-X-X-N	0.75	52.3	2883
	4	M2	0.900	GVA FL50-G2-XX-3083-4L-X-X-N	0.75	52.3	3900
	8	OA	0.900	MCGRW EDISON GALN-SA2B-730-U-L-T2 - 70CRI-3000K	25	82	10481
	14	OB	0.900	MCGRW EDISON GALN-SA2B-730-U-T4FT - 70CRI-3000K	25	82	10398
	4	OD	0.900	MCGRW EDISON GALN-SA2B-730-U-SWQ - 70CRI-3000K	25	164	21814
	4	OE	0.900	MCGRW EDISON GALN-SA2B-730-U-T4FT - TWIN-HEAD - 70CRI-3000K	25	164	20796
	10	OF	0.900	MCGRW EDISON GKO-PB1B-730-U-T4W - 70CRI-3000K	10, 25.33	8.3	1363
	2	OG	0.900	MCGRW EDISON GALN-SA2B-730-U-T2-HSS-70CRI-3000K	25	82	7790
	2	OH	0.900	MCGRW EDISON GALN-SA2B-730-U-T2-GALN-SA2B-730-U-T4FT - TWIN-HEAD - 70CRI-3000K - T2 DISTRIBUTION ILLUMINATES MAIN DRIVE, T4FT ILLUMINATES EAST PARKING LOT	25	164	20879

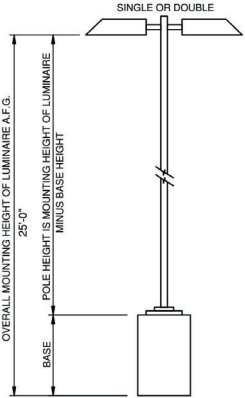
Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
Courtyard Exits Infrequent Use	Fc	8.10	8.1	8.1	1.00
East Bldg Entrance 1 Frequent Use	Fc	8.40	9.0	7.8	1.08
East Bldg Entrance 2 Frequent Use	Fc	9.25	9.7	8.8	1.05
East Bldg Entrance Infrequent Use	Fc	5.50	5.5	5.5	1.00
East Parking Lot	Fc	1.35	4.0	0.5	2.70
East Sidewalks	Fc	0.85	4.4	0.4	2.13
Loading Area	Fc	0.98	2.5	0.5	1.92
Main Bldg Entrance North Frequent Use	Fc	9.49	14.0	3.6	2.64
Main Drive	Fc	1.74	3.8	0.5	3.48
Main North Circular Drive	Fc	1.85	2.7	1.4	1.32
North Parking Lot	Fc	1.34	3.2	0.4	3.35
North Sidewalks	Fc	1.50	5.5	0.4	3.75
Property Line	Fc	0.04	0.5	0.0	N.A.
Property Line Adjacent Residential Zone	Fc	0.07	0.3	0.0	N.A.
Property Line at Main Entrance Drive	Fc	0.33	0.5	0.1	3.30
Rooftop Patio Doors Infrequent Use	Fc	2.80	3.5	1.7	1.65
Rooftop Patio Infrequent Use - Top	Fc	6.88	16.5	1.8	3.82
Secondary Bldg Entrance Northeast Frequent Use	Fc	7.80	7.8	7.8	1.00
Secondary Bldg Entrance Northwest Frequent Use	Fc	8.53	13.8	4.0	2.13
Secondary Bldg Entrance Northwest Infrequent Use	Fc	1.48	2.2	0.9	1.64
South Door Infrequent Use	Fc	6.70	6.7	6.7	1.00
South Walkway	Fc	6.73	14.5	2.0	3.37
Southwest Gym Egress Door Infrequent	Fc	2.35	3.1	1.6	1.47
Southwest Gym Egress Door Infrequent Use	Fc	10.90	11.7	10.1	1.08
Southwest Patio	Fc	6.93	10.9	3.3	2.10
West Bldg Entrance Frequent Use	Fc	11.90	12.8	10.4	1.14
West Bldg Entrances Infrequent Use 1	Fc	4.80	9.8	1.2	4.00
West Circular Drive	Fc	1.42	2.3	0.6	2.37
West Drive	Fc	1.51	2.7	0.4	3.78
West Parking Lot	Fc	1.65	4.8	0.7	2.36
West Sidewalk Adjacent West Drive	Fc	1.07	1.6	0.5	2.14
West Sidewalks	Fc	1.11	5.5	0.5	2.22

CALCULATIONS TAKEN AT GRADE.

ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.

NO FLASHING LIGHT SHALL BE PERMITTED.

NOTE	
1.	THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.
2.	LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURED LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMP/LEDS, AND OTHER VARIABLE FIELD CONDITIONS.
3.	MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
4.	CLAIMS DOES NOT ACT AS THE ELECTRICAL, CIVIL, OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE CODE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLAIMS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.
5.	THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE INCLUDING AND NOT LIMITED TO: IBCA 90 LIFE SAFETY CODE, MICHIGAN DISTRICT CODE, MICHIGAN BUILDING CODE AND/OR ICC CODE AND LIGHTING QUALITY COMPLIANCE.



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052726 PRELIMINARY SPA

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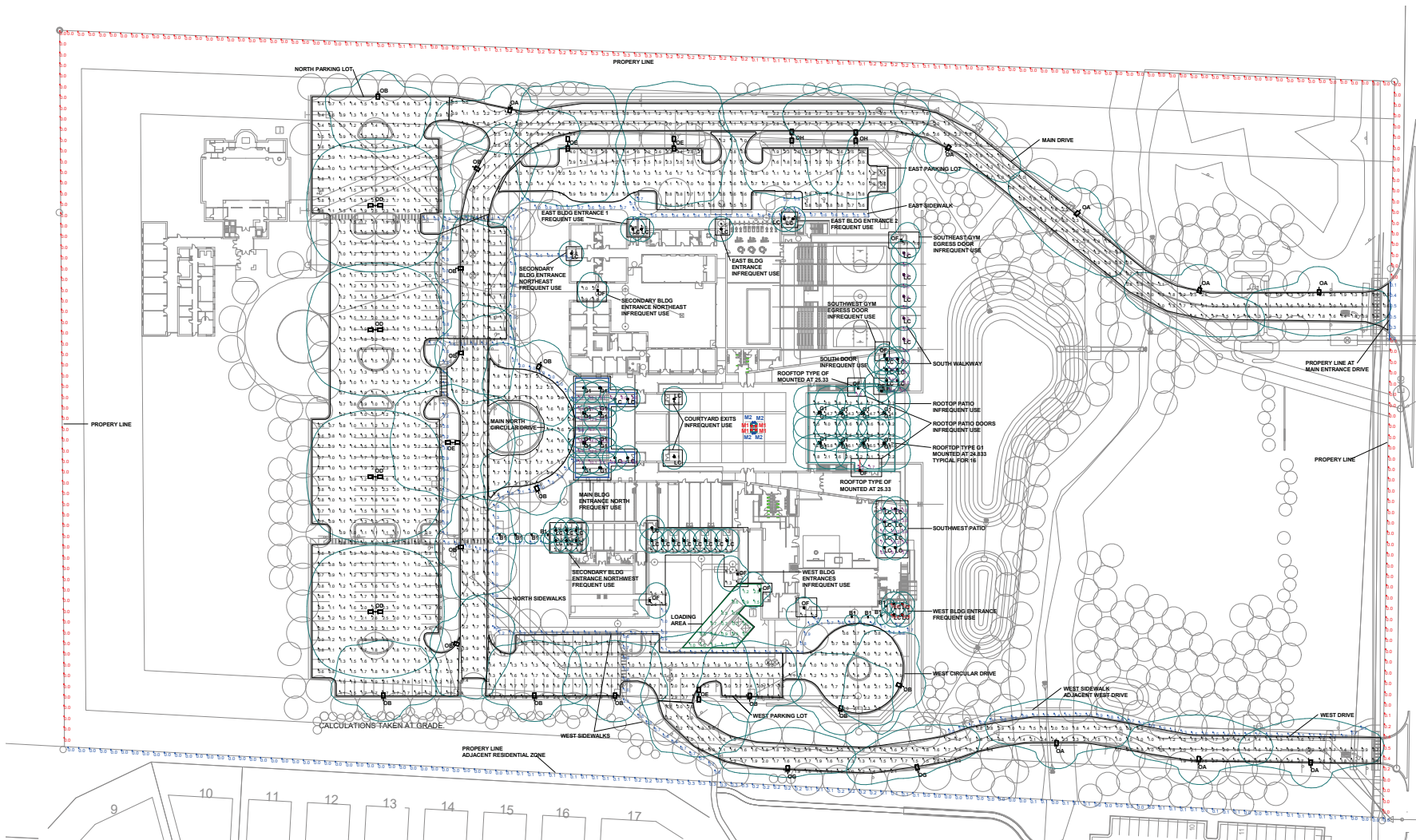


PROJECT TITLE
ARMENIAN CHURCH AND
CULTURAL CENTER
SECTION 12
NOVI, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE

DATE
05-27-26
PROJECT No.
CLC25-129055
SHEET No.

L200



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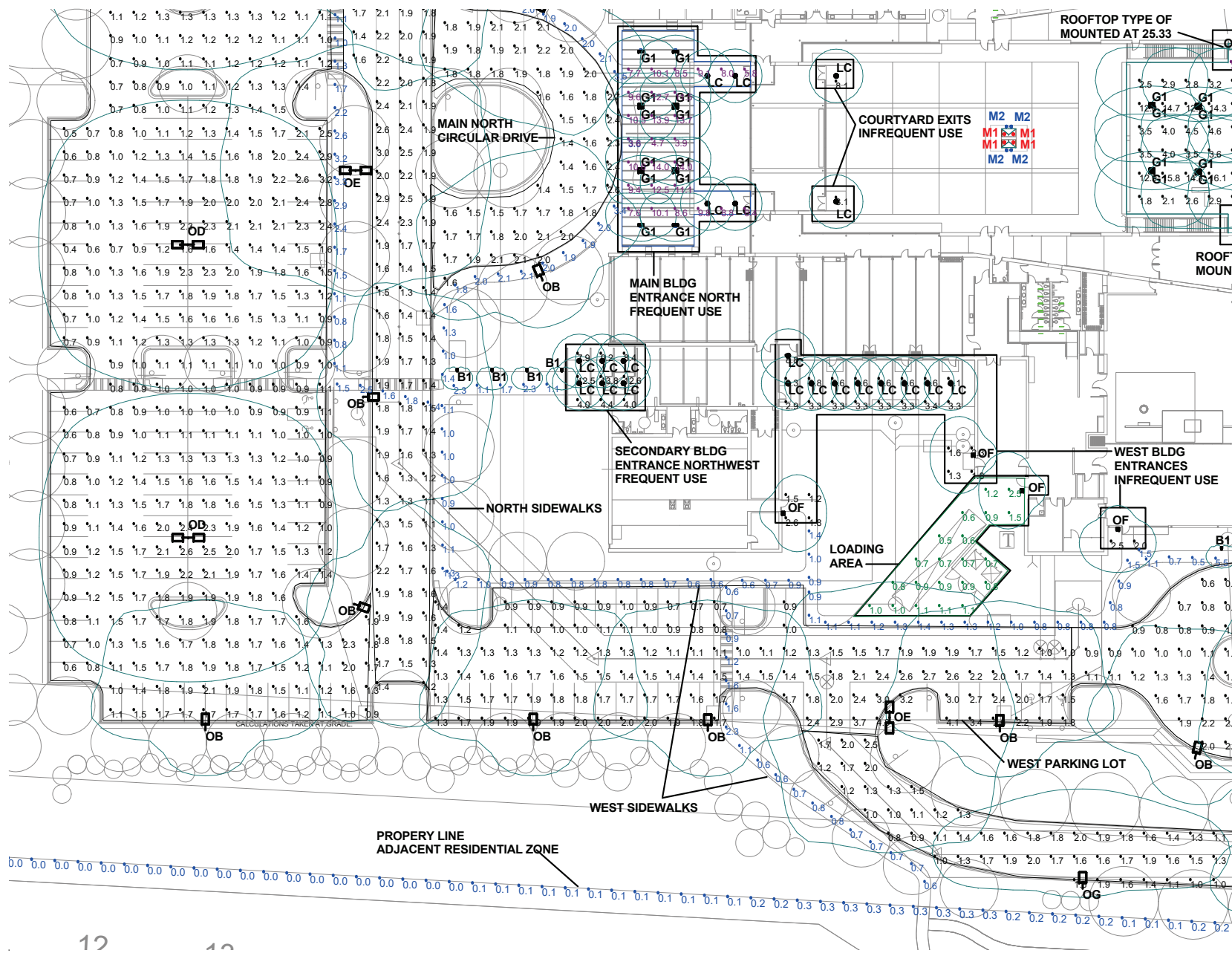
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SECTION 12
NOVI, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE

DATE
05-27-26
PROJECT No.
CLC25-129055
SHEET No.

L201

DATE
05-27-26
PROJECT No.
CLC25-129055
SHEET No.



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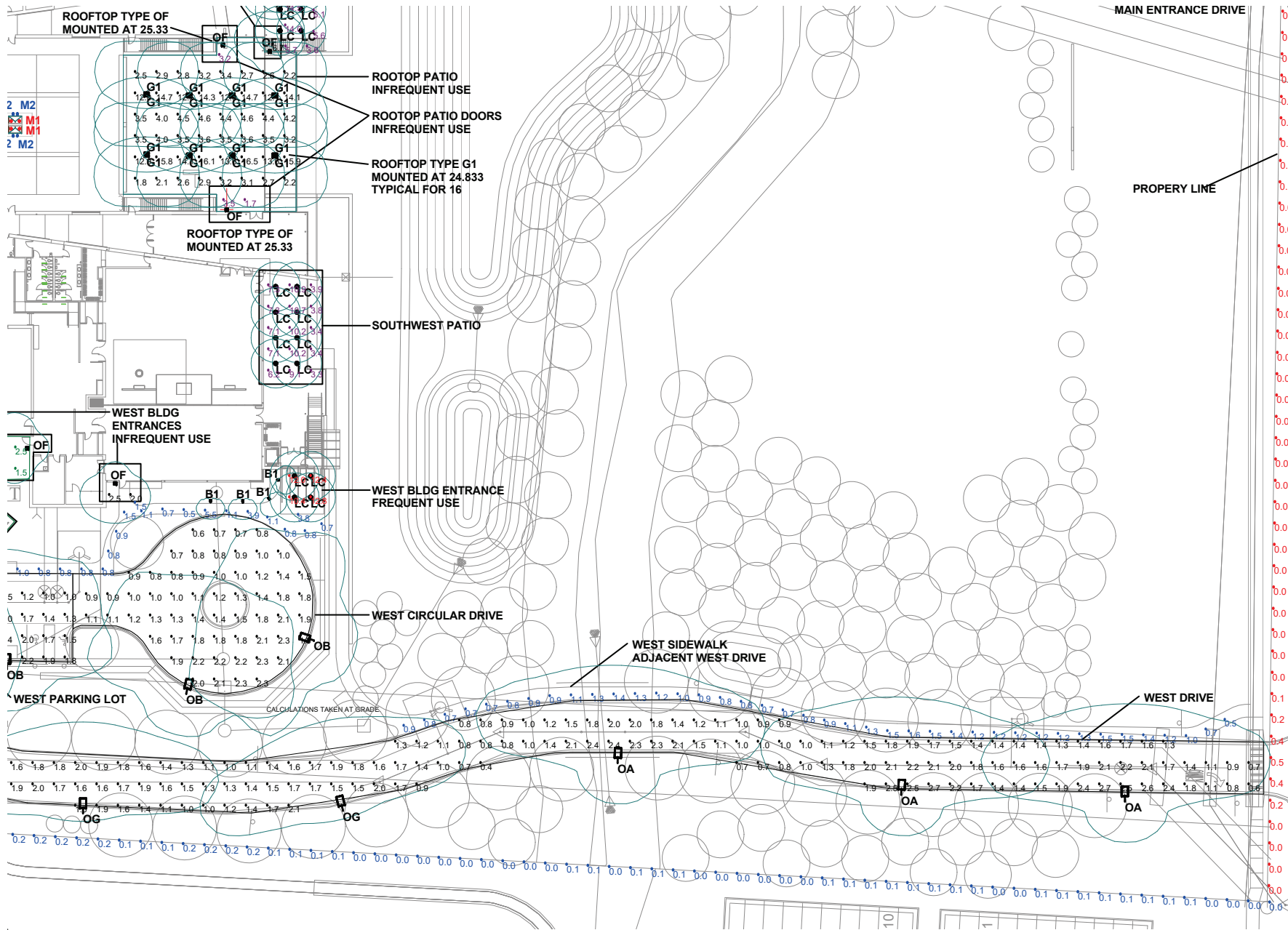


PROJECT TITLE
ARMENIAN CHURCH AND
CULTURAL CENTER
SECTION 12
NOVI, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE - ENLARGED PLAN

DATE
05-27-26
PROJECT No.
CLC25-129055
SHEET No.

L204



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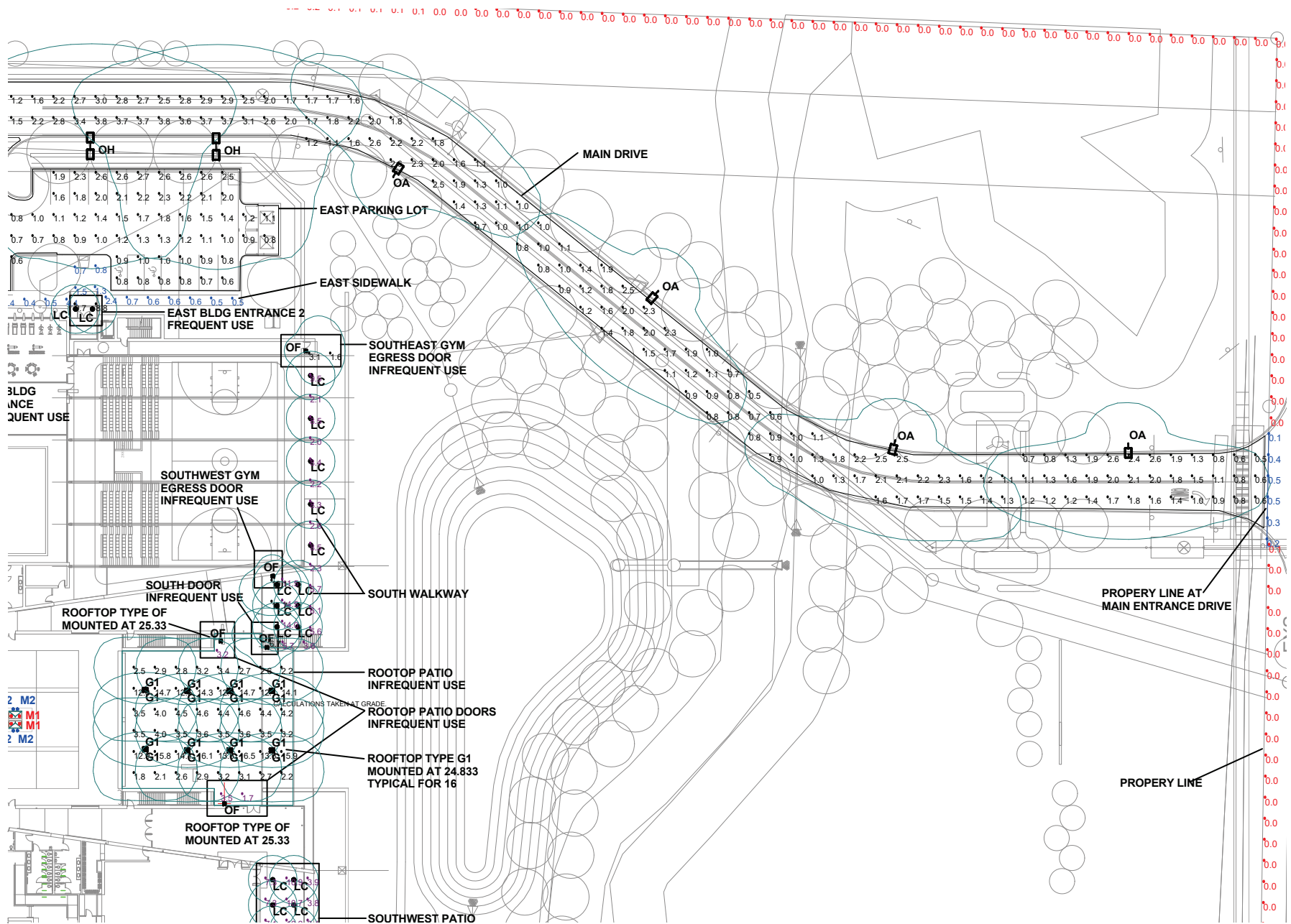
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PROJECT TITLE
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SECTION 12
NOVI, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE - ENLARGED PLAN

DATE
05-27-26
PROJECT No.
CLC25-129055
SHEET No.



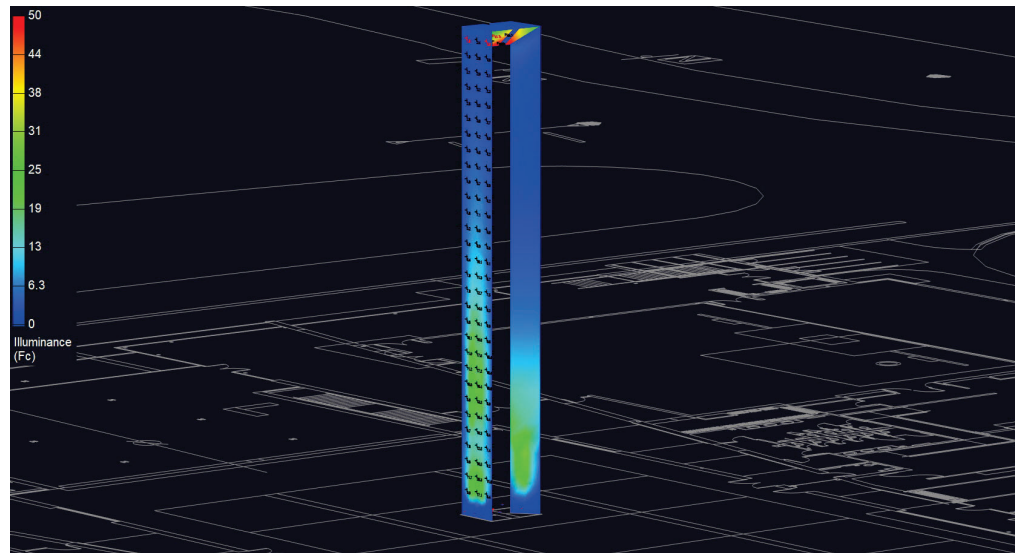
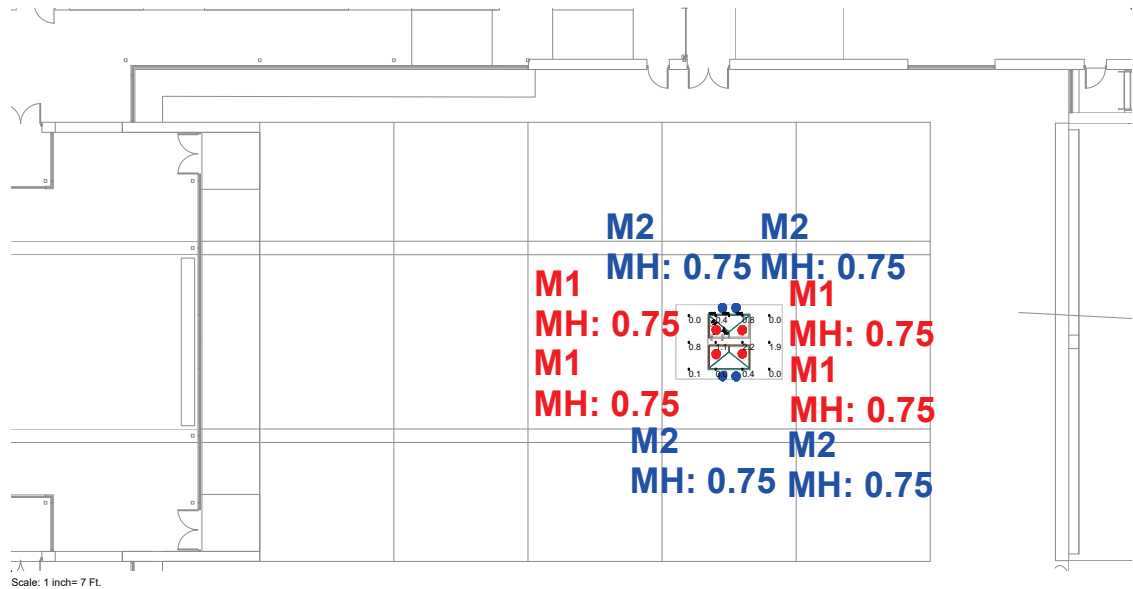
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SHEET TITLE
PHOTOMETRIC CALCULATION
SITE - ENLARGED PLAN
DATE
05-27-26
PROJECT No.
CLC25-129055
SHEET No.



Luminaire Schedule							
Symbol	Qty	Label	LLF	Description	Lum. Watts	Lum. Lumens	Mounting Height
	4	M1	0.900	GVA FL50-G2-XX-3083-7L-X-X-N	52.3	2883	0.75
	4	M2	0.900	GVA FL50-G2-XX-3083-4-X-X-N	52.3	3900	0.75

Calculation Summary					
Label	Units	Avg	Max	Min	Avg/Min
200' High Grid Above Monument	Fc	0.84	2.2	0.0	N/A
Monument Interior Top Surface 1	Fc	33.97	47.6	24.5	1.39
Monument Side 3	Fc	5.59	19.8	0.5	11.18
Monument Side 5	Fc	7.46	20.3	1.8	4.14

REVISION
05/27/26 PRELIMINARY SPA

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PROJECT TITLE
ARMENIAN CHURCH AND
CULTURAL CENTER
SECTION 12
NOVI, MI

SHEET TITLE
PHOTOMETRIC CALCULATION
SITE - MONUMENT

DATE
05-27-26
PROJECT No.
CLC25-129055
SHEET No.

L207

PLANNING REVIEW



PLANNING REVIEW

Armenian Church and Cultural Center
JSP25-31
June 30, 2026

PETITIONER

Armenian Community Center (ACC) of Greater Detroit, Inc | Raffi Ourlian

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	12	
Site Location	41100 Twelve Mile Road	
Parcel ID	50-22-12-351-053	
Site School District	Walled Lake Consolidated School District	
Site Zoning	RA: One Family Residential	
Adjoining Zoning	North	RA: One Family Residential
	East	RA: One Family Residential
	South	OST: Office Service Technology
	West	R-4: One Family Residential and B-3 General Business
Current Site Use	Vacant	
Adjoining Uses	North	Single family residential
	East	Single family residential
	South	Vacant
	West	Single family residential/future commercial
Site Size	19.35 Acres	
Plan Date	05/27/26	

PROJECT SUMMARY

The applicant proposes phased development of a church and cultural center on a vacant 19.35-acre site to accommodate the relocation of their Dearborn facilities to a more centrally located site to serve their membership. The project will be implemented in multiple phases, beginning with site infrastructure and the construction of a centrally located building that will initially serve as the primary facility offering church services. This worship or church use is the primary use of the property. Special Land Use approval is required within the RA: Residential Acreage district to permit a place of worship and an associated childcare center.

Phase 1 (Church Fellowship Hall Complex)

Full site infrastructure (roads, stormwater management, utilities, landscaping, and sidewalks) along with a 41,369 sq ft multipurpose building to accommodate the following uses:

- An initial church/fellowship hall, to be used for religious services until the completion of the permanent church in a later phase. The space will also be used for annual ACC community events, large group educational sessions, wedding receptions, and local community events.
- An Armenian Genocide Memorial located within the main entry courtyard
- A full-service kitchen
- Multi-purpose rooms
- A lower level containing an Agoump Room (café), kitchen, cigar room, game room, bowling alley, and an outdoor plaza

Future Building Additions (Fellowship Hall Complex)

Subsequent phases will add new program elements to the Phase 1 building including:

- A recreational facility (gymnasium/pool)
- ACC offices and meeting rooms
- A childcare center with capacity for up to 50 children
- An art gallery/multipurpose space
- A 172-seat auditorium

Future New Permanent Church Development

Additional future phases will develop the northeast corner of the site with the following religious and administrative facilities. Full details of the future church are not provided with this submittal, including façade details and woodland information. If additional details are not provided at this time, the preliminary site plan and special land use requests will need to return to the Planning Commission for further consideration and approval. Details that have been shown include the following:

- A 16,222 sq ft new permanent church with seating for 400
- A narthex
- Church administrative offices
- Religious education classrooms

Overall parking for the entire complex is proposed to accommodate the two largest functional areas (the initial church/fellowship hall in Phase 1 and the permanent church in a future phase). Parking for 260 cars will be constructed in Phase 1, with shared parking proposed for multiple non-concurrent uses on the site.

PROJECT HISTORY

The project was previously submitted under JSP17-37. The Planning Commission first considered the project on October 11, 2017, at which time a public hearing was held and the following was approved:

- Special Land Use Permit (place of worship in a residential district, daycare in a residential district)
- Preliminary Site Plan
- Phasing Plan
- Wetland Permit
- Woodland Permit
- Stormwater Management Plan

A second public hearing was held on October 14, 2020, where the Planning Commission approved:

- A revised Special Land Use Permit (place of worship in a residential district, daycare in a residential district, Armenian Genocide Memorial structure exceeding height limit)
- A revised Preliminary Site Plan

Final Site Plan approval was granted on November 1, 2021, followed by Final Stamping Set approval on November 11, 2021. Per Zoning Ordinance Section 6.1.6, Final Stamping Set approval is valid for two years. An applicant may request up to three one-year extensions after the initial two-year period. All three extensions were granted by the Planning Commission, with the final extension for JSP17-37 set to expire on November 10, 2026.

Due to economic conditions, the project did not move forward after the 2021 approvals, and the applicant subsequently expressed a desire to reconfigure the site plan.

A pre-application meeting was held on July 29, 2025, and on November 18, 2025, the applicant submitted Preliminary Site Plans that maintain the previously approved overall programming for the site but introduce a reconfigured site layout. In the 2021 approved plan, the permanent church was attached to the fellowship hall complex. In the current submittal, the permanent church is proposed as a separate building located on the northeast corner of the site and is shown as a future phase of the plan. The July 2025 resubmittal introduced significant revisions and requires full review.

The applicant is seeking approval for the new submittal for Special Land Use consideration for a place of worship and a daycare, Preliminary Site Plan, Phasing Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan. Following these approvals by the Planning Commission, Final Site Plans will be submitted for each fellowship hall complex phase for administrative approval, with the future new permanent Church returning to the Planning Commission for detailed site plan approval, along with any other phase that proposes significant changes in the future.

RECOMMENDATION

Approval of the Revised Preliminary Site Plan is currently **recommended subject to Planning Commission approval**, with outstanding items to be addressed on the Final Site Plan submittal.

SPECIAL LAND USE CONSIDERATIONS

In the R-A District, places of worship and day care centers require Special Land Use approval. The church is considered the primary use and should be established prior to other accessory uses. **The applicant should address the considerations below in their response letter prior to the Planning Commission hearing.**

When a site plan includes a use permitted subject to special conditions – or any Special Land Use or planned development requiring a public hearing under Section 6.2 – the Planning Commission must also apply the review factors in Section 6.1.2.C of the Zoning Ordinance:

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/ deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
2. Whether, relative to other feasible uses of the site, 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 service existing and planned uses in the area.
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
4. Whether, relative to other feasible uses of the site, 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.
5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
7. Whether, relative to other feasible uses of the site, the proposed use is:
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

ORDINANCE REQUIREMENTS

This project has been reviewed for compliance 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 ordinance, as noted. The plans demonstrate general compliance with these requirements. Please address the items below, as well as any comments in the individual review letters, in the next submittal. Revised Preliminary Site Plan comments are in **blue**.

1. Phasing (Ordinance Section 11-7 – Phased Construction): Projects on which phasing of construction is intended shall provide a separate plan which breaks down all improvement quantities by item; sidewalks, storm sewer, landscaping, pavement, and utilities for each phase. Such phasing limits shall match those approved or to be approved by the Planning Commission. **A phasing plan has**

been provided for approval by the Planning Commission. Please provide a separate site plan highlighting the Phase 1 construction of the initial church/fellowship hall building.

rPSP: Resolved – Phase 1 construction is shown on Sheet A-9.1.

2. Building Height (Section 3.1.1.E and Section 4.10.5): The maximum height in the R-A District is 35 feet or 2 ½ stories, whichever is less. The site does not have the acreage (> 30 acres) to qualify for Planning Commission approval of additional height as stated in Section 4.10.5. **Therefore, a Zoning Board of Appeals variance is required for the monument height of 62.83 ft, and at the time the details of the church are being reviewed, may be required for the church cupola height.** Prior approval (PZ20-0050) granted 11/10/20 for height of 62.83 ft for monument expired after one year. **Applicants are advised to note the one-year expiration requirement when seeking future ZBA variances.**

rPSP: The applicant indicates a variance will be sought for the proposed heights of the monument and the church cupola.

3. Noise Impact Statement – Places of Worship (Section 4.10.8): A noise impact statement is required subject to the standards of Section 5.14.10.B – Special Land Use approvals. **The applicant indicates in their Noise Impact Statement that, "Any sound generated by the six picnics and festival shall not exceed those decibel levels indicated in Section 5.14.10.A.11 'Weighted Sound Level Limit Decibels' for Zoning Districts abutting the subject property". Please provide a noise impact statement with anticipated decibel levels for the proposed outdoor activities/events on the site.**

rPSP: The applicant indicates that the anticipated maximum decibel levels will not exceed 55 dB during night time hours, and 60 dB during day time hours. To control any sound generated from these proposed activities, any performing band shall be positioned to direct sound toward Twelve Mile Road, away from any adjoining residence.

4. Outdoor Recreation – Minimum Area (Section 4.12.1.B.ii): An outside recreation area is required at a minimum of 150 square feet per child, with a total minimum area of 2,800 square feet, unless the Planning Commission approves a modification based on sufficient justification provided by the applicant. For a childcare center serving 50 children, the required recreation area is 7,500 square feet. The applicant is proposing 5,557 square feet. **Please provide justification supporting approval of a reduced recreation area below the minimum required size.**

rPSP: The applicant states that the childcare program will be structured so that the maximum number of children that will be outdoors at one time will be a group of 25, which would require a minimum area of 3,750 square feet.

5. Noise Impact Statement – Day Care Centers (Section 4.12.1.B.viii): A noise impact statement is required subject to the standards of Section 5.14.10.B. **Please provide a noise impact statement, including anticipated decibel levels for day care activities/events on the site.**

rPSP: Not resolved – The applicant's response refers to item number 3 in their letter which pertains to the proposed community picnics and cultural festival. A separate noise impact statement should be provided to address the standards of Section 5.14.10.B for the day care center.

6. Shared Parking Study (Section 5.2.7): In the instance of dual function of off-street parking spaces by more than one land use, the Planning Commission may permit a reduction in the number of parking spaces required in the Ordinance. Said reduction may be considered by the Planning Commission only after the submittal by the applicant of a Shared Parking Study, prepared by an individual or firm with demonstrated experience in parking analysis.

rPSP: The applicant is proposing 260 parking spaces for multiple non-concurrent uses on the site. A shared parking schedule was submitted as part of the Traffic Impact Study, however, the parking study only evaluated parking demand for 66,098 square feet of programming and concluded that 176 parking spaces would be required for weekday peak and 201 spaces for Sunday peak, including a 20% contingency for holy days.

Upon completion, the site will contain have approximately 129,501 square feet of programing, as outlined in the chart below and further defined in the Planning Chart. Staff calculations determine 293 parking spaces for weekday demand and 170 spaces for Sunday demand, including the 20% contingency for holy days.

The applicant has indicated a new permanent church building will replace the initial church located in the fellowship hall for Sunday worship services. When church services are being conducted, the fellowship hall and recreation facility will not be occupied. This restriction is necessary to ensure the shared parking supply is not subject to concurrent peak demands and shall be made a condition of approval. Armenian Church and Cultural Center will arrange for a shuttle service to and from an alternate location during the proposed three-day festival (1,000-1,500 anticipated visitors) to alleviate parking demand. The future shuttle location is to be determined.

The applicant is requested to revise and clarify the shared parking analysis to account for all proposed programming on the site at full buildout and demonstrate that the required parking spaces are adequately accommodated (staff analysis below). Comments from the Traffic Impact Study review letter should also be addressed in the response.

Area	Sq Ft	Parking Requirements			Total Sq Ft
		Weekday	Weekday Alternate	Sunday	
 Place of Worship	9,616			159	
 Classrooms/Admin Offices	6,606	30		8	16,222
 Fellowship Hall		159			
Area A - initial church/fellowship hall, agoup area, kitchen, cigar room, outdoor patio, storage	8,078 11,160 3,635				
Area B - kitchen, toilets, storage	6,512				
Area C - main entry/lobby	8,465				
Area D - multi-purpose room	3,519				41,369
 Rec Facility – Gym Main Level	15,039		100		
Rec Facility – Gym Lower Level	23,131				
 Rec Facility – Main Level (Pool)	2,826		38		
Rec Facility – Lower Level (Fitness Ctr)	7,612		19		
 Offices	5,804	26			
 Daycare	7,874	24			
 Art Gallery	3,231	54			
 Auditorium	6,393		53		71,910
	129,501	293	210	167	129,501

7. Bicycle Parking Accessibility (Section 5.16.5.C): All bicycle parking shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of 6 feet.

Proposed bicycle parking locations are accessible via 7-foot internal sidewalk; however, no pathway is proposed to the public sidewalk on Twelve Mile Road. **Please provide sidewalk connection to Twelve Mile in next submittal.**

rPSP: Resolved – A sidewalk connection from Twelve Mile Road has been added to the site plan.

8. Pedestrian Connectivity (Section): To assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets. **Please provide sidewalk connection to Twelve Mile in next submittal.** (In the previous JSP17-37 submittal, the secondary drive was designated for emergency access only and could optionally serve as a connection to Twelve Mile. This secondary drive is now proposed as a full access drive, and the sidewalk should be incorporated accordingly)

rPSP: Resolved – A sidewalk connection from Twelve Mile Road has been added to the site plan.

9. Lighting and Photometric Plan (Section 5.7): Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky. **Additional information is required in the next submittal.** The photometric plan does not indicate lighting on the monument tower. It is unclear whether variances will be required for the lighting. Refer to Planning Review Chart and Façade Review for comments.

rPSP: Addressed – The photometric plan indicates lighting for the monument, with an ave/min of 11.18:1, exceeding the ordinance standard of 4:1. The applicant should provide a justification in their response letter explaining why the uniformity requirement should not apply to the monument illumination. Hours of operation for the monument lighting should also be provided in the response.

10. Dumpster Location (Section 4.19.2.F): Dumpster enclosures are to be located in rear, or in cases of double frontage, interior side yards, either attached to the building or no closer than 10 feet from the building if detached. **A Zoning Board of Appeals variance is required for the proposed dumpster locations in the side yards – east and west.** Prior approval (PZ17-0052) granted 11/14/17 for dumpster in side yard expired after one year.

rPSP: Addressed – The applicant indicates a variance will be sought for the dumpster locations in the side yards.

11. Landscape Review: The Landscape review letter notes three unsupported waivers are required. **Please address the conditions in the letter to remove the need for the waivers.**

rPSP: Addressed – Refer to Landscape review letter for details.

12. Woodland Protection (Code of Ordinances, Chapter 37): The site plan indicates impacts to regulated woodland trees on site, however certain calculations to determine replacement credits are not noted correctly on the plans. **See the Woodland Review letter for the required information to be provided before the Planning Commission can approve a Woodland Permit. Indicate any associated Woodland Conservation Easement boundaries on the plans.**

rPSP: Not resolved – refer to Woodland review letter for items to be addressed in the Final Site Plan submittal.

13. Wetland Conservation Easements: The applicant is encouraged to provide wetland conservation easements. **Please indicate on plans where conservation easements will be placed in next submittal.** Refer to Wetland Review letter for details.

rPSP: Not resolved – conservation easement locations not found. Please indicate location of conservation easements in next submittal.

14. Planning Chart: The Planning Review Chart provides additional comments and requests clarification for certain items. Please address these items in addition to the comments provided in this letter.

OTHER REVISED PRELIMINARY SITE PLAN REVIEWS

- Landscape Review: Revised Preliminary Site Plan **approval recommended**. Approval of three Landscape waivers will be required. See attached Landscape review for details.
- Woodland Review: Revised Preliminary Site Plan **conditional approval recommended** with items to be addressed as part of the Final Site Plan submittal. See attached Woodland review for details.
- Traffic Review: Revised Preliminary Site Plan **approval recommended**. See attached Traffic review for details.
- Traffic Impact Study: **Approval recommended with conditions**. See attached Traffic Impact Study review for details.

PREVIOUSLY APPROVED PRELIMINARY SITE PLAN REVIEWS

- Engineering Review: Preliminary Site Plan **approval recommended** with comments to be addressed as part of the Final Site Plan submittal. See attached Engineering review for details.
- Wetland Review: Preliminary Site Plan **approval recommended**. See attached Wetland review for details.
- Façade Review: Preliminary Site Plan **approval recommended**. See attached Façade review for details.
- Fire Review: Preliminary Site Plan **approval recommended**. See attached Fire review letter for details.

NEXT STEP: PLANNING COMMISSION MEETING

As all reviews recommend approval of the Preliminary Site Plan, the project will be scheduled to appear before the Planning Commission on August 19, 2026. Please submit the following for Planning Commission approval by August 12, 2026:

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE**
2. A response letter addressing ALL the comments from ALL review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan (to be used for Planning Commission presentation)
4. A façade sample board as provided in Section 5.15.4.D

FUTURE STEP: ZONING BOARD OF APPEALS

Any variances shall be requested from the Zoning Board of Appeals prior to the submittal of the Final Site Plan. Please submit the ZBA packet to Megan Nardone at mnardone@cityofnovi.org to appear before the Zoning Board of Appeals. The deadline for Zoning Board of Appeals applications is the first business day of the month for the following month's meeting.

FUTURE STEP: FINAL SITE PLAN SUBMITTAL

Upon approval by the Planning Commission and Zoning Board of Appeals, the following should be submitted for Final Site Plan review and approval:

1. Final Site Plan Submittal Form
2. Final Site Plan Checklist
3. Seven copies of Final Site Plan addressing all comments from Preliminary reviews
4. Response letter - **address all comments and refer to sheet numbers where the change is reflected**
5. Engineering Cost Estimate – an itemized 8.5"x11" estimate including sanitary sewer, watermain, storm sewer, paving and grading costs (not to include soil erosion or demolition costs.)
6. Landscape Cost Estimate – an itemized 8.5"x11" estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn.
7. Other Agency Checklist
8. Hazardous Materials Packet
9. Non-Domestic User Survey
10. Drafts of any legal documents required (note that off-site easements need to be executed, and any on-site easements need to be submitted in draft form before stamping sets will be stamped).

FUTURE STEP: ELECTRONIC STAMPING SET REVIEW AND RESPONSE LETTER

Following Preliminary/Final Site Plan approval, revised plans that address all comments from the review letters should be submitted electronically for informal review and approval prior to the submission of Stamping Sets. A letter prepared by the applicant or their representative is to be submitted with the electronic stamping set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

FUTURE STEP: STAMPING SET APPROVAL

Stamping sets will be required for this project. Following approval of the electronic stamping set from City staff, the applicant should submit **9 – 24" x 36" sets of plans with signature and seals on each sheet (seal may be electronic)**, to the Community Development Department for Final Stamping Set approval.

FUTURE STEP: PRE-CONSTRUCTION MEETING

A Pre-Construction (Pre-Con) meeting is required for this project and must take place prior to the start of any work on the site. Pre-Construction meetings, held with the applicant's contractor and the City's consulting engineer, are typically scheduled after Stamping Sets have been issued.

There are a variety of requirements, fees, and permits that must be issued before a Pre-Con can be held, so it is recommended that the applicant begins working with Community Development Department Building Coordinator Sarah Marchioni as soon as Final Site Plan approval is granted. Sarah can be reached at (248)347-0430. Any questions regarding the Pre-Con process or associated checklist should be directed to Sarah.

FUTURE STEP: BUILDING PERMITS AND REVIEW

Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at (248)347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please contact me at (248)347-0483 or dshanahan@cityofnovi.org.



Diana Shanahan, Planner



PLANNING REVIEW CHART: RA – Residential Acreage and Special Land Use

Project Name: JSP25-31 ARMENIAN CHURCH AND CULTURAL CENTER

Review Type: Revised Preliminary Site Plan

Review Date: June 30, 2026

Plan Date: May 27, 2026

Prepared By: Diana Shanahan, Planner dshanahan@cityofnovi.org (248)347-0483

NOTES

- This chart serves as a working summary and is not intended to replace any Ordinance, requirement, or standard of the City of Novi.
- References to relevant ordinance sections are indicated in parenthesis. Please refer to the [City of Novi Ordinance](#) for complete details.
- Comments highlighted in **bold** must be addressed in the next submittal.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted June 25, 2025)	Single Family	No change	Yes	
Area Study	The site does not fall under any special category	N/A	N/A	
Zoning (Effective Jan. 8, 2015)	RA: Residential Acreage	No change	Yes	
Uses Permitted (Section 3.1.1.B & C)	Sec 3.1.1.B Principal Permitted Uses Sec 3.1.1.C Special Land Uses	Phase 1: initial church/fellowship hall, ACC offices, meeting rooms, multi-purpose halls, café with outdoor plaza, memorial structure Future Phases: new permanent church, recreational facility, childcare center, auditorium, art gallery/multi-purpose space	Yes	Planning Commission approval for Special Land Use for church and daycare is required Church is the primary use and must be established prior to other uses. Other uses are considered accessory uses.
Site Plan Review and Phasing Requirements				
Approval Limitations (Section 6.1.6.A)	Approvals are effective for a period of 2 years from date of approval	Three one-year extensions requested and approved	Yes	The project was previously submitted under JSP17-36
(Section 6.1.6.D)	When a development subject to site plan approval is also subject to special land use approval, such special land use approval shall expire with the preliminary site plan or final site plan approval.			FSS approval: 11/11/21
Site Plan Extensions (Section 6.1.7.A-D)	-An extension not to exceed 1-year may be		Yes	First one-year extension approved: 10/31/23

Item	Required Code	Proposed	Meets Code	Comments
	granted -Validation of a site plan or special land use approval after the expiration date will require resubmittal to the City for review and approval. Except as otherwise permitted herein, there shall be no revisions to a site plan without prior approval. -No more than 3 one-year extensions will be granted.			Second one-year extension approved: 10/30/24 Third one-year extension approved: 9/24/25, set to expire on 11/10/26
Phasing (Ordinance Section 11-7 – Phased Construction)	Projects on which phasing of construction is intended shall provide a separate plan which breaks down all improvement quantities by item; sidewalks, storm sewer, landscaping, pavement, and utilities for each phase. Such phasing limits shall match those approved or to be approved by the Planning Commission.	Phase I:  <u>Area A</u>: Initial Church/ Fellowship Hall, Agoump Area, Café, Kitchen, Cigar Room, Patio, Game Room, Bowling Alley <u>Area B</u>: Full-Service Kitchen <u>Area C</u>: Main Entry, Lobby, Armenian Genocide Memorial Courtyard <u>Area D</u>: Common Spaces, Multipurpose Room Future Phases:  Church, Classrooms, Admin offices  Gymnasium/Pool/ Fitness Center  Offices/Meeting Rooms  Childcare Center  Art Gallery  Auditorium		Planning Commission approval for phasing is required Sheet A-9: The phasing plan in the Preliminary Site Plan submittal clearly identifies the extent of each phase Sheet A-9.1: scope of work for Phase 1
Height, Bulk, Density, and Area Limitations (Section 3.1.1.E)				
Maximum Lot Coverage (By All Buildings)	Maximum 25%	Gross site = 19.35 acres = 842,886 sf Cultural Center: 113,279 sf = 13.44% Church: 16,222 sf = 1.92% Total gross building area all phases = 15.36%	Yes	Church gross building area on cover sheet (14,677 sf) does not match area on A-9 (16,222 sf), please verify Cultural Center area on cover sheet (88,760 sf) does not match total area on A-9 (113,279 sf)

Item	Required Code	Proposed	Meets Code	Comments
Building Height (Section 3.1.1.E)	Maximum 35 feet or 2 ½ stories, whichever is less	Buildings proposed generally fall within the maximum height of 35 feet with two exceptions: Proposed height of church (to center of main cupola) = 58 ft Proposed monument height = 62.83 ft	No	A Zoning Board of Appeals variance is required for the monument height of 62.83 ft and the church cupola height of 58 ft Prior approval received 11/10/20 for height of 62.83 ft for monument expired after one year (PZ20-0050)
Height Limit (Section 3.35.3)	Height limitations do not apply to farm buildings, chimneys, church spires, flagpoles, public monuments or commercial wireless towers; for structures requiring special land use approval, the ZBA may specify a height limit, provided the height does exceed the distance to the nearest property line.		N/A	Does not apply as a church spire differs from a cupola
Building Setbacks (Section 3.1.1.E and Section 4.10 – Places of Worship)				
Front (south)	Minimum seventy-five feet from all property lines.	435.15 feet	Yes	
Side (east)		161.32 ft	Yes	
Side (west)		145.00 ft	Yes	
Rear (north)		75 ft	Yes	
Parking Setback (Section 3.1.1.E and Section 4.10 – Places of Worship) Refer to applicable notes in Sec 3.6.2				
Front (south)	No parking in front yard for churches	No front yard parking proposed	Yes	
Side (east)	35 ft (abuts residential)	51.53 ft	Yes	
Side (west)	35 ft (abuts residential)	59.47 ft	Yes	
Rear (north)	35 ft (abuts residential)	230.10 ft	Yes	
Note To District Standards (Section 3.6.2)				
Area Requirements (Section 3.6.2.A)	Lot width shall be measured between the two points where the front setback line intersects the side lot lines.	Complies	Yes	
Building and Parking Setbacks (Section 3.6.2.B)	For all uses permitted other than single-family or two-family residential, the building or structure setback shall at least	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	equal to: (1) the height of the main building; (2) 75 feet; or (3) the setback required in Development Standards Section 3.1, whichever is greater.			
Exterior Side Yard Setbacks (Section 3.6.2.C)	Exterior side yards abutting a street must meet the front yard setback requirements of their zoning district. All front yard regulations apply. Additionally, where a nonresidential district abuts a residential district, the exterior side yard setback must be at least the residential district's front yard minimum, or greater if required by the nonresidential district.	Complies	Yes	
Wetland/ Watercourse Setback (Section 3.6.2.M)	There shall be maintained in all districts a wetland and watercourse setback. Refer to Section 3.6.2 for more details		Yes	Refer to Wetland review letter for details
Required Conditions: Places of Worship (Section 4.10)				
Minimum Site Size (Section 4.10.1)	- Minimum 3 acres - 30 acres for additional height	19.35 acres	Yes	Permitted in RA district subject to SLU approval by the Planning Commission
Minimum Site Width (Section 4.10.2)	Minimum 200 feet along front yard	Approximately 700 ft	Yes	
Site Access (Section 4.10.3)	All access to the site shall be onto a Major Arterial, Arterial or Minor Arterial Road as shown on the City's Thoroughfare Plan	Site is accessed off Twelve Mile Road	Yes	
Minimum Building Setbacks (Section 4.10.4)	Minimum 75 feet from all property lines.	All setbacks are over 75 feet	Yes	
Maximum Building Height (Section 4.10.5)	Maximum building height shall be as provided in Article 3, provided that, on sites exceeding 30 acres, buildings may be constructed up to 65 feet in height if:	Maximum height of 62.83 feet proposed (monument)	N/A	The site does not have the minimum acreage required (30 acres) and thus does not qualify for Planning Commission approval of additional height.
	The minimum front, side, and rear yard building		N/A	

Item	Required Code	Proposed	Meets Code	Comments
	setbacks are increased by 1.5 feet for every 1 foot of building height in excess of thirty-five feet;			Proposed height exceeding the 35 ft limit will require a Zoning Board of Appeals (ZBA) variance. Staff suggests providing additional setbacks as listed here to supplement the request for ZBA consideration.
	The site abuts a freeway or a major arterial road;	Site access is off Twelve Mile Road	Yes	
	The Planning Commission finds increased height will be compatible with and will not negatively impact existing and planned uses located on adjacent and surrounding properties.		N/A	
Parking (Section 4.10.6)	There shall be no parking in front yard, nor closer than twenty feet from any side or rear lot line, except where the lot abuts a residential lot and in those instances, no closer than thirty-five feet on any side or rear yard	No front yard parking is proposed, side and rear yard parking complies	Yes	
Parking Lot Screening (Section 4.10.7)	Screening of vehicular parking areas shall conform to Section 5.5.3: In all locations where non-residential uses abut or are adjacent to any residential district a berm at the height of 4' – 6" to 6' is required.	Landscape berms are not proposed along adjacent residential on the west, north, and east sides A retaining wall is proposed along the east drive and southwest drive	No	A landscape waiver is required for lack of screening berms. See Landscape review letter for more information.
Noise Impact Statement (Section 4.10.8)	A noise impact statement is required subject to the standards of Section 5.14.10.B – Special Land Use approvals	Noise impact statement on pg 6 of Community Impact Statement – “Any sound generated by the picnics and festival not to exceed decibel levels indicated in 5.14.10.A.ii Proposed events: Six picnics May-Oct (1:00-7:00pm on a given Saturday or Sunday) A 3-day cultural festival: - Fri Noon-11:00pm - Sat 11:00am-11:00pm - Sun Noon-10:00pm Live music performances will occur at these events.	TBD	Applicant response: The picnics and three-day festival will be held inside the buildings and the north parking area. The anticipated maximum decibel levels for live music performances are not to exceed 55 dB during night time hours and 60 dB during day time hours.

Item	Required Code	Proposed	Meets Code	Comments
Required Conditions: Day Care Centers (Section 4.12) For up to 50 children				
Minimum Parcel Size (Section 4.12.1.B.i)	Minimum parcel size for a Day Care Center is 1 acre.	Parcel = 19.35 acres	Yes	Permitted in RA district subject to SLU approval by the Planning Commission
Outdoor Recreation Areas (Section 4.12.1.B.ii.a)	150 sq ft of outdoor recreation area per child 50 children x 150 sq = 7,500 sq ft required	Up to 50 children proposed Outdoor recreation area proposed = 5,557 sq ft	No	The Planning Commission may approve a modification to required area based on sufficient justification provided by the applicant
Outdoor Recreation – Minimum Area (Section 4.12.1.B.ii.b)	The total minimum recreation area required is 2,800 sq ft	The applicant indicates the child care program will be structured so that only 25 children will be outdoors at one time, requiring 3,750 sq ft of outdoor recreation	TBD	
Outdoor Recreation Areas Enclosure (Section 4.12.1.B.ii.c)	The recreation area shall be securely fenced and screened from any adjoining lot in any residential district, with appropriate fence and landscape materials to provide opaque screening for outside activities.	Recreation area with fence at entrance proposed in enclosed courtyard	Yes	
Hours of Operation (Section 4.12.1.B.iii)	The hours of operation are limited to 6 a.m. - 7 p.m.	8:00 AM – 4:00 PM	Yes	
Location (Section 4.12.1.B.iv)	The parcel shall abut and have access to a major thoroughfare or section line collector road. The driveways shall be designed so that vehicles can exit the site without having to back onto a major thoroughfare.	Parcel accessed of Twelve Mile Road	Yes	
Noise Impact Statement (Section 4.12.1.B.viii)	A noise impact statement is required subject to the standards of Section 5.14.10.B	Not provided for day care	No	Provide a noise impact statement for anticipated day care activities/ events on the site
Parking and Loading Requirements				
Shared Parking Study (Section 5.2.7)	For shared land uses, the Planning Commission may permit a reduction in the number of off-street parking spaces required. A Shared Parking Study is required.	260 shared parking spaces proposed for multiple non-concurrent uses on site	No	Shared parking to be approved as part of Planning Commission approval.

Item	Required Code	Proposed	Meets Code	Comments
 Places of Worship (Section 5.2.12.B)	1 for each 3 seats or persons permitted to capacity - or - 1 for 6 feet of pews in the main unit of worship, whichever is the greater, plus parking for accessory uses, if determined necessary by the City	Church seating = 400 Classrooms = 6 teachers + 2 staff $400/3 = 134 + 8 = 142$	TBD	The new permanent church will replace the initial church/fellowship hall building for worship services. When church services are being conducted, the fellowship hall and recreation facility will not be occupied. This restriction is necessary to ensure the shared parking supply is not subject to concurrent peak demands and shall be made a condition of approval.
 Places of Worship Accessory Uses - Offices (Section 5.2.12.D)	1 for each 222 sq ft gross leasable area (GLA)	Classrooms (6) Admin Offices $6,606/222 = 30$	TBD	
 Fellowship Hall Banquet Halls (Section 5.2.12.C)	1 for each 3 persons allowed permitted under maximum capacity	475 seats $475/3 = 159$	TBD	
 Recreation Facility Stadiums, Sports Arenas (Section 5.2.12.B)	Gymnasium: 1 for each 3 seats or 5 feet of benches	Proposed gymnasium seating = 300 seats $300/3 = 100$	TBD	
 Recreation Facility Swimming Clubs (private) (Section 5.2.12.B)	Pool: 1 for each 4 member families (under maximum membership)	150 families/ave $150/4 = 38$	TBD	
 Recreation Facility	Fitness Center: 1 for each 3 persons allowed permitted under maximum capacity	*Occupancy: 2825 sf (gross)/50 (gross) = 57 $57/3 = 19$		*As referenced from 2021 MI Building Code
 Offices (Section 5.2.12.D)	1 for each 222 sq ft gross leasable area (GLA)	5,804 sf Offices/Mtg Rms $5,804/222 = 26$	TBD	
 Child Care (Section 5.2.12.B)	1 for 350 square feet of usable floor area plus 1 for each employee	7,874 sq ft day care center + 6 employees $6,300/350 = 18 + 6 = 24$	TBD	
 Art Gallery/Multi-purpose Space Exhibition/Assembly Halls (no fixed seats) (Section 5.2.12.C)	1 for each 2 persons allowed within the maximum occupancy load as established by local, county or state fire, building or health codes	*Occupancy: 3231 sf (net)/30 (net) = 108 $108/2 = 54$	TBD	*As referenced from 2021 MI Building Code Sheet A-9: 3,231 sf does not match #17 in response letter 6034 sf

Item	Required Code	Proposed	Meets Code	Comments
 Theaters and Auditoriums (Section 5.2.12.B)	1 for each 3.4 seats plus 1 for each 2 employees	Auditorium capacity = 172 Employees = 2 $172/3.4 = 53 + 2 = 53$	TBD	
Parking Space Dimensions and Maneuvering Lanes (Section 5.3.2) (Section 5.5.3.C.ii.i)	- 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	90° parking proposed 19 ft, 17.5 ft, and 17 ft spaces indicated	Yes	Type 'A' 4" curb in front of 17 ft spaces with a 2' overhang
Parking Bay (Section 5.5.3.C.ii.o.4)	No bay of parking (defined as a single row of side-by-side parking spaces) greater than 15 parking spaces in length shall be provided		Yes	
End Islands (Section 5.3.12)	- End islands with raised curbs and landscaping are required at the end of all parking bays that abut traffic circulation aisles. - End islands shall generally be at least 10' wide, have a 15' major radius, a 2' minor radius, and be constructed 3' shorter than the adjacent parking stall.	Dimensions not indicated	No	Provide width dimension in next submittal Ensure all end islands are 3 ft shorter than adjacent stalls
Parking Stall Located Adjacent to a Parking Lot Entrance (public or private) (Section 5.3.13)	No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	None proposed	N/A	
Barrier Free Spaces Barrier Free Code	- 263 spaces = 7 required ADA spaces - For every six or fraction of six accessible parking spaces, at least one shall be van-accessible = 2 required	10 ADA spaces proposed, 6 van accessible	Yes	
Barrier Free Space Dimensions Barrier	Van accessible: - 8 ft wide with an 8 ft	6 – 8 ft wide van accessible spaces with 8	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Free Code	wide access aisle (preferred) – or – - 11 ft wide with a 5 ft wide access aisle Standard accessible: - 8 ft wide with a 5 ft wide access aisle	ft wide access aisles 4 – 8 ft wide standard spaces with 5 ft wide access aisles		
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.	Signs indicated	Yes	
Loading Spaces (Section 5.4.1)	Required on all premises where receipt or distribution of materials or merchandise occurs, shall be adequate space for standing, loading and unloading, separate from parking areas	10'x50' loading area proposed on west side of side	Yes	
Bicycle Parking Requirements (Section 5.16)				
Minimum Number of Bicycle Parking (Section 5.16.1)	5 percent of required automobile spaces, minimum 8 spaces 263 parking spaces x 5% = 14 bicycle parking spaces	14 required, 14 proposed	Yes	
Bicycle Parking Location (Section 5.16.1.E)	No farther than 120' from the entrance being served	Complies	Yes	
Bicycle Parking - Multiple Locations (Section 5.16.1.F)	When 4 or more spaces are required for a building with multiple entrances, spaces shall be provided in multiple locations	6 bicycle parking spaces proposed to the east of the main hall entrance, 8 spaces proposed to the west of the entrance	Yes	
Bicycle Parking Facility Layout (Section 5.16.5.B)	Spaces to be paved.	Paved spaces proposed	Yes	
	Bike rack shall be inverted "U" design	Inverted "U" design	Yes	
	Minimum rack height of 3'	Details indicate a 3' and 4' bicycle rack (C-15)	TBD	Specify whether the rack will be 3' or 4'
Bicycle Parking Accessibility (Section 5.16.5.C)	All bicycle parking shall be accessible from adjacent street(s) and pathway(s) via a paved route that has a minimum width of 6 ft	Proposed locations accessible via 7 ft internal sidewalk, no pathway proposed to public sidewalk on Twelve Mile Road	No	The bike racks to the east are in front of 17' parking spaces with a 2' overhang on the sidewalk, leaving only 5' clear path in front of the bicycle parking. Please revise to meet the ordinance requirements.

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking Lot layout (Section 5.16.6)	- Maneuvering lane width: 4' - Parking space depth: 32" - Parking space width: 7' - One tier width: 11' - Two tier width: 18'	East bicycle pad: 13'-4'x7' West bicycle pad: 16'x7'	Yes	Refer to Traffic Review for further comments.
Accessory Uses (Section 4.19)				
Dumpster (Section 4.19.2.F)	Located in rear yard or interior side yard in case of double frontage	Two dumpster locations proposed in east and west side yards	No	ZBA approval required for proposed dumpster locations in side yards Prior approval received 11/14/17 for dumpster in side yard expired after one year (PZ17-0052)
	Attached to the building or no closer than 10 ft from building if detached	Indicate distance to building	TBD	Dimension distance to building
	Not to be located in parking setback	Complies	Yes	
	If no setback, then not any closer than 10 ft, from property line	Complies	Yes	
	As far away from barrier free spaces as possible	Complies	Yes	
Dumpster Enclosure (Section 21-145. (c))	Screen from public view	Complies	Yes	Provide dimension for height of bin Detail 5 on sheet A-7 indicates painted 8" concrete block interior – please remove this note as painting of block is not permitted
	Screening shall consist of a wall or fence 1 ft higher than height of refuse bin, and no less than 5 ft on three sides	6 ft high enclosure, height of bin not indicated	No	
	Posts or bumpers provided within the enclosure to protect from damage of refuse bin	Complies	Yes	
	Inside dimensions shall permit adequate access as well as completely enclose bins	Complies	Yes	
	Screening materials: Masonry, wood or evergreen shrubbery	4" brick to match building on 8" block	Yes	
Equipment Requirements				
Roof Top Equipment and Wall Mounted Utility Equipment (Section 4.19.2.E.i)	- All roof top equipment shall be screened from view	No roof top equipment is indicated	TBD	Indicate any roof top equipment in next submittal

Item	Required Code	Proposed	Meets Code	Comments
	- All wall mounted utility equipment shall be enclosed and integrated into the design and color of the building, subject to safety and access requirements.			
Roof Top Appurtenances Screening (Section 4.19.2.E.ii)	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property	No roof top equipment is indicated	TBD	Indicate any roof top equipment in next submittal
Site Circulation Requirements				
Chapter 11 - Article XI. Off-Road Non-Motorized Facilities	6 ft wide concrete sidewalk is required along Twelve Mile	6 ft walk proposed along Twelve Mile	Yes	
Pedestrian Connectivity (Section 6.1.2.B.iii)	Traffic circulation features within the site and location of automobile parking areas should be designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Pathway proposed to public sidewalk on Twelve Mile Road	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	Appears to comply	Yes	
Building Code and Other Design Standard Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Parcel ID and legal description provided	Yes	
General Layout and Dimension of Proposed Physical Improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq ft), location of proposed parking and parking layout, streets, drives, indicate sq ft of pavement area (indicate public or private).		Yes	Refer to all review letters for additional information requested.

Item	Required Code	Proposed	Meets Code	Comments
Community Impact Statement	- All non-residential projects over 30 acres for permitted use - All non-residential over 10 acres for special land use - All residential over 150 units	Provided	Yes	
Economic Impact	- Total cost of proposed building and site improvements - Number of anticipated jobs created (during construction and after building is occupied)	Provided	Yes	
Development/ Business Sign	Signage if proposed requires a permit	Monument signage proposed	TBD	For permit information, contact Ordinance at (248) 735-5678 Provide monument sign details - See Chapter 28 - Signs
Project and Street Naming	Must be approved by the Project and Street Naming Committee	Project name and street names do not require approval	N/A	
Lighting and Photometric Plan (Section 5.7)				
Lighting Plan (Section 5.7.2.A.i)	A site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures.	Provided	Yes	A lighting and photometric plan is required at the time of Preliminary Site Plan – property abuts residential
Building Lighting (Section 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.		TBD	Indicate proposed building lighting, provide specs sheets
Maximum Height (Section 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft where adjacent to residential districts or uses)	Maximum height = 25 ft	Yes	
Electrical Service (Section 5.7.3.B)	Electrical service to light fixtures shall be placed underground	Note on Sheet L200	Yes	
Flashing Light (Section 5.7.3.C)	No flashing light permitted	Note on Sheet L200	Yes	

Item	Required Code		Proposed	Meets Code	Comments
Glare Control (Section 5.7.3.D)	Shall be accomplished primarily through the proper selection and application of lighting equipment.			TBD	Provide lighting spec sheets
Outdoor Lighting: Average Light Levels (Section 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 foot-candles		Complies with exception of the monument ave/min 11.18 on side 3	No	Please indicate which monument face is side 3
Color Spectrum Management (Section 5.7.3.F)	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index of 70 and Correlated Color Temperature of no greater than 3000 Kelvin		CRI = 70 minimum CCT = 3000 K	Yes	
After Hours Lighting (Section 5.7.3.G)	Only necessary lighting for security purposes shall be permitted after hours.		After hours lighting is planned to be at frequent use entry/egress areas	TBD	Indicate any after hours lighting locations in next submittal
Indoor Lighting (Section 5.7.3.H)	Shall not be the source of exterior glare or spillover		Appears to comply	Yes	
Security Lighting (Section 5.7.3.I) Lighting for security purposes shall be directed only onto the area to be secured	- All fixtures shall be located, shielded, and aimed so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky. - Fixtures mounted on the building and designed to illuminate the facade are preferred.		Security lighting will be reviewed by owner's security consultant and provided in a future submittal	TBD	Indicate any security lighting
Parking Lot Lighting (Section 5.7.3.J)	Design to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas. Full cut-off fixtures shall be used to prevent glare.		Cut sheets provided	Yes	
Minimum Illumination Levels (foot-candles) (Section 5.7.3.L)	Parking areas:	0.2 min	Complies	Yes	
	Loading and unloading areas:	0.4 min	Complies	Yes	
	Walkways:	0.2 min	Complies	Yes	
	Building entrances, frequent use:	1.0 min	Complies	Yes	
	Building entrances, infrequent use:	0.2 min	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Maximum Illumination Adjacent to Non-Residential (Section 5.7.3.L)	Where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot-candle	Complies	Yes	
Maximum Illumination Adjacent to Residential (Section 5.7.3.M)	Fixture height shall not exceed 25 ft	25 ft	Yes	
	All fixtures shall have a cut-off angle of 90° or less		TBD	
	No direct light source shall be visible at the property line (adjacent to residential) at ground level.	Complies	Yes	
	Maximum illumination at the property line shall not exceed 0.5 foot-candle	Complies	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

December 11, 2025

Engineering Review

Armenian Church and Cultural Center
JSP25-0031

APPLICANT

Armenian Community Center of Greater Detroit Inc.

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: North of Twelve Mile Road, East of Meadowbrook Road
- Site Size: 19.35 acres
- Plan Date: 11/18/2025
- Design Engineer: Zeimet Wozniak & Associates

PROJECT SUMMARY

- Construction of a church/fellowship hall and associated parking with phase 1. Future phases show a church, gymnasium, office, childcare center, art gallery, and auditorium. Site access would be provided by a main driveway and a secondary access driveway both off of Twelve Mile Road.
- Water service would be provided by an 8-inch loop from the existing 12-inch water main along the south side of Twelve Mile Road. A domestic lead and a fire lead would be provided to serve the building, along with 8 additional hydrants. A 6-inch stub would be provided to serve the future church/classrooms.
- Sanitary sewer service would be provided by an extension from the existing 12-inch sanitary sewer along the north side of Twelve Mile Road. A lead would be provided to serve the westside of the main building, along with a monitoring manhole. Stubs would be provided to serve the future church/classrooms as well as the eastside of the main building.
- Storm water would be collected by a single storm sewer collection system and discharged to an on-site detention basin.

RECOMMENDATION

Approval of the 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:

GENERAL COMMENTS

1. Provide a note along with the sign table on sheet C-2 stating all traffic signs will comply with the current MMUTCD standards.
2. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC.
3. Provide a traffic control plan for the proposed Twelve Mile Road work activity.
4. A same-side driveway spacing **Waiver**, granted by the Planning Commission, would be required for the proposed location of the western entrance drive with respect to the adjacent approach to the west (90' proposed vs. 230' required). However, this standard does not apply to single one-way driveways meeting City standards. Indicate whether this driveway will be an emergency access road, one-way road, or similar to the entrance to the east.
5. Illustrate what site work will be completed with phase 1. Specifically clarify which retaining walls will be built with phase 1 (temporary church) and which will be constructed with the remainder of the building.
6. Specify the order in which future buildings will be constructed.
7. If paving and grading details for the future church are not provided now, then a site plan will need to be submitted as a separate project for this building.
8. A fire hydrant would be required for the future church before it is constructed.
9. 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.
10. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
11. 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.
12. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
13. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
14. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer. All utilities shall be shown on the

- landscape plan, or other appropriate sheet, to confirm the separation distance.
15. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
 16. The [Non-Domestic User Survey Form](#) for sanitary sewer flow shall be submitted to the City so it can be forwarded to Oakland County.
 17. A [Right-of-Way Permit](#) will be required from the City of Novi and Oakland County.
 18. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

WATER MAIN

19. Provide a profile for all proposed public water main 8-inch or larger.
20. Indicate material of main where connection is proposed along Twelve Mile Road.
21. Use a peaking factor of 2.5 for the water main basis of design.
22. The water main stub at the future church shall terminate with a hydrant followed by a valve in well. If the hydrant is not a requirement of the development at this location, the hydrant can be labeled as "temporary", allowing it to be relocated in the future.
 - a. Provide an explanation as to why this water main stub is 6-inches and not 8-inches.
23. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the [Streamlined Water Main Permit Checklist](#), [Contaminated Site Evaluation Checklist](#), [Basis of Design](#), and an electronic version of the utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

IRRIGATION

24. Indicate on the site plan whether irrigation is proposed. If so, include containment notes on irrigation sheets.
25. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation

of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

26. For common area irrigation systems connected to wells, add the following note to the plans: "Irrigation systems connected to a public water supply are governed by the City of Novi Cross-connection Control Program and subject to review and approval. Irrigation systems utilizing a pond, well or other private source of water supply are exempt from the City's CCCP. Any alterations to a private source of water to a public water supply shall be submitted to the Novi Water & Sewer Division for review and approval prior to any such connections. Plumbing permits will be required for these connections."

SANITARY SEWER

27. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
28. Ensure no private sanitary sewer leads are included in the 20-foot-wide sanitary sewer easement. (See sanitary sewer lead on the west side of the building.)
29. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
30. Limit internal drop connections where possible. However, if they are unavoidable, the proposed internal drop connections require a minimum 5-foot diameter structure.
31. Illustrate all pipes intersecting with manholes on the sanitary profiles.
32. An electronic copy of the utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#), and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets. It should be indicated with the application if an expedited EGLE review is requested. EGLE will charge a fee that can be paid directly to the State.

STORM SEWER

33. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
34. Provide a **four-foot-deep** sump and an oil/gas separator in each of the last storm structures prior to discharge to the detention basin.
35. 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.
36. Illustrate all pipes intersecting storm structures on the storm profiles.

STORM WATER MANAGEMENT PLAN

37. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the **Engineering Design Manual** (updated Jan 31, 2024).
38. The time of concentration should be 15 minutes since the development is over 5 acres.
39. Remove the note on sheet C-8 that the CPV has not been included since testing has not been completed. Test pits were completed and infiltration was found to be difficult to achieve.
40. Provide sizing calculations for the sedimentation basins treating road runoff before it enters Townline Drain.
41. The outlet from the sedimentation basins adjacent to the road shall consist of gravel or riprap to dissipate flows.
42. Per the City of Novi's MS4 permit, provide the following information on the stormwater management plan:
 - a. Change in impervious area and pervious area by cover type
 - b. Percent of site in each hydrologic soil group (Type A,B,C,D)
 - c. Difference between required and provided CPVC volume
 - d. Difference between required and provided CPRC volume.
43. Provide sizing calculations for the sedimentation forebay. Based on the OCWRC standards, the volume should be 4,579 cubic ft. (It is noted that the forebay has sufficient volume, but the calculations should be updated.)
44. Rather than a sediment forebay, a permanent water surface and storage volume are preferred. Refer to section 5.6.1 A. of the Engineering Design Manual for depth and volume requirements for wet detention basins.
45. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
46. Provide drainage area and runoff coefficient calculations specific to the area tributary to the treatment structure and sedimentation basin.
 - a. On sheet C-9, list the capture zone areas in acres.
47. The primary outlet standpipe shall be designed with a secondary outer pipe with numerous holes. The stone filter would rest against this outer pipe and would help protect the outlet standpipe from clogging.

PAVING & GRADING

48. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
49. Remove the curb details on sheet C-15 that conflict with the City's standards and refer to the Paving Standard Detail Sheets, or update the details as necessary.

50. 17-foot parking stalls shall abut 4-inch curb and 19-foot parking stalls shall abut 6-inch curb.
51. 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. The barrier free stall loading areas shall have an integral curb everywhere that they abut sidewalk.
52. Accessible routes must connect directly to access aisles. A landing at least 36" deep is required at the top of curb ramps. Where space for a curb ramp is limited, parallel ramps can be provided as an alternative.
53. Sheet C-4.3 (Grading and Drainage Plan) references sheet C-4.7 and C4.8. However, these sheets are not included in the plan review set. Provide details with future submittals.
54. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.
55. The sidewalk shall be striped through the approaches. The sidewalk shall be increased to 6-inches thick along the crossing or match the proposed cross-section of the approaches.
56. Provide a note or spot grades on the ROW sidewalk connection to the west indicating that grades will match existing.
57. Realign the Twelve Mile Road sidewalk to consistently maintain a distance of 1 foot from the edge of ROW.
58. 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.
59. Revise the dumpster pad cross-section on sheet C-14 to match the City's standard of 8-inches of MDOT Grade P1 concrete on 8-inches of 21AA aggregate base or remove the detail and refer to the City Standard Paving Detail Sheets.
60. The concrete dumpster pads shall extend a minimum of 10 feet beyond the dumpster enclosure opening.
61. 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.
62. Specify if the western drive will be used as an emergency access drive or two-way drive. If it will be another main drive, it should be curbed and designed like the eastern drive. If it will be an emergency access drive, provide an emergency access gate at both ends. The City's break-away gate detail (Figure VIII-K) can be found in Section 11-194 of the Code of Ordinances.
63. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 5-18 Figure 5.3.12 of the [Zoning ordinance](#) (See Figure 5.3.12, i.e. 2' minor radius, 15' major radius, minimum 10' wide, **3' shorter** than adjacent 19' stall).

64. Retaining walls that are 48-inches or larger shall need a permit from Building Department.
65. A retaining wall that has a grade change of 30" or more within a 3' horizontal distance will require a guardrail.

SOIL EROSION & SEDIMENT CONTROL

66. 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

67. A letter from either the applicant or the applicant's engineer must be submitted with the next submittal highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
68. 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).

REQUIRED LEGAL DOCUMENTS

The following must be submitted with the Stamping Set: All documents must be submitted together as a package with the Stamping Set submittal with the [legal review transmittal form](#) that is attached to this review letter. Partial submittals will **not** be accepted. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under [Forms and Permits](#).

69. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
70. If applicable, a draft copy of the [Emergency Access Easement](#) for the proposed emergency access drive must be submitted to the Community Development Department.
71. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.

72. A draft copy of the 20-foot-wide [Sanitary Sewer Easement](#) onsite must be submitted to the Community Development Department.
73. A draft copy of the 20-foot-wide [Sanitary Sewer Monitoring Manhole Access Easement](#) onsite must be submitted to the Community Development Department.
74. A draft copy of the Warranty Deed for the additional proposed 90-foot wide right-of-way along Twelve Mile Road must be submitted for review.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION

75. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
76. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
77. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
78. Construction inspection fees in the amount of **\$TBD** must be paid to the Community Development Department. ****fees are subject to change.**
79. Legal escrow fees in the amount of **\$TBD** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. ****fees are subject to change.**
80. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.
81. A storm water performance guarantee in the amount of **\$TBD**, (equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
82. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.
83. A street sign financial guarantee of \$400 per traffic control sign proposed must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
84. A traffic control inspection fee of **\$660** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
85. A [Soil Erosion Control Permit](#) must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division

(248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.

86. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the city website ([Right-of-Way Permit Application](#)) and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit only.
87. A permit for work within the road right-of-way of Twelve Mile Road must be obtained from the Road Commission for Oakland County (RCOC). Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the city. Provide a note on the plans indicating all work within the road right-of-way will be constructed in accordance with the RCOC standards. **Be advised that review by the RCOC may take four weeks or longer.**
88. An [Act 399 Permit for Community Water Supply Systems](#) for water main construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.
89. A [Part 41 Permit For Wastewater Systems](#) for sanitary sewer construction must be obtained from EGLE. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit. **Be aware that approval by both (1) Oakland County Water Resources Commissioner (OCWRC) and (2) Wayne County Department of Public Services (WCDPS) are required prior to submittal to EGLE.**
90. An NPDES permit must be obtained from EGLE since the site is over 5 acres in size. EGLE may require an approved SESC plan to be submitted with the Notice of Coverage.
91. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resources Commissioner (OCWRC).
92. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).

THE FOLLOWING MUST BE ADDRESSED PRIOR TO THE ISSUANCE OF TEMPORARY OCCUPANCY (TCO)

93. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).

94. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and Engineering Division.
95. A [Bill of Sale for the Utilities](#) conveying the improvements to the City of Novi must be submitted to the Community Development Department.
96. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
97. Submit to the Community Development Department Waivers of Lien from any parties involved with the installation of each street as well as a Sworn Statement listing those parties. The Waivers of Lien shall state that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
98. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
99. Submit a Maintenance Bond to the Community Development Department in the amount of **\$TBD**, (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on the City's website under [Forms and Permits](#).
100. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.
101. Provide a Warranty Deed for the additional proposed road right-of-way along Twelve Mile Road for acceptance by the City.

PRIOR TO SUBMITTING STAMPING SETS, the Applicant should submit the Electronic Stamping set to Planning for review, if any changes are proposed after Electronic Stamping set approval applicant must submit revised sheets for review and approval.

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 Kate Purpura at (248) 735-5643 or email at kpurpura@cityofnovi.org with any questions.



Kate Purpura,
Project Engineer

cc: Diana Shanahan, Community Development
Stacey Choi, Planning Assistant
Humna Anjum, Engineering
Kate Purpura, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 12, 2026

Armenian Church and Cultural Center

Revised Preliminary Site Plan - Landscape

Review Type

Revised Preliminary Site Plan Landscape Review

Job #

JSP25-0031

Property Characteristics

- Site Location: 12 Mile Road east of Meadowbrook
- Site Acreage: 19.35 ac.
- Site Zoning: RA
- Adjacent Zoning: North, East: RA, South: OST, West: RA & B-3
- Plan Date: 5/27/2026

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Underlined items must be addressed on the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation:

This project **is recommended for approval for Preliminary Site Plan.** The remaining changes and additions can be made on the Final Site Plans.

LANDSCAPE WAIVERS REQUIRED BY PLAN:

- Lack of screening berms between project and residentially-zoned abutting properties – *supported by staff as the proposed screening seems to be sufficient and a note has been added stating that more will be added if deemed necessary when the site is inspected.*
- Lack of berm along most of greenbelt – *supported by staff to preserve existing vegetation and because the elevation of site would make the berm's screening ineffective*
- Lack of street trees – *supported by staff because the existing gas line easement along 12 Mile Road leaves no room for street trees*

Please remove the list of waivers granted by the Planning Commission in 2017 from Sheet LP.01 as this is a new project from the previously approved project.

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. Woodland replacement calculations are provided. 756 replacement credits are required, 225.5 credits are proposed to be planted on site and a tree fund donation for 530.5 credits is proposed.
3. Wetlands are shown on the site. The only impacts are the entry crossings.
4. **See the Merjent letter for a detailed review of both woodlands and wetlands.**

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

1. The property is adjacent to residentially-zoned property on the west, north and east sides of the property. No screening berms are proposed along any of the frontages.
2. **This requires a landscape waiver.**
3. *The waiver is supported by staff for the east and west frontages since the proposed and existing vegetation provides significant screening.*
4. **More screening than is shown will likely be required for the church building when it is proposed.**

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.
2. The required berm is not provided. **This requires a landscape waiver.** *It is supported by staff because the elevation of the site and the distance to the building would make the berm ineffective, and the natural vegetation can be preserved by not building the berm.*
3. No street trees are proposed along Twelve Mile Road due to utility conflicts. **This requires a landscape waiver.** *It is supported by staff.*

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

All utilities and light posts are included on the landscape plan, and the required spacing is proposed.

Parking Lot Landscaping

1. The required parking lot interior area and trees are proposed.
2. The required parking lot perimeter and accessway perimeter trees are also proposed but a few minor adjustments noted on the landscape chart are required. Those can be done on the Final Site Plans.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

The required foundation landscaping is proposed.

Plant List (LDM 4.)

1. 20 of 43 species shown (47%) are native to Michigan. Please add more native species on the Final Site Plans.
2. The proposed tree diversity meets the requirements of the Landscape Design Manual for all but blackgums, which are 7 trees over the 10% maximum. Please reduce the number of blackgums on the plan.

Planting Notations and Details (LDM)

1. Not provided.
2. Please add all the required notes and details in the Final Site Plans.

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

1. All required detention basin landscaping is proposed.
2. As noted on the chart, the additional woodland replacement trees added around the detention plan will provide too much shade for the shrubs as they mature. Please move some to the open space south of the basin or elsewhere on the site.
3. Locations of *Phragmites* are shown on the plans, and plans for its removal are also included.

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 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 fluid and cursive, with the first name "Rick" and last name "Meader" clearly distinguishable.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – REVISED PRELIMINARY SITE PLAN

Review Date: June 12, 2026
Project Name: JSP25-0031: Armenian Church and Cultural Center
Project Location: 41100 Twelve Mile Road
Plan Date: May 27, 2026
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 before approval of the Preliminary Site Plan.
Underlined items need to be addressed on the Final Site Plans.

LANDSCAPE WAIVERS REQUIRED BY PLAN:

- Lack of screening berms between project and residentially-zoned abutting properties – *supported by staff as the proposed screening proposed seems to be sufficient and a note has been added stating that more will be added if deemed necessary when the site is inspected.*
- Lack of berm along the greenbelt – *supported by staff to preserve existing vegetation and because elevation of site would make the berm's screening ineffective*
- Lack of street trees – *supported by staff because the existing gas line easement along 12 Mile Road leaves no room for street trees*

Please remove the list of waivers granted by the Planning Commission in 2017 from Sheet LP.01 as this is a new project from the previously approved project.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM 10)				
Landscape Plan (Zoning Sec 5.5.2, LDM 10)	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set	• Landscape calculation scale: 1" = 80' • Sheets LP-2 and LP-3 scale: 1"=40' • Foundation landscaping scale: 1"=20'	Yes	
Project Information	Name and Address	• Project name is on the landscape title block • Location map on LP-01	Yes	
Owner/Developer Contact Information	Name, address and telephone number of the owner and developer or association	Owner name and address is on the landscape title block	Yes	
Landscape Architect contact information	Name, Address and telephone number of	Steve Deak – Deak Planning & Design	Yes	

Item	Required	Proposed	Meets Code	Comments
	RLA/PLA/LLA who created the plan			
Sealed by LA.	Requires original signature	No		<u>Signature and seal are required on final stamping sets</u>
Miss Dig Note (800) 482-7171	Show on all plan sheets	Yes	Yes	
Zoning	Include all adjacent zoning	Shown on LP.01 • Site: RA • North, East: RA • West: RA & B-3 • South: OST	Yes	
Survey information	• Legal description or boundary line survey • Existing topography	Sheet CS1.0	Yes	
Existing plant material Existing woodlands or wetlands	• Show location type and size. Label to be saved or removed. • Plan shall state if none exists.	Sheet CS1.0 • Regulated woodlands and wetlands exist on the site – wetland limits are shown, woodland limits are not • Existing trees are shown on CS-1.0 • Tree Chart on WP.03 and WP.04 • Tree removals indicated on WP.01 and WP.02 and tree chart • Woodland replacement calculations are provided on WP.01 • Wetland limits shown on CS1.0 – no impacts are indicated beyond stream crossings • Tree protection fencing is shown on Sheet C-3.	• No • Yes • Yes • Yes • Yes	1. Please show the woodland limits. You can draw it in from this map: https://experience.arcgis.com/experience/30e74cfbd9b944aebb5d01ad1b41f1a8/ 2. See the Merjent letter for a complete review of woodland and wetland issues 3. <u>Please turn on the tree numbers of trees to remain on the landscape plans, but not their elevations.</u>
Soil types	• As determined by Soils survey of Oakland county • Show types, boundaries	<u>On Sheet C-12</u> • Marlette Sandy Loam • Sisson Fine Sandy Loam • Houghton and Adrian mucks	Yes	

Item	Required	Proposed	Meets Code	Comments
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Changes to the site are shown on the site plan and landscape plan	Yes	
Existing and proposed utilities	- Overhead and underground utilities, including hydrants - Proposed light posts	- Sheet C-9, C-10 and C-11 - Utility lines and structures are included on the landscape plan - Light posts are on the landscape plans	- Yes - Yes - Yes	
Proposed grading. 2' contour minimum	Provide proposed contours at 2' interval	- Sheet C-4 overall, - Sheets C-4.1-4.3 detailed grading - Contours shown on landscape plans - TW elevations shown for retaining walls	- Yes - Yes - Yes - Yes	
Snow deposit	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
- 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.v & LDM 1.a.(1))				
Berm requirements	The site is adjacent to residential property on the north, east and west sides.	- No berms are proposed. - Existing vegetation to remain and significant new landscaping is proposed along east and west property lines - Existing woods and other vegetation is proposed to remain along north property line - Representative sections are	No	- Where berms can't be provided along the east and west property buffers there appears to be sufficient landscaping proposed. - A note indicates that if, during inspection, areas are found to have insufficient screening then additional plantings may be required. A landscape waiver is required for missing berms.

Item	Required	Proposed	Meets Code	Comments
		provided showing the proposed buffering for both sides of the property A note on the landscape plan indicates that additional screening plantings may be required at the time of inspection by the City.		4. As the buffering seems to be sufficient, and the note regarding possible additional screening has been added, the waiver is supported by staff 5. <u>When the church building is proposed, significant additional screening may be required for it.</u>
Walls (Zoning Sec. 5.5.3.A.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	Some large retaining walls are proposed along the east and west sides of the site and south of the building.	TBD	
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer				<u>An engineer will need to design the retaining walls</u>
ROW Landscape Screening Requirements (Sec 5.5.3.b.ii and LDM 1.b) – Special Land Use				
Greenbelt width	34 feet	435 feet	Yes	
Berm requirements (Zoning Sec 5.5.3.b.ii)				
Min. berm crest width	4 feet	0 feet	No	A landscape waiver for the lack of berm is required. As the building and parking are so far from the road, and elevated significantly, the berm would serve no purpose so the waiver is supported by staff.
Minimum berm height	4 feet	0 feet	No	See above
3' wall	(4)(7)	A monument sign is proposed in the greenbelt but no walls	Yes	
Canopy deciduous or large evergreen trees	1 tree per 40 lf (688-30-24)/40 = 16 trees	16 trees	Yes	

Item	Required	Proposed	Meets Code	Comments
Sub-canopy deciduous trees	1 tree per 25 lf $(688-30-24)/25 = 25$ trees	26 trees	Yes	
Canopy deciduous trees in area between sidewalk and curb	1 tree per 35 lf $(688-30-24)/35 = 14$ trees	0 trees	No	1. A landscape waiver is requested to not plant the required trees due to an existing gas easement 2. This waiver would be supported by staff as there is no room for the trees
Cross-Section of Berms (LDM 10.i)				
Slope, height and width	- Label contour lines - Maximum 33% - Constructed of loam 6" top layer of topsoil	- No berms are proposed - No cross-section detail is provided	Yes	
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	- There are no overhead utilities along the road. - One overhead line crosses 12 Mile at approximately the middle of the site. - A note in the response letter indicates that the wire will be removed.	Yes	
Parking Area Landscape Requirements (Zoning Sec. 5.5.3.c & LDM 5)				
General requirements	- Clear sight distance within parking islands - No evergreen trees	No landscaping shown in the parking areas would impede clear sight distances.	Yes	
Name, type and number of ground cover	As proposed on planting islands	Seeded lawn is indicated for all disturbed areas except around the detention pond and swales where a native seed mix is proposed.	Yes	
General (Zoning Sec 5.5.3.c.ii & LDM 5)				

Item	Required	Proposed	Meets Code	Comments
Parking lot Islands	• A minimum of 200 SF to qualify • Minimum 200 SF per tree planted in island • 6" curbs • Islands minimum width 10' BOC to BOC	Proposed islands have sufficient area to support the trees planted in them.	Yes	
Curbs and Parking stall reduction	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	• Edge spaces are 17 feet long • Interior spaces are 19 feet long	Yes	
Contiguous space limit	• Maximum of 15 contiguous spaced • All endcap islands should also be at least 200sf with 1 tree planted in it.	No bay is longer than 15 spaces	Yes	
Plantings around Fire Hydrant	• 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.	No landscaping is too close to hydrants or other utilities	Yes	
Landscaped area	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones	Section 5.9 (see below)	• RCOC clear vision zones are shown on LP-2. • No landscaping is located within the clear vision zones.	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%	$A = x \text{ SF} \times 7.5\%$ • East lot: $16,837\text{sf} \times 7.5\% = 1262\text{sf}$ • North lot: $50,000 \times 7.5\% = 3750\text{sf}$	Calculations are provided	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF)	$B = x \text{ SF} \times 1\%$ • North lot: $(71663 - 50,000) \times 1.0\% = 217\text{sf}$	Calculations are provided	Yes	

Item	Required	Proposed	Meets Code	Comments
x 1 %				
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%	$A = x \text{ SF} \times 6\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = (x \text{ SF} - 50000) \times 0.5\% = B \text{ SF}$	NA		
All Categories				
Total square footage of landscaped islands required	$C = A + B$ - East Parking Lot: 1262sf - North/west Parking Lot: 3750+217=3967 sf	- East Parking Lot: 2092 sf - North/west Parking Lot: 5023 sf	- Yes - Yes	<u>Please label the SF of the southeast corner the east parking lot.</u>
Number of canopy trees required	$D = C/200 = xx \text{ Trees}$ - East Parking Lot: 6 trees - North/west Parking Lot: 20 trees	- East Parking Lot: 7 trees - North/west Parking Lot: 20 trees	- Yes - Yes	
Parking Lot Perimeter Trees	1 Canopy tree per 35 lf - East Parking Lot: $(725-290)/35 = 12 \text{ trees}$ - North/northwest Parking Lot: $(1476+110-50)/35 = 44 \text{ trees}$ The perimeter within 20 feet of the building can be removed from the basis. Trees must be within 15 feet of the lot to count. Note: The above measurement for the North lot does not include 106lf for the future church accessway (3 trees)	- East Parking Lot: 11 trees* - North/west Parking Lot: 44 trees** *: 9 can be double-counted as accessway perimeter trees **: 11 can be double-counted as accessway perimeter trees	- No - Yes	1. Please add a perimeter tree between the dumpster enclosure and the retaining wall of the east parking lot.
Accessway Perimeter Trees	1 Canopy tree per 35 lf $(4694-63-713)/35 = 112 \text{ trees}$ A total of 20 trees are	122 trees	Yes	2. <u>Please add 3 canopy trees west of the loop drive (within 15 feet of it) to help shade it. It's true that the wall is tall but over time</u>

Item	Required	Proposed	Meets Code	Comments
	double-counted as parking lot perimeter trees.			they will help to shade the large turnaround. As the quantity of trees is provided on the site this would be a matter of moving some of the trees that area more crowded together rather than adding trees. 3. Please reclassify the PP at the NE “corner” of the circle as an A tree and add a PP tree somewhere else to keep the right number of parking lot perimeter trees.
Other Landscaping				
Other Screening (Zoning Sec 3.14, 3.15, 4.55, 4.56)				
Screening of outdoor storage, loading/unloading		- Loading area is located at the west end of the building - It is blocked from the south by the building and dense landscaping to the west.	Yes	
Transformers/Utility boxes (LDM 6)	- A minimum of 2ft. separation between box and the plants - Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors	No utility boxes are shown on the plan	TBD	1. <u>Provide proper screening for any transformers.</u> 2. <u>Include city standard detail with other landscape details.</u> 3. <u>If all transformer locations are not provided on plan, please add a note stating that all transformers and other utility boxes shall be screened per the city detail.</u>
Building Foundation Landscape Requirements (Zoning Sec. 5.5.3.d)				
Interior site landscaping	Building perimeter less doorways x 8 = required square	- Church: 6,047 - Center: 14,234sf	Yes	

Item	Required	Proposed	Meets Code	Comments
	footage of landscaping - Lawn may not count toward required landscaping - Church: 734*8=5,872sf - Center: 1731*8=13,848sf TOTAL: 19,720sf	Detailed foundation landscape plans are provided on Sheets LP.05-LP.07.		
Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.e & LDM 3)				
Planting requirements	- 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 of the east, south and west sides of the pond, located at about 10 feet away from the permanent water level 10" to 14" tall grass along sides of basin - Refer to wetland for basin mix	- The required landscaping is proposed. - Additional woodland replacement trees have been added between the water edge and the shrubs.	Yes	- By having canopy trees on both sides of the shrub masses, I'm concerned that the shrubs will be shaded out. Please move some of the replacements around the pond elsewhere on the site where there is room for them, such as the large undisturbed area south of the pond marked 11, so the shrubs can get at least partial sunlight as the trees mature.
Phragmites & Japanese Knotweed Control (Zoning Sec 5.5.6.B.vii)	- 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.	- Phragmites populations are shown on Sheet C-3 - A note on Sheet LP.02 states that the Phragmites will be removed by a licensed pesticide applicator.	Yes	
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes (Zoning Sec 5.5.5 & 5.5.6 & LDM 10.h.(14))				
Installation date	- Provide intended dates - Should be between March 15 and November 15.	No	No	<u>Please include planting dates on the Landscape Plan.</u>
Maintenance & Statement of intent	Include statement of intent to install and guarantee all	2-year period is noted	Yes/No	1. <u>Please provide all required notes in the set.</u>

Item	Required	Proposed	Meets Code	Comments
	materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.			2. <u>Standard City of Novi notes and details are available upon request.</u>
Plant source	Shall be northern nursery grown, No.1 grade.	No	No	<u>Please provide note on plan.</u>
Irrigation plan (Zoning Sec 5.5.6.B & LDM 10.1 & m.)	A method for providing the water required for plant establishment and long-term survival must be provided.	None	TBD	1. <u>Please provide either an irrigation system plan or information regarding the alternative method that will be used to water the plants on the final site plans.</u> 2. <u>If an irrigation system will be used, it should meet the requirements listed at the end of the chart.</u>
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	No	No	<u>Please provide note on the plan.</u>
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	No	No	<u>Please provide note on the plan.</u>
Plant List (LDM 4, 11) – Include all cost estimates				
Quantities and sizes	- 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. - No Prohibited Species listed on Table 11.b.(2)b may be used.	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		20 of 43 species used (47%) are native to Michigan - Tree diversity meets LDM requirements for all but blackgums	Yes	1. <u>Please add a Master Planting plan with all plantings except woodland replacements combined so the tree diversity and species composition can be determined.</u> 2. <u>Please increase the number of native species used to at least 50%.</u> 3. <u>Please reduce the number of blackgums used to no more than 28 (10% of the total number of non-woodland replacement trees used).</u>

Item	Required	Proposed	Meets Code	Comments
Type and amount of lawn		Seed quantities are in the plant lists	Yes	
Cost estimate (LDM 2.f)	For all new plantings, mulch and sod as listed on the plan	Plant lists include costs	Yes	
Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	On Sheet WP.02	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	- Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. - Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	On plant list		
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	None are proposed	Yes	1. <i>Viburnum lantana</i> is listed on some sources as invasive in Michigan. 2. <u>Please substitute a different species for that.</u>

Item	Required	Proposed	Meets Code	Comments
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No overhead utilities exist on the site	NA	
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	- Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth - Specify natural color, finely shredded hardwood bark mulch.	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

Revised Preliminary Site Plan Review

June 12, 2026

Diana Shanahan
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to dshanahan@cityofnovi.org

Re: Armenian Church and Cultural Center revised Preliminary Site Plan Woodland Review (JSP25-31)

Dear Diana,

Merjent, Inc. (Merjent) has conducted a review of the revised Preliminary Site Plan (rPSP) for the proposed Armenian Church and Cultural Center (Project). The provided rPSP contains two sets of plans that were reviewed:

- The Civil Engineering Set, which contains the primary building and grading information, prepared by Zeimet Wozniak & Associates, dated May 27, 2026.
- A landscape portion of the submittal was prepared by deak Planning and Design and is dated May 27, 2026.

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 41100 12 Mile Road (parcel 50-22-12-351-053) in Section 12 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**).

An initial Preliminary Site Plan (PSP) review was conducted in December 2025, and multiple items were flagged that required updating due to using an outdated tree survey that did not represent the current status of the woodlands on-site.

Woodlands

Woodland Recommendation: Merjent **recommends conditional approval** of the Armenian Church and Cultural Center rPSP. Woodland Review comments have been provided below 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)	Required
Tree Replacement (Chapter 37, Section 37-8)	Required
Tree Protection (Fence; Chapter 37, Section 37-9)	Required
Woodland Conservation Easement (Chapter 37-30[e])	Required

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are not depicted as being present onsite. However, it should be noted that both the woodlands and property limits depicted on the City map are considered approximations. Additionally, the City of Novi Woodland interactive map disclaims that “Map information depicted is not intended to replace or substitute for any official or primary source. Specific determination of the limits of a regulated woodland are made on a site-specific basis by the City’s woodland consultant or Community Development staff.”
 - a. Merjent conducted a site visit on December 4, 2025 and June 10, 2026 to review the site conditions relative to the PSP and rPSP submittal. Site photographs are included in **Attachment A** and photographs from the December visit were provided in the PSP Review. The on-site conditions do not reflect the conditions listed in the City’s Woodland map. Pursuant to Section 37-2 and Section 37-4 of Chapter 37, Woodlands Protection, woodland areas can be identified by additional features such as soil quality, habitat quality, tree species and diversity, health and vigor of tree stand, understory species and quality, presence of wildlife, and other factors such as the value of the woodland area as a scenic asset, wind block, noise buffer, healthy environment, and the value of historic or specimen trees. Based on the site visit conducted on December 4, 2025 and June 10, 2026, Merjent has determined that the majority of the trees on-site should be considered regulated woodland due to the stand density and connectivity to other regulated woodland areas.
 - b. An updated outline of regulated woodland areas is provided in **Figure 1**.
2. 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.
 - a. An updated tree survey has been provided and trees can be identified on-site with metal tags that match the survey provided.
 - b. **The engineering plan set still contains the old tree survey information. Engineering plans need to be updated to match the updated tree survey.**
3. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a 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.
4. 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.
5. A **Woodland Use Permit** is required to perform construction on any site proposing impacts to regulated woodlands. Because more than three trees are proposed to be removed, Planning Commission approval is required.

The following comments are based on Merjent’s corrected calculations, and woodland impacts/replacements should be corrected and accurate in future submittals.

6. **Woodland Replacement.** Based on a review of the plan, the applicant is proposing to remove 410 regulated trees. The proposed tree removals are summarized below based on the information provided on Sheets WP.03 through WP.05. It should be noted that multiple trees were identified with incorrect replacement credit calculations. The tables below summarize Merjent's recounted replacement credits based on what is required under Section 37-8 and has been split based on each table provided in the Woodland Inventory Sheets.

Table 1; Sheet WP.03

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	25	1	25
12-20	13	2	26
21-29	3	3	9
30+	2	4	8
Multi-stem	7	Sum of Stem DBH/8 (rounded up)	34
Total	50	-	102

Table 2; Sheet WP.03

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	42	1	42
12-20	20	2	40
21-29	4	3	12
30+	0	4	0
Multi-stem	3	Sum of Stem DBH/8 (rounded up)	9
Total	69	-	103

Table 3; Sheet WP.03

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	1	1	1
12-20	2	2	4
21-29	1	3	3
30+	0	4	0
Multi-stem	0	Sum of Stem DBH/8 (rounded up)	0
Total	4	-	8

Table 1; Sheet WP.04

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	31	1	31
12-20	15	2	30
21-29	0	3	0
30+	0	4	0
Multi-stem	4	Sum of Stem DBH/8 (rounded up)	13
Total	50	-	74

Table 2; Sheet WP.04

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	54	1	54
12-20	42	2	84
21-29	1	3	3
30+	0	4	0
Multi-stem	7	Sum of Stem DBH/8 (rounded up)	29
Total	104	-	170

Table 3; Sheet WP.04

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	33	1	33
12-20	25	2	50
21-29	4	3	12
30+	2	4	8
Multi-stem	9	Sum of Stem DBH/8 (rounded up)	48
Total	73	-	151

Table 1; Sheet WP.05

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	19	1	19
12-20	31	2	62
21-29	4	3	12
30+	5	4	20
Multi-stem	1	Sum of Stem DBH/8 (rounded up)	3
Total	60	-	116

Summary Table; Re-calculated

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	205	1	205
12-20	148	2	296
21-29	17	3	51
30+	9	4	36
Multi-stem	31	Sum of Stem DBH/8 (rounded up)	136
Total	410	-	724

a. The following trees have incorrect replacement values and should be corrected; replacement values were re-calculated for this review for the tables above:

- 1792
- 1794
- 1808
- 1814
- 1818
- 1820
- 1823
- 1831
- 1847
- 1849
- 1877
- 1878
- 1880
- 1923
- 1977
- 2216
- 2219
- 2224
- 2262
- 2265
- 2275
- 2288
- 2290
- 2291
- 2295
- 2298
- 2304
- 2317
- 2321
- 2347
- 2389
- 2393

-
- 2435
 - 2436
 - 2444
 - 2460
 - 2468
 - 2497
 - 2519
 - 2573
 - 2574
 - 2596
 - 2645
 - 2655
 - 2700
- b. The tree IDs above mostly contained errors due to the ranges of replacement values for DBH's (specifically a DBH of 11 and/or 20). The ordinance does not contain an equal symbol, but previous reviewers within the City and Merjent have consistently used the ranges provided in the tables above. Additionally, multi-stem calculations always should be rounded up to the nearest whole number. Section 37-8 (e) may be mis-read in that DBH calipers shall be rounded down, however once dividing by 8 – the replacement value shall be rounded up. One tree was accidentally given credits but was in poor/dead condition, so the credits were re-calculated to be 0.
7. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
- a. Planting the woodland tree replacement credits on-site.
 - i. For tree replacement credits that will be planted on-site, a financial guarantee of \$500/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
 - ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance.
 - b. Payment to the City of Novi Tree Fund at a non-refundable rate of \$500/woodland replacement credit.
 - c. Combination of on-site tree planting and payment (non-refundable) into the City of Novi Tree Fund (\$500/woodland replacement credit).

The applicant has proposed planting a total of 225.5 credits on-site in the form of 169 deciduous trees, 28 evergreen trees, and a native seeding area equal to 37.8 credits. The remaining 498.5 credits will be paid into the City of Novi tree fund in an amount of **\$249,250**. For the 225.5 credits planted on-site, a financial guarantee of **\$112,750** will be required, and a maintenance bond of **\$28,187.50** will be required.

-
8. **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. The applicant has depicted critical root zones on the site plan, but are not fully encapsulated by the tree protection fence (see comment below).
9. 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 issuance of the City of Novi Woodland Use Permit.
- a. Pursuant to Chapter 37, Section 37-9, the location and extent of tree protection fence has been added to the site plan. **However, some critical root zones are not protected by the tree protection fence. For example, Trees 1879, 2114, 1874, 1872, 2215, 2335, 2336, 2350, and 2351 all have critical root zones not protected by tree protection fence and should either be considered removals, or the fence should be adjusted to fully protect these trees.** It is common that fencing provided in site plans does not fully encapsulate critical root zones and therefore, if any portion of the root zone is not protected by the tree protection fence, it has to be considered an impact. Typically, during construction if the trees are not protected, soil stockpiling and clearing will go directly up to the fencing, resulting in unanticipated tree impacts.
 - b. Appropriate Tree Protection Details have been added to the site plan.
 - c. **The cost of materials and to stake, install, and remove the tree protection fence should be added to Sheet WP.02.**
10. **Woodland Replacement Inspection** (if tree replacements are planted on-site) – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on-site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.
11. **Woodland Guarantee Inspection** (if tree replacements are planted on-site) – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

12. If tree replacements are planted on-site, the Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

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
Attachment A – Site Photos
Attachment B – Conservation Easement Map

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

Site Boundary is outlined in red

Approximate Woodlands are shown in green

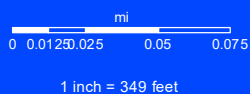
Additional regulated woodlands are shown in orange

City of Novi Woodland Map



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.

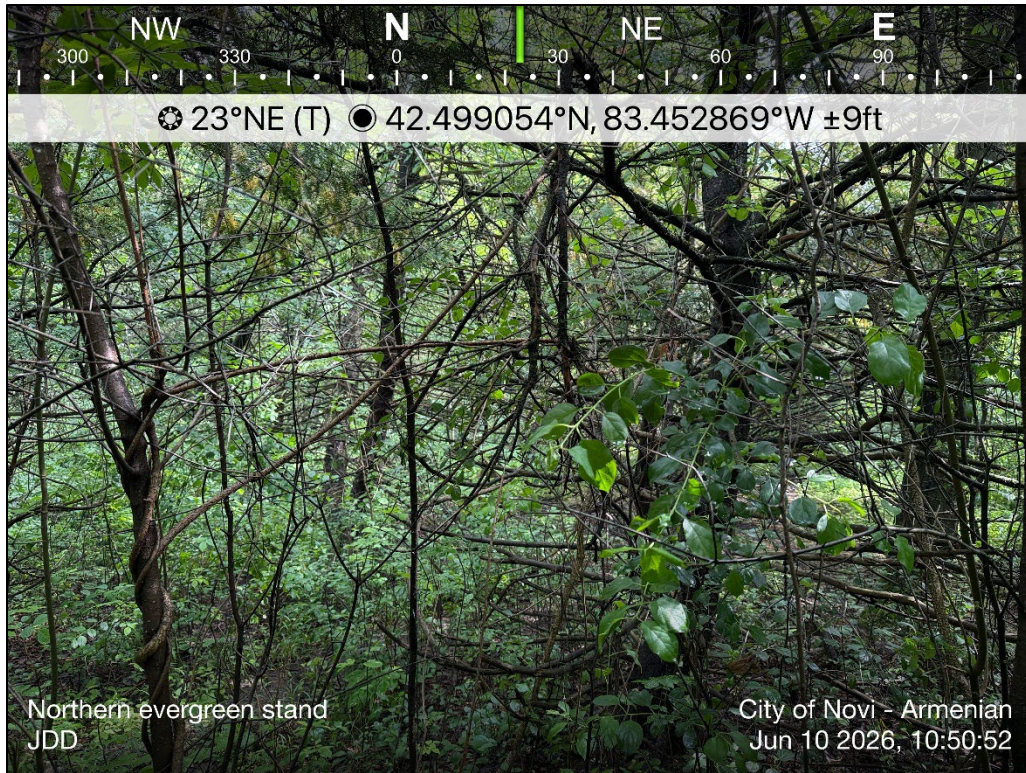


Map Print Date:
12/9/2025

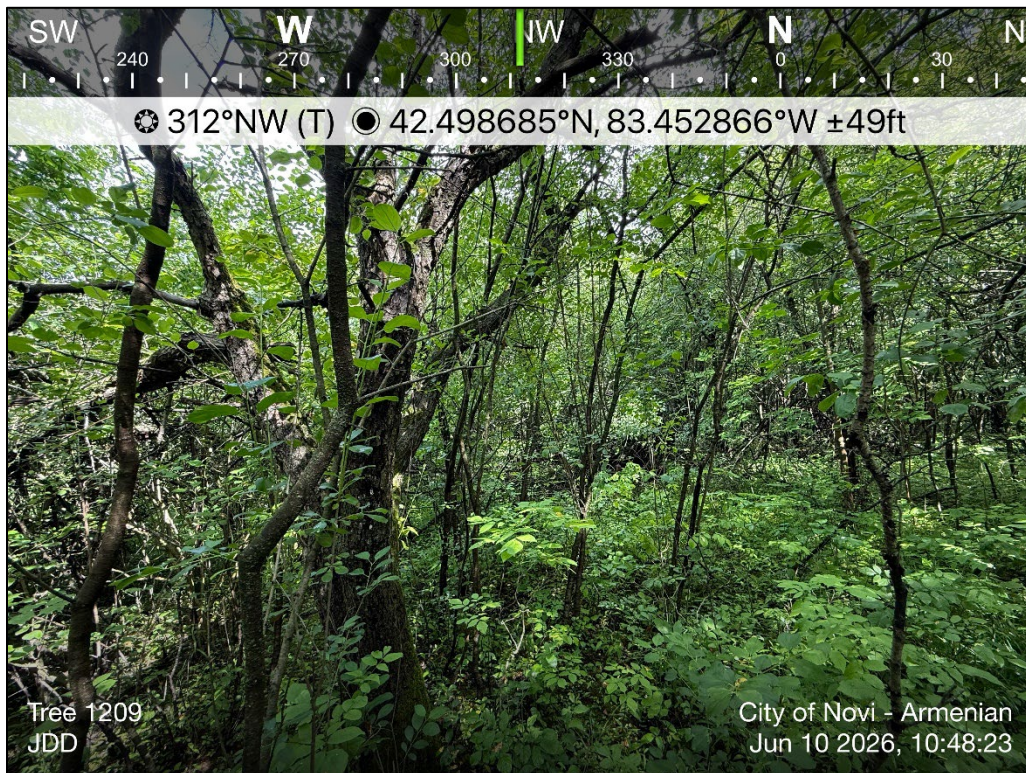


City of Novi
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Attachment A
Site Photographs



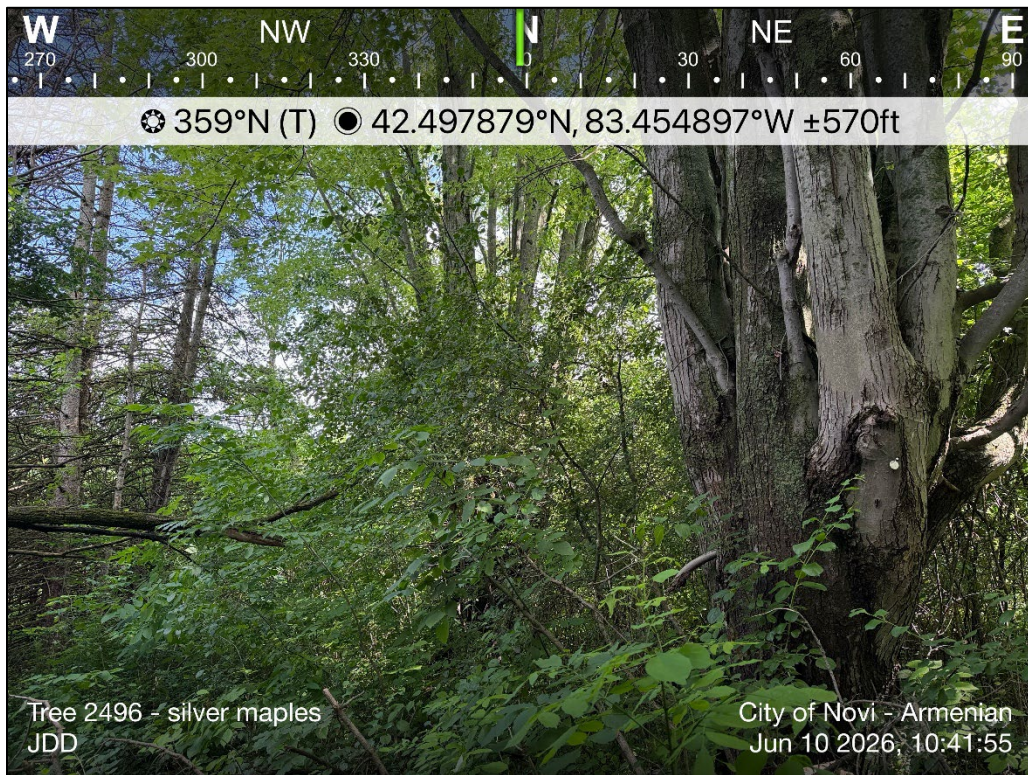
Overview of the northern evergreen stand that was not previously tagged



Overview of Tree 1209



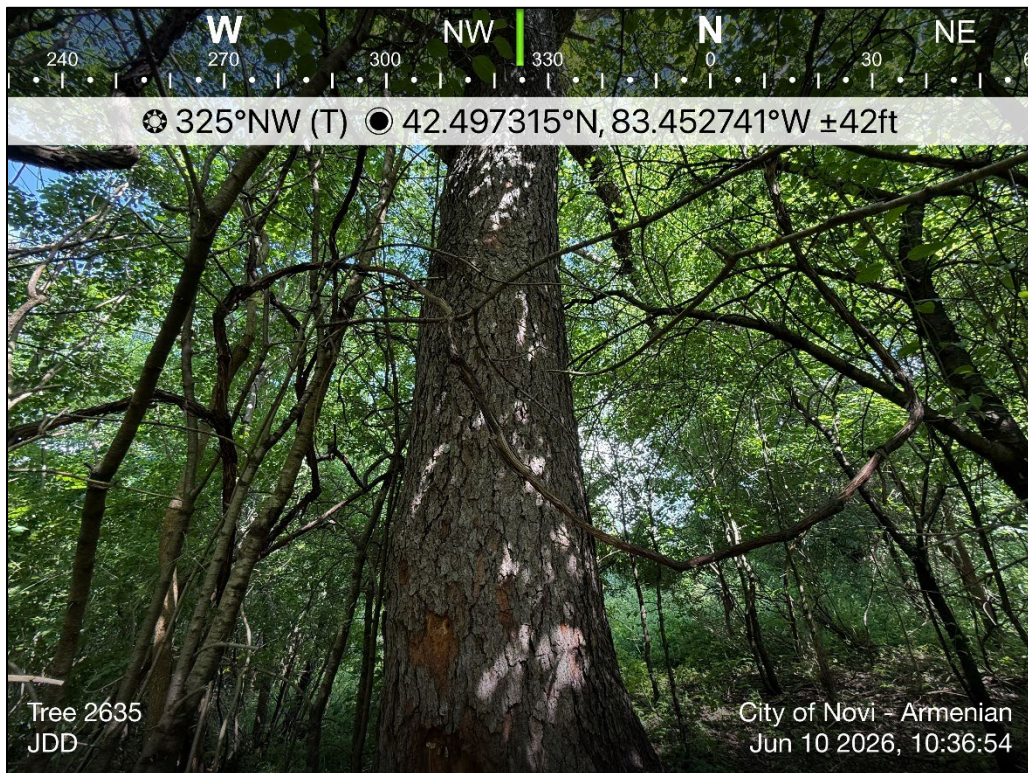
Overview of the spruce stand at Tree 1763



Overview of Tree 2496 and the stand of nearby silver maples



Overview of Tree 2632



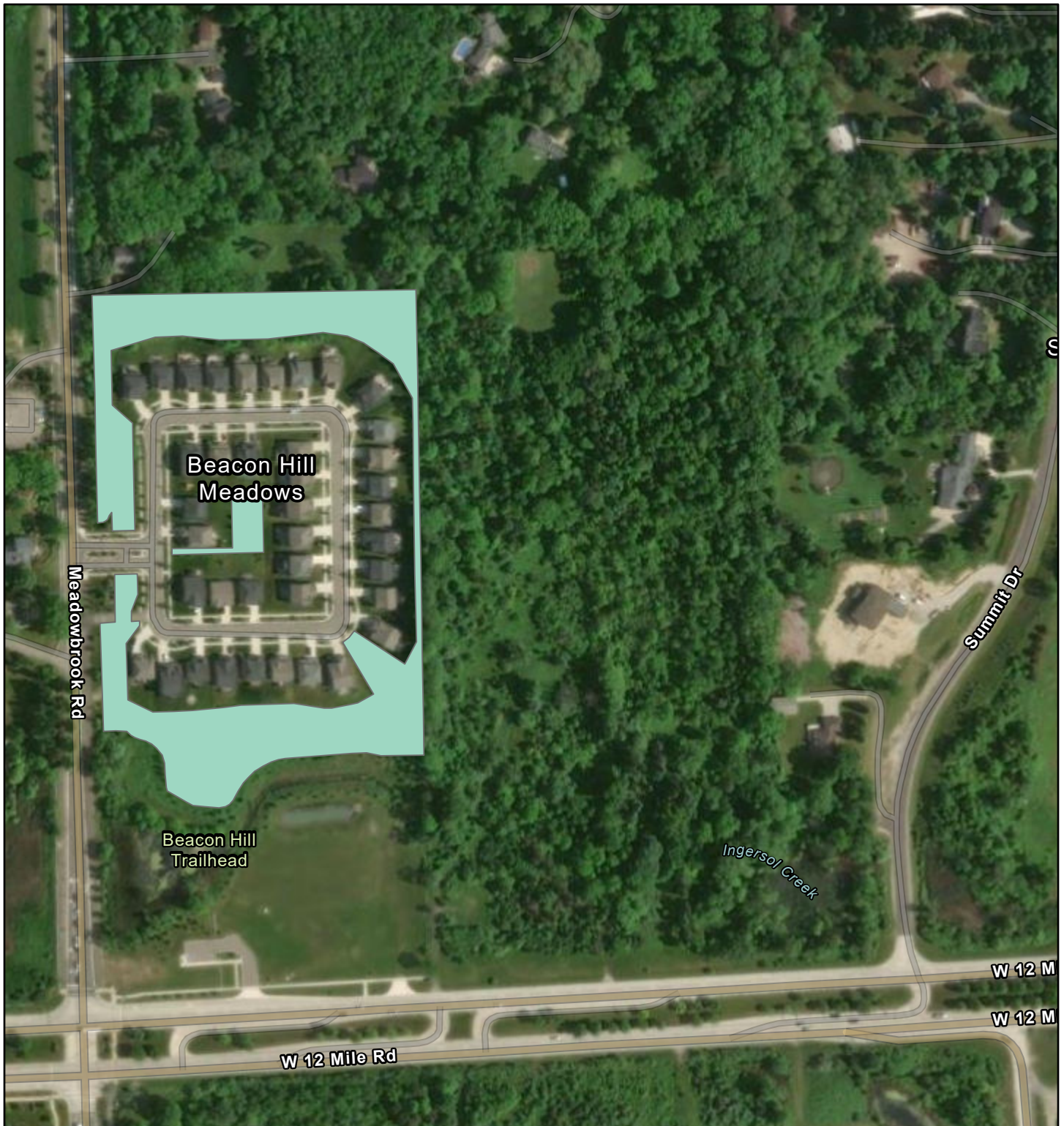
Overview of Tree 2635



Overview of Tree 2651, noted to be a *Carya* (hickory) species, but is a sugar maple (*Acer saccharum*)

Attachment B
Conservation Easement Map

City of Novi Conservation Easements



12/10/2025

Conservation Easement

Open Space Preservation

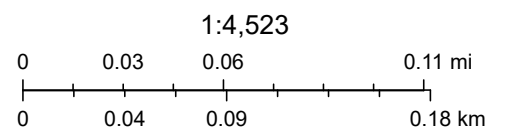
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

WOODLAND / WETLAND REVIEW

Preliminary Site Plan Review



December 10, 2025

Diana Shanahan
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to dshanahan@cityofnovi.org

Re: Armenian Church and Cultural Center Townhomes Preliminary Site Plan Woodland and Wetland Review (JSP25-31)

Dear Diana,

Merjent, Inc. (Merjent) has conducted a review of the Preliminary Site Plan (PSP) for the proposed Armenian Church and Cultural Center (Project). The provided PSP contains three sets of plans that were reviewed:

- The Civil Engineering Set, which contains the primary building and grading information, prepared by Zeimet Wozniak & Associates, dated November 18, 2025.
- A landscape portion of the submittal was prepared by LAND Design Studio and is dated 7/18/2025.
- A portion of the tree survey and land survey details were provided by Sujak Engineering PLC and is dated September 29, 2025. Note five on Sheet CS1.0 states that the survey is a combination of the new survey for the parcel and the previous survey on March 14, 2013.

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 41100 12 Mile Road (parcel 50-22-12-351-053) in Section 12 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

Merjent understands that a previous iteration of this project was approved by Environmental Consulting and Technology, Inc. (ECT) for woodlands and wetlands under JSP17-0037. The current design has been changed from the original; however, some elements of the original submission may have been carried over (particularly in relation to woodlands [see below]) to this submission, and those are discussed in detail below.

Woodlands

Woodland Recommendation: Merjent **does not recommend approval** of the Armenian Church and Cultural Center PSP. Woodland Review comments have been provided below 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)	Required
Tree Replacement (Chapter 37, Section 37-8)	Required

Woodland Regulation	Required
Tree Protection (Fence; Chapter 37, Section 37-9)	Required
Woodland Conservation Easement (Chapter 37-30[e])	Required

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are not depicted as being present onsite. However, it should be noted that both the woodlands and property limits depicted on the City map are considered approximations. Additionally, the City of Novi Woodland interactive map disclaims that “Map information depicted is not intended to replace or substitute for any official or primary source. Specific determination of the limits of a regulated woodland are made on a site-specific basis by the City’s woodland consultant or Community Development staff.”
 - a. Merjent conducted a site visit on December 4, 2025 to review the site conditions relative to the PSP submittal. Site photographs are included in **Attachment A**. The on-site conditions do not reflect the conditions listed in the City’s Woodland map. Pursuant to Section 37-2 and Section 37-4 of Chapter 37, Woodlands Protection, woodland areas can be identified by additional features such as soil quality, habitat quality, tree species and diversity, health and vigor of tree stand, understory species and quality, presence of wildlife, and other factors such as the value of the woodland area as a scenic asset, wind block, noise buffer, healthy environment, and the value of historic or specimen trees. Based on the site visit conducted on December 4, 2025, Merjent has determined that the majority of the trees on-site should be considered regulated woodland due to the stand density and connectivity to other regulated woodland areas.
 - b. An updated outline of regulated woodland areas is provided in **Figure 1**.
2. 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. **All such trees shall be identified in the field by the painting of the identifying numbers in nontoxic paint of a white, yellow or orange color, or by a tree identification tag affixed loosely with a single nail.**

During the December 4, 2025 site visit – the majority (if not all) of trees identified on-site were significantly under-measured in the provided tree survey relative to what is present on-site. Additionally, no tree tags or associated markings (see bolded text above) were found on-site that could be matched to the tree survey. There are typically small discrepancies in DBH measurements depending on the method used to measure the tree (i.e., Biltmore stick, calipers, DBH tape, etc.). However, many trees identified on-site were more than five to 10 inches larger than the measurements provided in the PSP. Photographs of select trees throughout the site are provided in **Attachment A**, showing their measured DBH and the approximate closest tree based on the PSP. Additionally, detailed descriptions are provided showing potential discrepancies in DBH measurements and species identifications. As noted above, identifying individual trees proved difficult, as no tags or markers were on-site identifying trees.

Required edit: if the provided tree survey in the PSP is the same survey that was provided in the JSP17-0037, that survey is outdated, and many trees on-site since that time may have grown to be larger than eight inches DBH which may not be accounted for. Additionally, it is likely that trees may have absorbed or pushed the previous tags out from the original survey. As noted

above, it is required (pursuant to Section 37-28) that all trees larger than eight inches DBH be identified in the field by the painting of the identifying numbers in nontoxic paint of a white, yellow or orange color, or by a tree identification tag (preferred method) affixed loosely with a single nail. The tree survey needs to be updated to reflect the current tree measurements and not measurements from 10-years prior. This will allow a more accurate review to occur that accounts for current woodland losses in the City.

3. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a 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.
4. 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.
5. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. Because more than three trees are proposed to be removed, Planning Commission approval is required.

The following comments are based off the current submittal, and woodland impacts/replacements will likely increase once an updated tree survey is completed (see Comment 2).

6. **Woodland Replacement.** Based on a review of the plan, the applicant is proposing to remove 344 regulated trees. The proposed tree removals are summarized below based on the information provided on Sheet WP.01.

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	116	1	116
12-20	156	2	312
21-29	18	3	54
30+	8	4	32
Multi-stem	47	Sum of Stem DBH/8 (rounded up)	195
Total	345	-	709

- a. The summation of the number of trees proposed to be removed is one tree more than the stated total number of trees proposed to be removed on Sheet WP.01; 298 single-stem trees will be removed based on the summary but 297 trees are stated to be removed on Sheet WP.01. This discrepancy should be fixed. However, upon completion of an updated tree survey, these values in the table above will likely all change, so this inconsistency can be ignored.
7. A replacement plan and cost estimate for the tree replacement will be necessary prior to final site plan approval by the City. Woodland replacement credits can be provided by:
 - a. Planting the woodland tree replacement credits on-site.

-
- i. For tree replacement credits that will be planted on-site, a financial guarantee of \$400/tree replacement credit is required to ensure the planting of the on-site woodland replacement credits. The financial guarantee would be released after trees have been planted and approved by the City of Novi. The financial guarantee will be released after trees have been planted and approved by the City of Novi, and applicants must request a tree planting inspection.
 - ii. Woodland replacements shall be guaranteed for two growing seasons after the applicant's installation and the City's acceptance. A two-year maintenance bond in the amount of 25% of the value of the trees, but in no case less than \$1,000, shall be required to ensure the continued health of the trees following acceptance.
- b. Payment to the City of Novi Tree Fund at a non-refundable rate of \$400/woodland replacement credit.
 - c. Combination of on-site tree planting and payment (non-refundable) into the City of Novi Tree Fund (\$400/woodland replacement credit).

The applicant has proposed planting a total of 188.6 credits on-site in the form of 133 deciduous trees, 30 evergreen trees, and a native seeding area equal to 35.5 credits. As previously stated, these values may change once an updated tree survey is completed.

- 8. **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. The applicant has depicted critical root zones on the site plan.
- 9. 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 issuance of the City of Novi Woodland Use Permit.
 - a. Pursuant to Chapter 37, Section 37-9, the location and extent of tree protection fence has been added to the site plan. **However, some critical root zones are not protected by the tree protection fence. For example, Trees 312, 217, 87, and 83 all have critical root zones not protected by tree protection fence and should either be considered removals, or the fence should be adjusted to fully protect these trees.** Upon completion of an updated tree survey, additional critical root zones may be required to be protected.
 - b. Appropriate Tree Protection Details have been added to the site plan.
- 10. **Woodland Replacement Inspection** (if tree replacements are planted on-site) – The Applicant is responsible for walking the entire site to confirm that all woodland replacement trees/shrubs have been planted on-site according to the approved site plan stamping set. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. The applicant should also provide an as-built landscape plan if the trees planted do not match the species and/or location shown on the approved site plan stamping set. Once this occurs the Applicant should contact the Bond Coordinator to schedule the inspection (Angie Sosnowski at asosnowski@cityofnovi.org; 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant.

-
11. **Woodland Guarantee Inspection** (if tree replacements are planted on-site) – Prior to requesting the 2-year woodland guarantee inspection, the Applicant is responsible for walking the entire site to confirm that all plant material has survived and is healthy. If any material is missing, dead or dying, replacements should be made prior to requesting the inspection. Once this occurs the Applicant should contact the Bond Coordinator to schedule the 2-year guarantee inspection (Angie Sosnowski at asosnowski@cityofnovi.org / 248-347-0441) and complete the inspection request form. If additional inspections are needed, then additional inspection fees will be required to be paid by the applicant. Based upon a successful inspection for the 2-year warranty the Landscape/Woodland/Street trees financial guarantee will be returned to the Applicant.

If the woodland replacements, street trees, or landscaping guarantee period is scheduled to end during the period when inspections are not conducted (November 15th – April 15th) the Applicant is responsible for contacting the Bond Coordinator and Woodland/Landscape Inspector in the late summer/early fall prior to the 2-year expiration to schedule an inspection.

12. If tree replacements are planted on-site, the Applicant may be required to provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that all proposed woodland replacement trees and existing regulated woodland trees to remain will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. Any associated easement boundaries shall be indicated on the Plan.

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Armenian Church and Cultural Center Townhomes PSP based on the comments provided below.

Merjent visited the Site on December 4, 2025 to observe the conditions on-site relative to the provided PSP. Merjent found conditions on-site consistent with the plan. Photos from the site visit are included in **Attachment A**. The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is Merjent's opinion that the delineated wetland on-site provides the functional characteristics of stormwater storage capacity and/or wildlife habitat; the wetland is also directly connected to a regulated watercourse. Accordingly, the wetland on-site meets the criteria for an essential wetland as noted above.

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)	Required, non-minor
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Required
EGLE Wetland Permit	Required*
Wetland Conservation Easement	Requested

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

Wetland Review Comments

- Impacts have been proposed to one wetland and associated watercourse on-site, totaling approximately 2,365 square feet (0.05 acre) of wetland impact. The proposed impacts are primarily associated with removing two existing road crossings. The applicant proposes to remove two existing road crossings and construct two new road crossings in the form of two separate 58" x 91" culverts. Additionally, the applicant proposes to install an armored overflow spillway and a 42" culvert to outfall into the wetland/watercourse to allow the outfall from a proposed stormwater basin.
 - Requested edit/clarification:** Buffer and wetland impacts should be summarized based on temporary vs. permanent impacts.
- 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.
 - Appropriate setbacks have been incorporated into the site plans. Additionally, buffer impact types should be provided for all impacts (see Comment 1).
 - The applicant proposes to impact 15,511 square feet (0.36 acre) of wetland buffer to construct the infrastructure listed in Comment 1.
- The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity. During Merjent's site visit on December 4, 2025 it was noted that flagging from the delineation was present.
- The cost to perform any wetland protection and restoration shall be listed on the site plan, per Chapter 26.5, Section 26.5-7 (b) of the City of Novi Code of Ordinances. A **Wetland Financial Performance**

Guarantee in the amount of 120% of the cost to perform any wetland protection, restoration, and development will be collected prior to the granting of a Wetland Use Permit.

5. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands. The proposed project will not exceed 0.25 acre and mitigation is not required for a City Wetland and Watercourse Permit.
6. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary). Additionally, EGLE may request conservation easements around remaining wetlands on-site. This requirement would be unrelated to the requirements of the City of Novi Wetland Use Permit. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Wetland Use Permit.
 - a. An existing conservation easement is present west of the site associated with the Beacon Hill Meadows Open Space Preservation. A map of conservation easements is provided as **Attachment B**.

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
Attachment B – Conservation Easement Map

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

Site Boundary is outlined in red

Approximate Woodlands are shown in green

Additional regulated woodlands are shown in orange

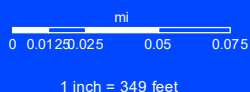
City of Novi Woodland Map



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.



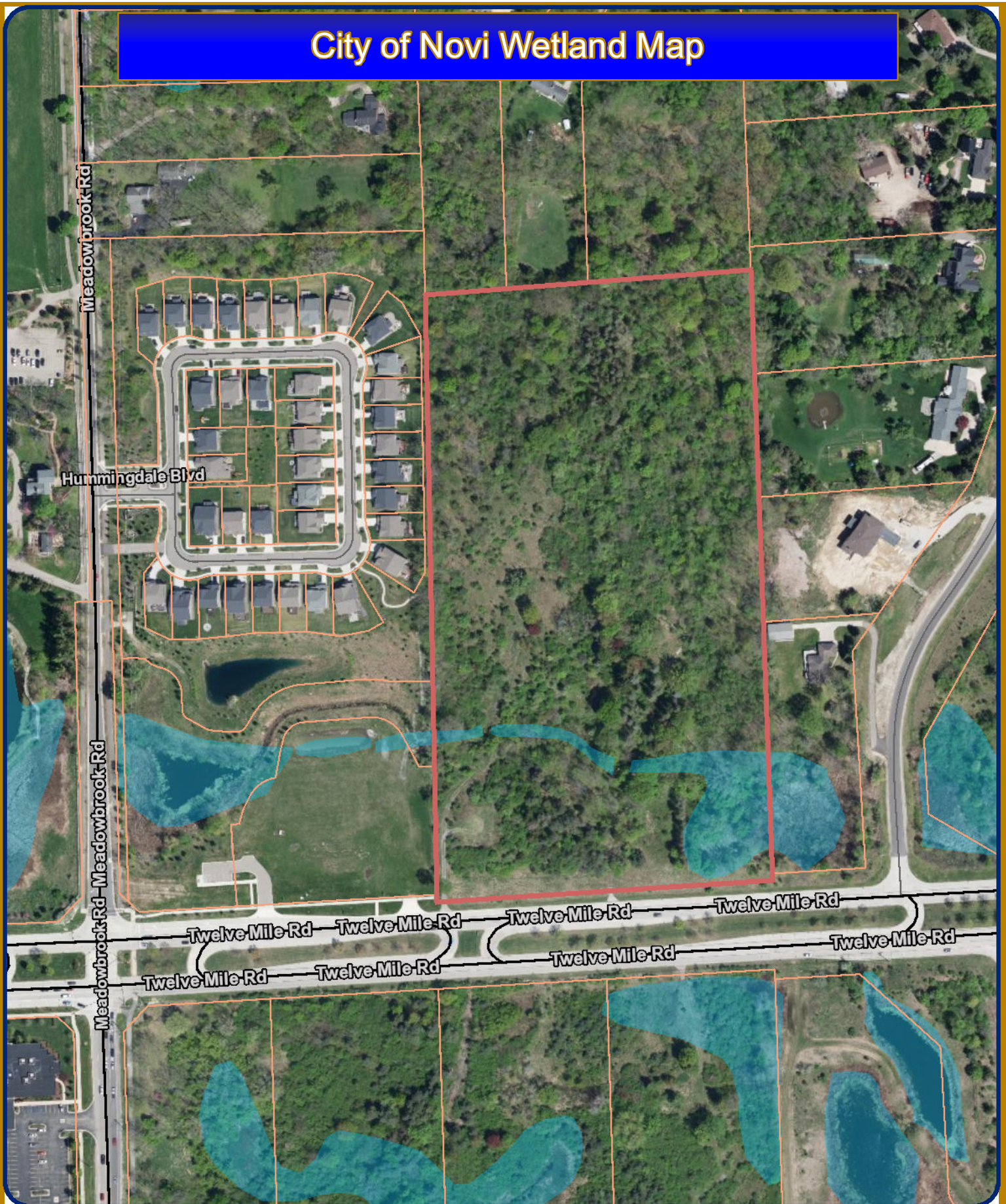
Map Print Date:
12/9/2025



City of Novi
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Figure 2. City of Novi Regulated Wetlands Map
Site Boundary is outlined in red
Approximate Wetlands are shown in Blue

City of Novi Wetland Map



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.

mi
0 0.0125 0.025 0.05 0.075
1 inch = 349 feet



Map Print Date:
12/9/2025



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Attachment A
Site Photographs



An unidentifiable 24-inch DBH *Acer platanoides* in the central portion of the site. No tree tag or identification located on the tree



A measured 27-inch DBH sugar maple (*Acer saccharum*) that was assumed to be at or near Tree 110 with no tree tag or identification on-site.



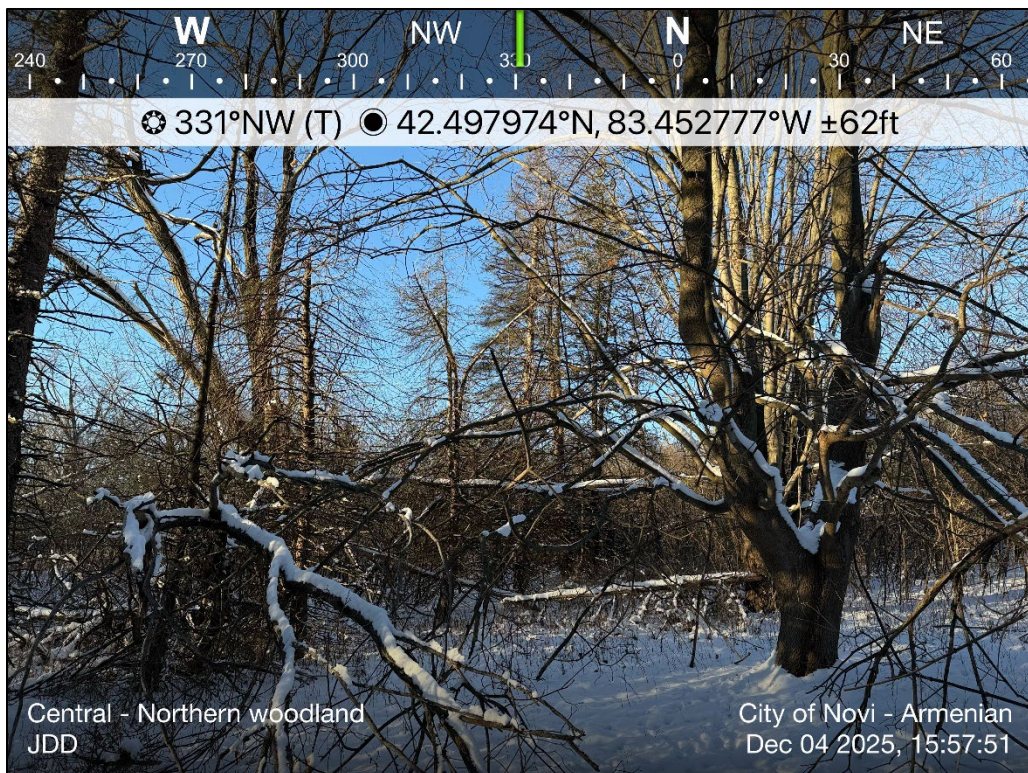
Captured approximately near Tree 460, this maple was measured to be 42-inches DBH. No trees in the tree survey (excluding the large willows) were measured with this large of DBH. No tree tags or identifiers present.



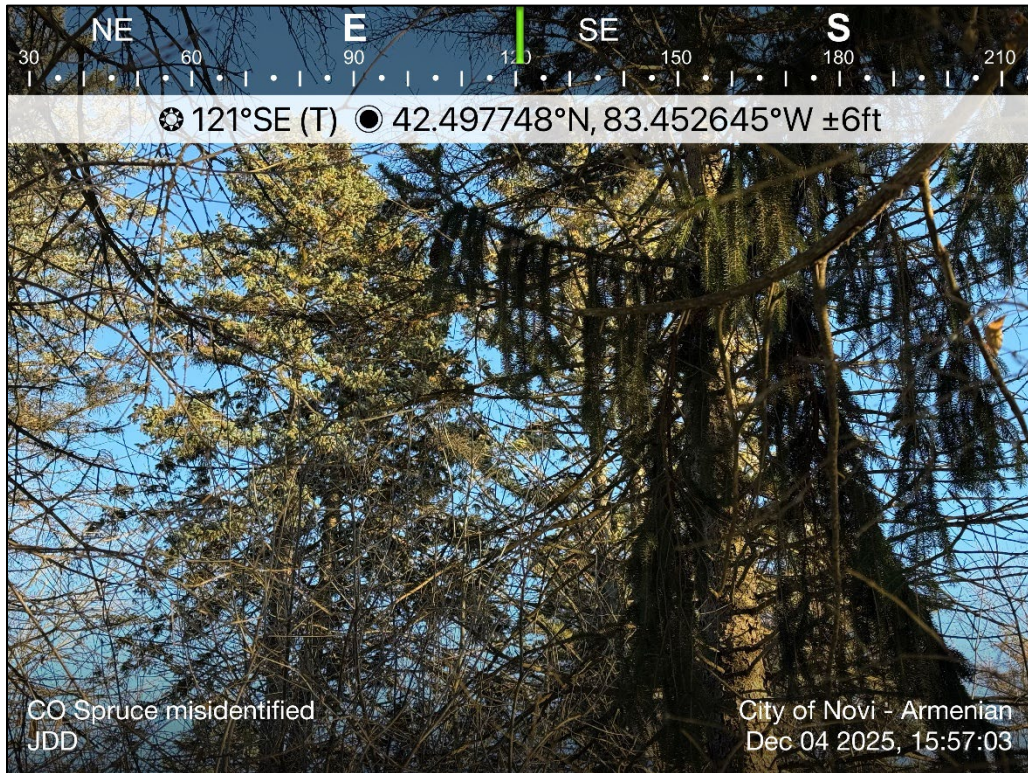
Captured approximately near Tree 460, this maple was measured to be 42-inches DBH. No trees in the tree survey (excluding the large willows) were measured with this large of DBH. No tree tags or identifiers present.



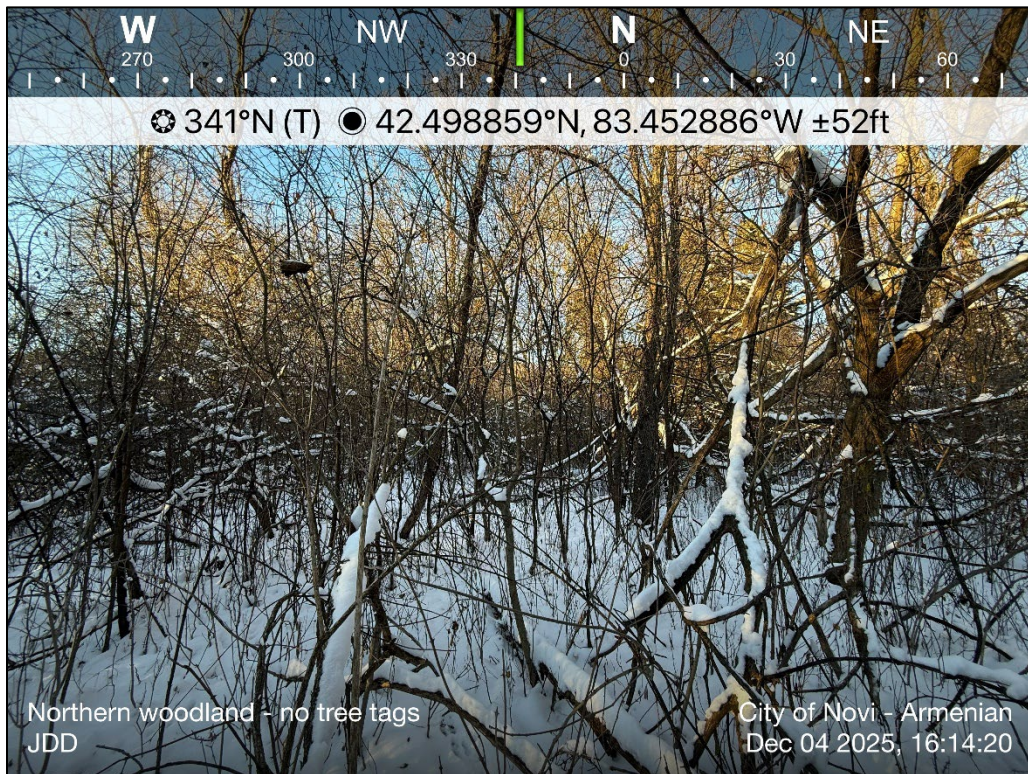
Measured at the approximate location of Tree 474, no coniferous trees near Tree 474 were measured to be this large. No tree tags or identifiers were present.



Overview of the central-northern woodland on-site



Some Norway spruce (*Picea abies*, foreground) trees on-site may have been misidentified as Colorado blue spruce trees (*Picea pungens*).



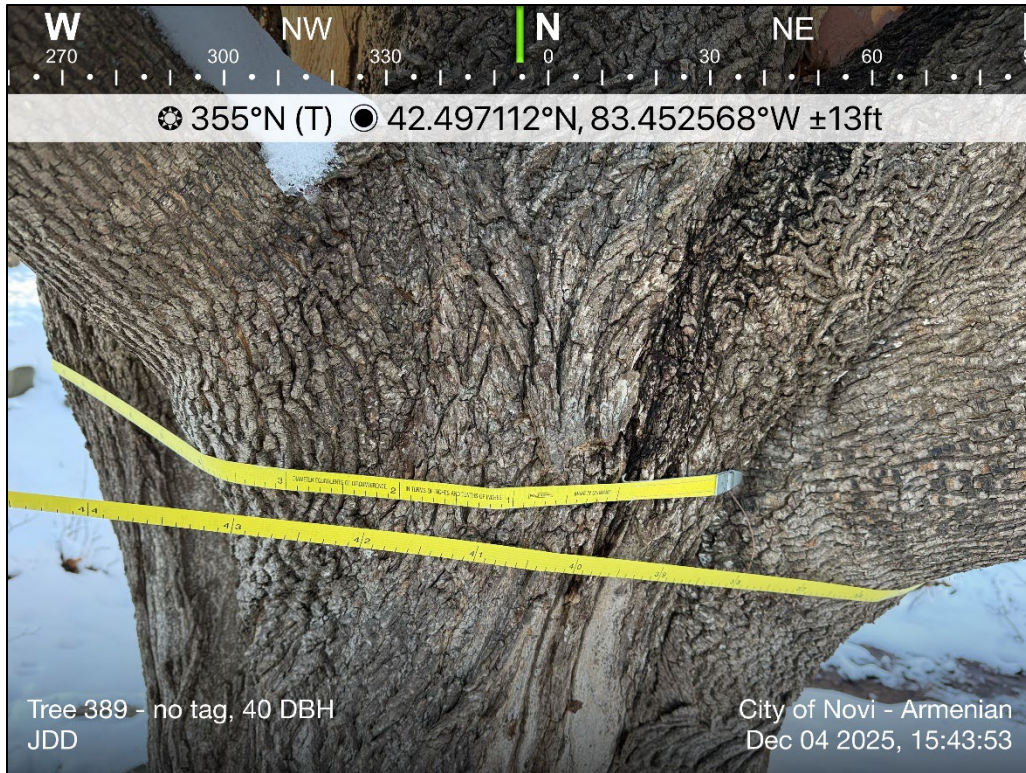
Overview of the northern woodland area with no tree tags or identifiers found



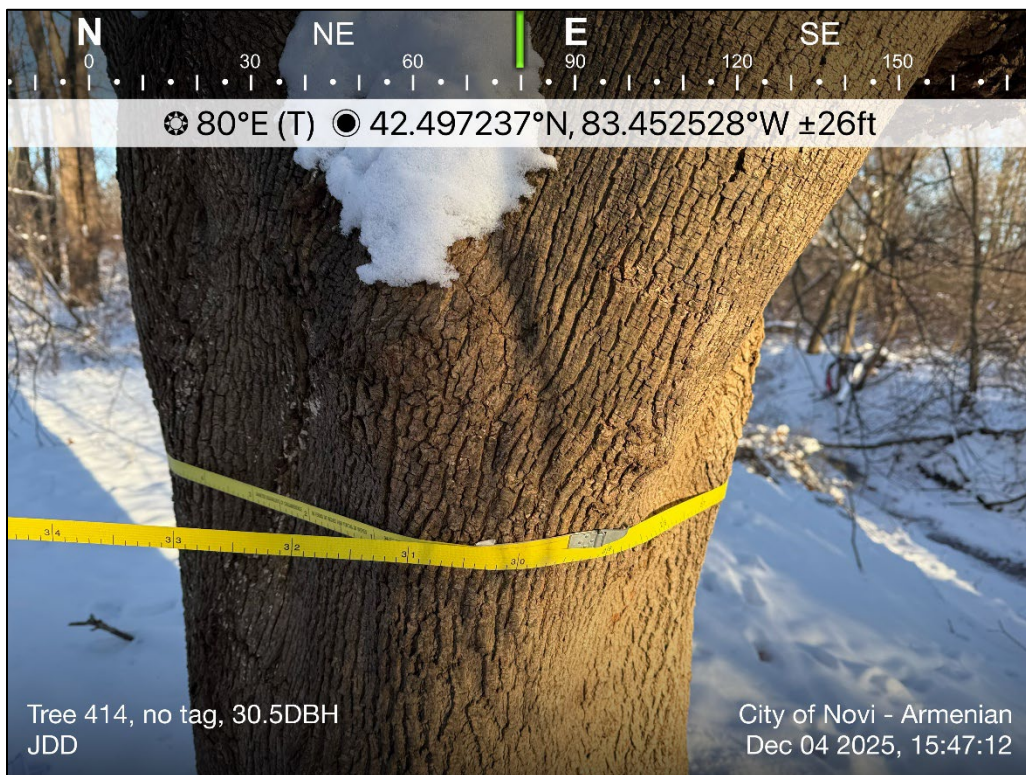
Overview of the northern woodland area with no tree tags or identifiers found



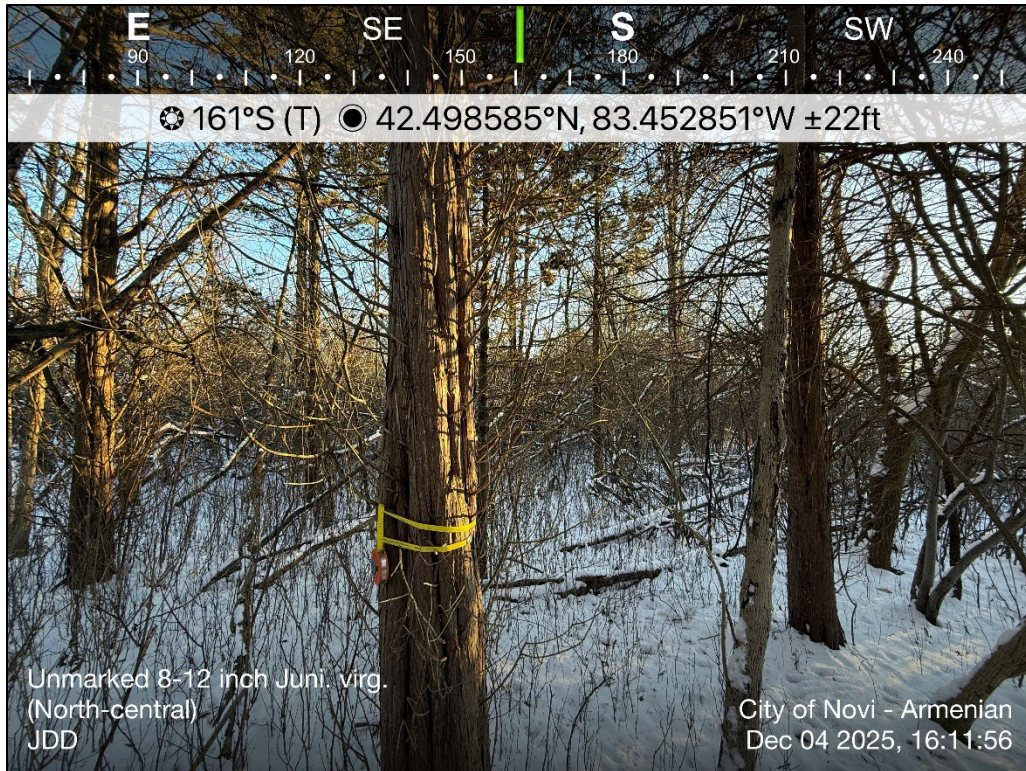
Overview of the southern woodland area with no tree tags or identifiers found



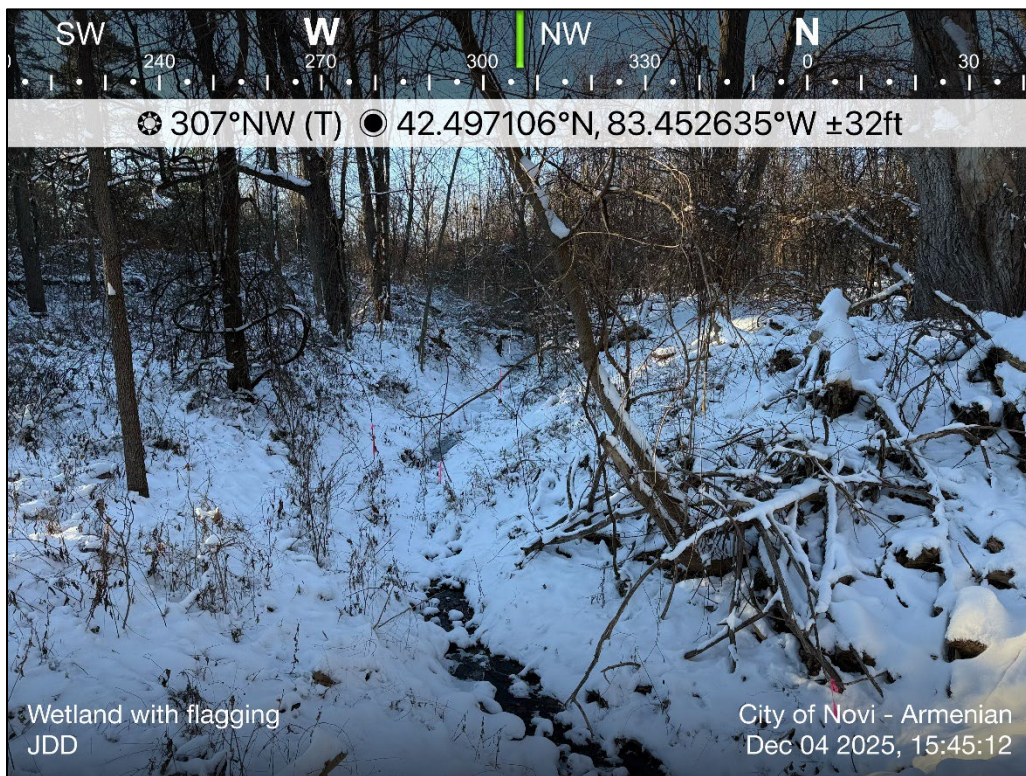
Likely Tree 389 (no identification present on-site), which was identified as having a DBH of 30-inches was measured to have a DBH of 40-inches on-site.



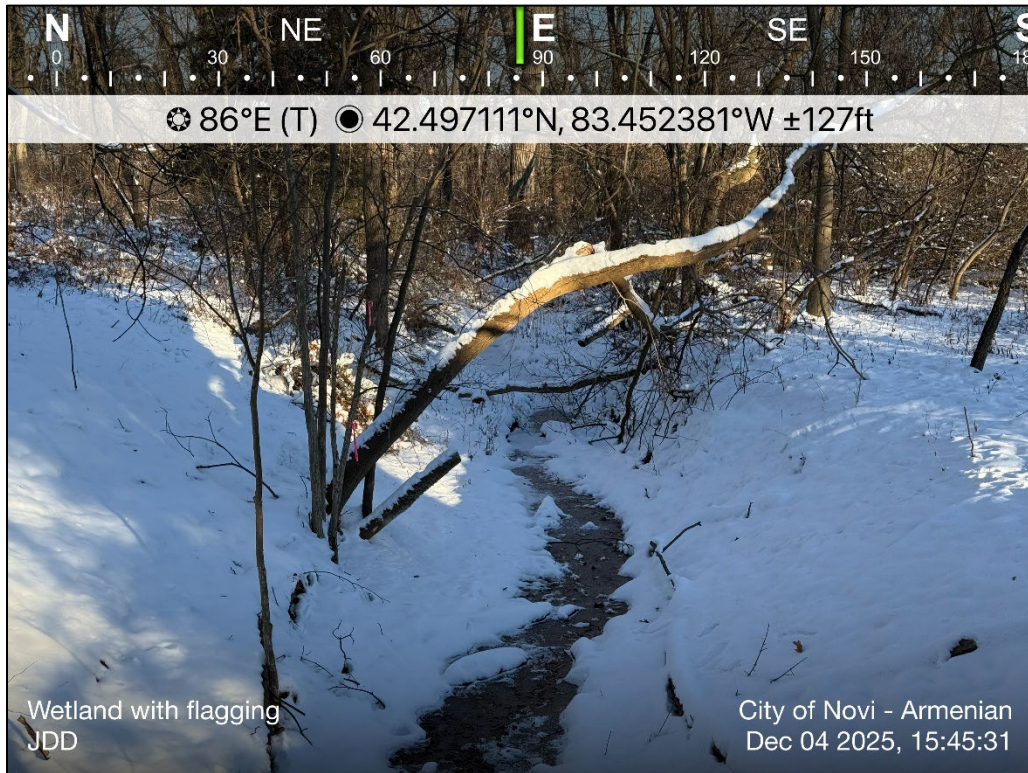
Likely Tree 414 (no identification present on-site), which was identified as having a DBH of 24-inches was measured to have a DBH of 30.5 (31)-inches on-site.



A large stand of unmarked 8-12 inch DBH eastern red cedar (*Juniperus virginiana*) trees in the north-central portion of the site.



Overview of wetland and watercourse on-site with flagging



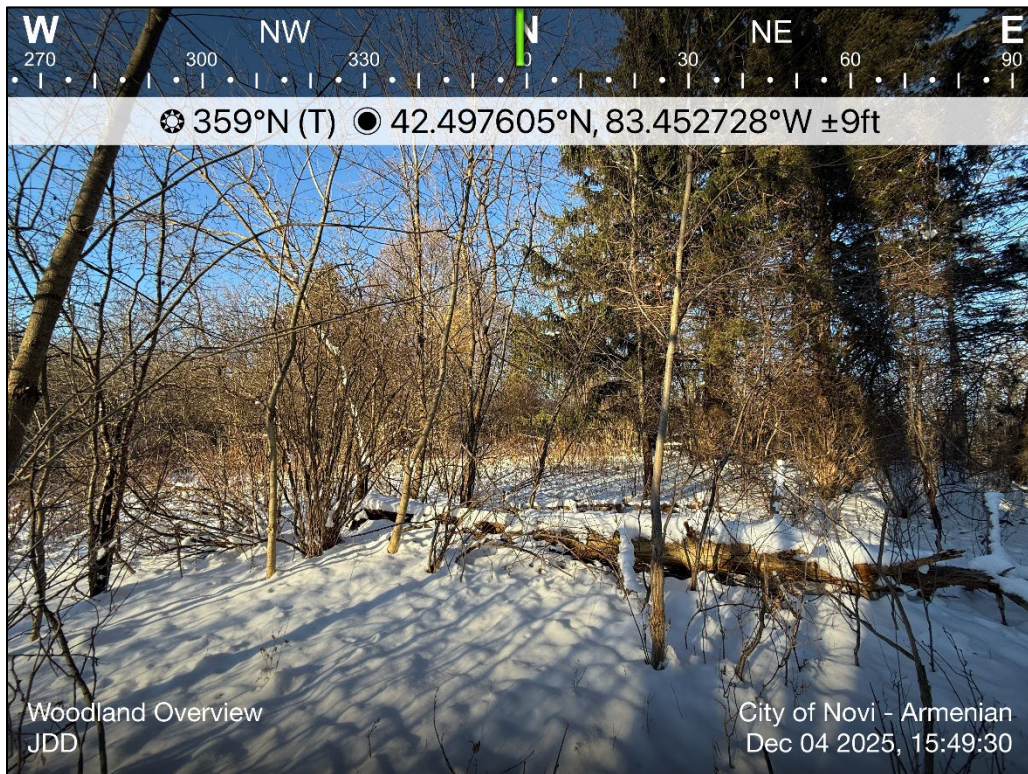
Overview of wetland and watercourse on-site with flagging



Overview of wetland and watercourse on-site with flagging



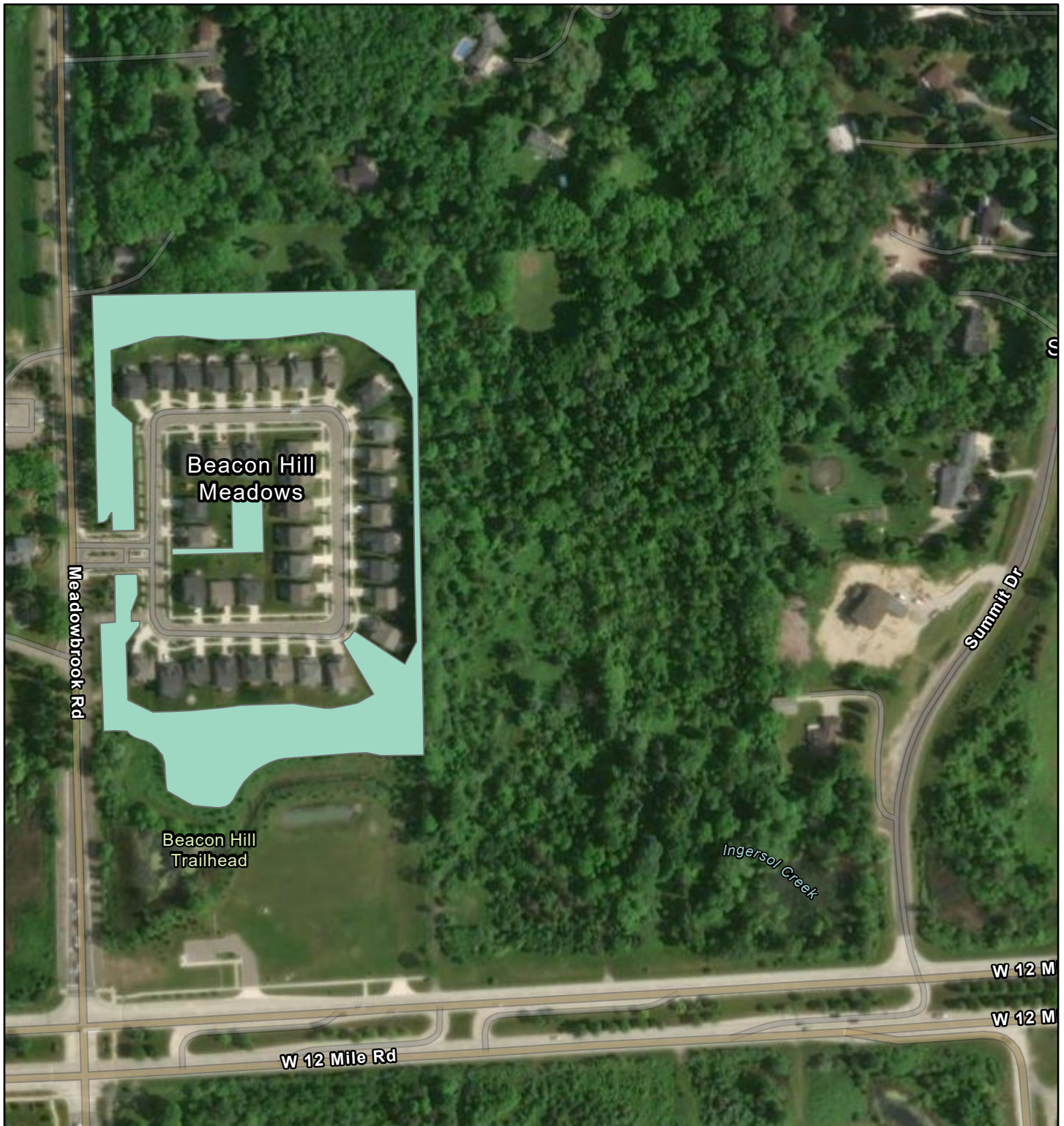
Overview of woodland on-site



Overview of woodland on-site

Attachment B
Conservation Easement Map

City of Novi Conservation Easements



12/10/2025

Conservation Easement

Open Space Preservation

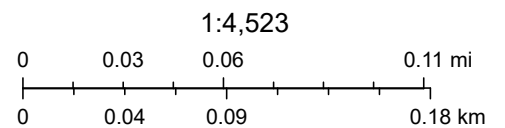
World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations



Vantor, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

TRAFFIC REVIEW



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

Project name:
JSP25-31 – Armenian Church and Cultural
Center Revised Preliminary Traffic Review

To:
Lindsay Bell, AICP
City of Novi
45175 10 Mile Road
Novi, Michigan 48375

From:
AECOM

Date:
June 23, 2026

CC:
Humna Anjum, Diana Shanahan, Stacey Choi, Kate
Purpura

Memo

Subject: JSP25-31 – Armenian Church and Cultural Center Revised Preliminary Traffic Review

The revised preliminary site plan was reviewed to the level of detail provided, and AECOM recommends **approval** to move forward with the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Armenian Community Center of Greater Detroit, Inc., is proposing an Armenian Church and Cultural Center, built in phases, with a total gross building area for all phases of 143,973 SFT.
2. The development is located on the north side of Twelve Mile Road, east of Meadowbrook Road. Twelve Mile Road is under the jurisdiction of the Road Commission for Oakland County (RCOC).
3. The site is zoned R-A (Residential Acreage). Places of worship are allowed as a special land use under R-A zoning.
4. There are no traffic-related deviations required.

TRAFFIC IMPACTS

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

ITE Code: 560 (Church)

Development-specific Quantity: 51,841 SFT (Phase I), 92,132 SFT (Future Phase)

Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	19+34=53	12+21=33	100	No
PM Peak-Hour Trips	22+40=62	13+24=37	100	No
Daily (One-Directional) Trips	351+625=976	N/A	750	Yes

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

Trip Impact Study Recommendation	
Type of Study:	Justification
Traffic Impact Study (TIS)	The applicant provided updated Traffic study. The updated traffic study is reviewed, and comments are provided in a separate letter.

TRAFFIC REVIEW

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

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

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	35'	Met	Within range.
2	Driveway Width O Figure IX.3	28' and 24'	Met	Within range.
3	Driveway Taper O Figure IX.11			
3a	Taper length	100' and 75'	Met	Within range.
3b	Tangent	0' and 50'	Met	Within range.
4	Emergency Access O 11-194.a.19	2 access points	Met	
5	Driveway Sight Distance O Figure VIII-E	510'	Met	
6	Driveway Spacing			
6a	Same-side O 11.216.d.1.d	414' provided between site driveways	Met	
6b	Opposite side O 11.216.d.1.e	N/A	-	
7	External Coordination (Road Agency)	RCOC coordination indicated	Met	
8	External Sidewalk Master Plan & EDM	6' walk proposed for length of site	Met	
9	Sidewalk Ramps EDM 7.4 & R-28-K	Provided	Met	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading Zone ZO 5.4	10' x 50'	Met	
12	Trash Receptacle ZO 5.4.4	1 in front yard (behind retaining wall) and 1 in side yard	Met	Trash collection at the easterly dumpster may interfere with parking, the applicant indicated collection times will not interfere with parking lot activities.
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	Varies, 24' minimum	Met	
15	End Islands ZO 5.3.12			
15a	Adjacent to a travel way	Dimensioned	Met	
15b	Internal to parking bays	Dimensioned	Met	
16	Parking Spaces ZO 5.2.12	263 proposed		See Planning review letter.
17	Adjacent Parking Spaces ZO 5.5.3.C.ii.p	≤15 spaces per bay	Met	
18	Parking Space Length ZO 5.3.2	17, 17.5' and 19'	Met	
19	Parking Space Width ZO 5.3.2	9'	Met	
20	Parking Space Front Curb Height ZO 5.3.2	4" and 6" proposed	Met	
21	Accessible Parking – number ADA	7 required, 10 proposed	Met	
22	Accessible Parking – size ADA	17' x 8' with 5' or 8' aisle	Met	
23	Number of Van Accessible Space ADA	2 required, 4 proposed	Met	
24	Bicycle Parking			
24a	Requirement ZO 5.16.1	8 minimum required, 12 proposed	Met	
24b	Location ZO 5.16.1	2 locations indicated	Met	
24c	Clear Path from Street ZO 5.16.1	6' minimum provided at 1 location, 6' required	Partially Met	The bike racks on the east side of the site are in front of 17' parking spaces with a 2' overhang on the sidewalk, leaving only 5' clear path in front of the bicycle parking.
24d	Height of Rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1, Text Amendment 18.301	Provided	Met	
25	Sidewalk – min 5' wide Master Plan	5', 7' and 10' proposed	Met	
26	Sidewalk Ramps EDM 7.4 & R-28-K	Provided	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
27	Sidewalk – distance back of curb EDM 7.4	N/A	-	
28	Cul-De-Sac O Figure VIII-F	Dimensions provided	Met	
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	Provided	Met	
33	Signing Table - quantities and sizes	Provided	Met	Label R6-1 signs as “One Way Right” in the signing table.
34	Signs 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Provided	Met	
35	Signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Provided	Met	
36	Sign bottom height of 7’ from final grade MMUTCD	Provided	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	Provided	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Provided	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Provided	Met	
40	Parking space striping notes	Provided	Met	
41	The international symbol for accessibility pavement markings ADA	Provided	Met	
42	Crosswalk Pavement Marking Detail	Provided	Met	
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, PE
Project Manager

Project name:
JSP25-31 – Armenian Church TIS
Methodology Traffic Review

From:
AECOM

Date:
June 18, 2026

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

CC:
Lindsay Bell, Diana Shanahan, Humna Anjum

Memo

Subject: JSP25-31 – Armenian Church TIS Methodology Traffic Review

The Traffic Impact Study was reviewed to the level of detail provided and AECOM recommends **approval with conditions, as indicated**, of the Traffic Impact Study; the applicant should review the comments provided below and provide a revised study to the City.

GENERAL COMMENTS

1. The memo will provide comments on a section-by-section basis following the format of the submitted report.
2. The project is located on the north side of Twelve Mile Road, between Meadowbrook Road and Haggerty Road.
3. The project is proposed to be completed in multiple phases with Phase 1 being the temporary church/fellowship hall. Future phases include the church, fellowship hall administrative offices, recreational community center, classrooms, childcare center, art gallery, and an auditorium.

BACKGROUND INFORMATION

1. The following roadways were included in the study:
 - a. Twelve Mile Road: East/West, 45 mph, 6-lanes divided
 - b. Summit Drive: North/South, 25 mph, 2 lanes
 - c. Meadowbrook Road: North/South,
 - i. North of 12 Mile Road: 35 mph, 2 lanes
 - ii. South of 12 Mile Road: 40 mph, 2 lanes
 - d. M-5: North/South, 70 mph, 2 right-turn lanes & 2 left-turn lanes at the NB and SB Exit Ramps
 - e. The intersections at the crossover west of Meadowbrook Road and west of Summit Drive were included in the study.
2. Turning movement counts were taken on Sunday, March 8, 2026 and on Tuesday, March 10, 2026.
3. Due to an issue at the intersection of 12 Mile Road & WB-to-EB Xover west of Meadowbrook Road counts were retaken on Sunday March 15, 2026 and on Tuesday March 17, 2026.
4. The AM peak hour was identified as 8:00AM to 9:00AM, and the PM peak hour was identified as 4:30PM to 5:30PM.
5. The Sunday traffic peak hour was based off of the service times of the church.
 - a. The peak ingress traffic occurred between 9:00AM to 10:00AM.
 - b. The peak egress traffic occurred between 11:00AM to 12:00PM.

EXISTING CONDITIONS (2026)

1. Overall Level of Service (LOS) at the major road intersections is LOS C or better.

- a. All individual movements are LOS D or better.
2. Queues were observed in the SimTraffic simulation but were serviced within 1-2 cycle lengths resulting in minimal residual vehicle queueing.

BACKGROUND CONDITIONS (2031)

1. A conservative 0.5% annual growth rate was used to determine the 2031 build year data, based on the SEMCOG population and employment forecasts.
2. Two developments were identified as background developments within the vicinity of the project site.
 - a. Sheetz – 39471 W. 12 Mile Road
 - b. The Grove – SE Corner of 12 Mile Road & Meadowbrook Road
3. The additional background trips were added to the roadway network based on the existing peak hour traffic patterns.
4. Overall Level of Service (LOS) at the major road intersections are predicted to operate at a LOS C or better.
 - a. All individual movements are LOS D or better.
5. Overall operations at the intersections are not expected to change significantly.

SITE TRIP GENERATION

1. Trip generation calculations were calculated for the site buildout utilizing the ITE Trip Generation Manual, 12th Edition. A weekday average of 2,070 vehicles are anticipated based on the ITE land use codes 495 – Recreational Community Center, 560 – Church, and 565 – Day Care Center.
 - a. 254 total vehicles are anticipated in the AM peak hour with 155 vehicles entering and 99 exiting.
 - i. AM Peak hour for the Day Care Center states 46 vehicles entering and 40 exiting, ITE Trip Generation Manual 12th Edition states 45 vehicles entering and 41 exiting.
 - b. 281 total vehicles are anticipated in the PM peak hour with 133 vehicles entering and 148 exiting.
 - c. 109 vehicles are estimated to enter the site during the Sunday ingress hour.
 - d. 114 vehicles are estimated to exit the site during the Sunday egress hour.

SITE TRIP DISTRIBUTION

1. Distribution methodology follows the Origin-Destination (O-D) analysis methodology.
 - a. Distribution percentages to the adjacent roadway network are determined based on the zip code data for the existing church members.

FUTURE CONDITIONS (2031 BUILDOUT)

1. Operations at the signalized and unsignalized intersections are not expected to be impacted greatly.
 - a. Adequate gaps along 12 Mile Road were present for vehicles to enter the roadway.
2. The site driveways are expected to operate at LOS B during the AM peak period and LOS C at the West Site Drive, and LOS B at the East Site Drive during the PM peak period.
3. The site driveways are expected to operate at LOS B during the Sunday Egress peak hour.
4. The auxiliary right-turn lane evaluation resulted in need for a right-turn taper at the West Site Drive, and a right-turn lane at the East Site Drive.

SHARED PARKING STUDY

1. **LUC 546 does not exist in the ITE Parking Generation Manual, 6th Edition. It may be a typo, please correct the LUC code and verify the data is correct.**
2. **LUC 560 does not have weekday rates in the ITE Parking Generation Manual, 6th Edition. Applicant should clarify what data/source was utilized to estimate the weekday Church parking demand.**
3. The 85th percentile peak parking demand rate estimated the 176 parking spaces are needed for the weekday, and 167 parking spaces are needed for Sunday.

4. Adequate parking (263 spaces) is proposed for the development. Novi ordinance calls for 244 parking spaces for the proposed development.

CONCLUSIONS

1. The intersections all currently operate at LOS D or better.
2. The system is expected to operate at LOS D or better in 2031 with background traffic growth
3. The proposed development is not expected to cause any significant congestion, with all intersections operating at LOS D or better.
4. A right-turn taper is warranted at the Twelve Mile Road and West Site Drive.
5. A right-turn lane is warranted at the Twelve Mile Road and East Site Drive.
6. The shared parking analysis indicated the parking demand is adequately accommodated within the proposed development site plan.

Please re-submit the report with the following updates:

1. **LUC 546 as mentioned in Table 7, p. 8, does not exist in the ITE Parking Generation Manual, 6th Edition. It may be a typo, please correct the LUC code and verify the data is correct.**
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Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Carlie delaPaz
Traffic Engineer



Saumil Shah
Project Manager

TRAFFIC IMPACT STUDY



AECOM
39575 Lewis Drive Suite 400
Novi, MI 48377
USA
aecom.com

Project name:
JSP25-31 – Armenian Church TIS
Methodology Traffic Review

From:
AECOM

Date:
June 18, 2026

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

CC:
Lindsay Bell, Diana Shanahan, Humna Anjum

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Sincerely,

AECOM



Carlie delaPaz
Traffic Engineer



Saumil Shah
Project Manager

FAÇADE REVIEW



December 9, 2025

Façade Review Status Summary:

Full Compliance, Section 9 Waiver Not Required

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

Re: **FACADE ORDINANCE - Façade Review**
Armenian Cultural Center, JSP25-31

Façade Region: 1, Zoning District: R-A, Building Size: 67,000 S.F.

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Constantine George Pappas Architects, dated 11/18/25. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	North (Elevation A)	South (Elevation B)	East (Elevation C)	West (Elevation D)	Ordinance Maximum (Minimum)
Brick	68%	51%	65%	66%	100% (30% Minimum)
Metal Siding (Flat)	5%	36%	27%	26%	50%
Corten Steel	8%	2%	4%	4%	50%
Trim	15%	7%	4%	4%	15%
Stainless Steel	4%	4%	0%	0%	50%

As shown above, all façade materials are in full compliance with the Façade Ordinance. A photographic sample board has been provided on Sheet A-8 which shows high quality materials and carefully coordinated colors. The 63' tall memorial tower will be visible from a great distance and will serve as a landmark in the vicinity of the project. The dumpster enclosure and monument sign are constructed primarily of brick to match the building and are in full compliance with the Façade Ordinance.

Retaining walls are proposed on the south, east and west sides of the building. The south retaining wall is approximately 10' high and will be highly visible from 12-Mile Road. The applicant should specify the material proposed for the retaining wall and demonstrate that the color and texture will harmonize with the building facades.

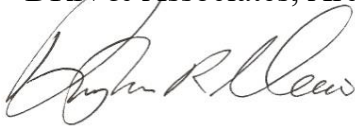
The photometric plan does not indicate lighting on the monument tower. The applicant should clarify the type, intensity and hours of operation of tower illumination.

Notes to the Applicant:

1. The façade Ordinance requires that roof top equipment be screened from view from all vantage points both on and off site using approved materials. Although roof screens are indicated additional screens may be required depending on locations of roof top equipment.
2. 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.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci", written in a cursive style.

Douglas R. Necci, AIA

FIRE REVIEW



December 1, 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

Matt Heintz

Priya Gurumurthy

Aaron Martinez

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

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

RE: Armenian Church & Cultural Center

Preapp-25-009

JSP25-31

PSP25-048

Project Description: Build a new Church and large Cultural Center on new vacant land. Approx. 20 acres

Comments:

- All fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- No parking shall be allowed within fifteen (15) feet of a hydrant. **(D.C.S. Sec. 11-68 (f)(1)c.4)**
- All hydrants shall have two 2 1/2-inch male outlets and one 4-1/2 inch male steamer connection. Threads shall be National Standard. **(D.C.S. Sec. 11-68 (f)(2))**
- Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other object for a minimum of 3 feet (914 mm). **(International Fire Code 912.4)**
- 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)**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code **Section 510** for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(D.C.S Sec. 158-99(a).)**
- Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**
- The ability to serve at least two thousand (2,000) gallons per minute in single-family detached residential; three thousand

(3,000) gallons per school areas; and at least four thousand (4,000) gallons per minute in office, industrial and shopping centers is essential.

- For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service for each building. Individual shutoff valves for interior fire protection shall be by post indicator valve (P.I.V.) or by valve in well and shall be provided within a public water main easement. **(D.C.S. Sec.11-68(a)(9))**
- A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

Recommendation:

The Fire Dept. does not have any objections at this time, pending all above notes are addressed in future reviews.

Sincerely,

A handwritten signature in black ink that reads "Andrew Copeland". The signature is fluid and cursive, with the first name "Andrew" and last name "Copeland" clearly distinguishable.

Andrew Copeland – Fire Marshal
City of Novi Fire Department

cc: file

APPLICANT RESPONSE LETTERS

Z EIMET W OZNIAK & ASSOCIATES

Consulting Civil Engineers

55800 Grand River Avenue, Suite 100
New Hudson, Michigan 48165-9318
248.437.5099 • 248.437.5222 fax
www.zeimetwozniak.com

August 10, 2026

Diana Shanahan, Planner
City of Novi Community Development Department
Planning Division
45175 Ten Mile Road
Novi, MI 48375

Re: Revised Preliminary Site Plan for Planning Commission Approval
Proposed Armenian Church and Cultural Center located on
North side of Twelve Mile Road, east of Meadowbrook Road
City File No. JSP #25-31

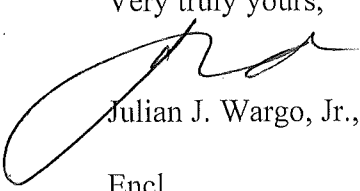
Diana Shanahan:

Per your email dated July 15, 2026, we are submitting the following for Preliminary Site Plan approval by the Planning Commission at its August 19, 2026 meeting:

- A thumb drive containing:
 - The site plan submittal (dated May 27, 2026) in pdf form with no changes made.
 - A color rendering of the site plan (to be used for Planning Commission presentation).
 - A facade sample board.
 - Response letters to Planning (from Evans Caruso), Landscaping and Woodlands (from Steve Deak), and Traffic and Traffic Impact Study (from Mary Flanagan).
 - A letter from the Project Architect outlining the request for waivers and variances for the project.

Thank you for your consideration.

Very truly yours,



Julian J. Wargo, Jr., PE

Encl.

PC: Mr. Evans Caruso, CGP Architecture
Mr. Raffi Ourlian, ACC
Mr. Steve Deak, RLA

J:14109.1.Letter21

August 10, 2026

Ms. Diana Shanahan, Planner
City of Novi
Community Development Department
45175 Ten Mile Road
Novi, Michigan 48375

Ref: Armenian Church and Cultural Center located on
North side of Twelve Mile Road, East of Meadowbrook Road
City File No. JSP25-31

Subject: Plan Review Response Letter

Dear Ms. Shanahan,

We received the Preliminary Site Plan Review regarding the Armenian Church and Cultural Center dated June 30, 2026. Please find enclosed (below) the response to your Planning Review comments.

Preliminary Site Plan Review: Response to Planning Review

Ordinance Requirements (Page 3-5 of 8)

5. Noise Impact Statement:

The proposed six Picnic events and three-day Festival will generate sound associated with live entertainment, amplified music, and event activities. The six Picnic events will be conducted in compliance with the City of Novi's noise regulations and will not exceed the weighted sound level limits established in Section 5.14.10.A.ii, Weighted Sound Level Limit Decibels, for zoning districts abutting the subject property. These anticipated maximum decibel levels (not to exceed) are 55 dB during night-time hours, and 60 dB during day-time hours as outlined in the City of Novi ordinance.

While noise levels during the three-day Festival will temporarily exceed the applicable sound level limits due to the nature of the event, the applicant is committed to implementing measures to minimize impacts on adjacent properties and surrounding residential areas and setting times that do not exceed into during the night. Recognizing the importance of balancing community events with neighborhood compatibility, the Armenian Church and Cultural Center will actively coordinate with the City of Novi, nearby residents, and surrounding businesses before and during the festival to address concerns and respond to any noise-related issues. Open communication and proactive event management practices will be used to help ensure that the festival remains a positive community event while limiting potential impacts.

To reduce off-site noise impacts, all performance stages, bands, and amplified sound systems will be strategically positioned and oriented to direct sound toward Twelve Mile Road and away from adjoining residential properties. Additional sound management practices, including speaker placement, volume monitoring, and operational oversight, will be employed throughout the event to further mitigate noise impacts wherever feasible. Although temporary increases in sound levels are anticipated during the three-day Festival, these impacts will be limited to the duration of the event. Through coordination with the community and the City of Novi, compliance with City noise standards during

the Picnic events, and the implementation of directional sound and other mitigation measures during the festival, the Armenian Church and Cultural Center will make every reasonable effort to minimize noise impacts on neighboring properties while providing successful community-oriented events.

14. Planning Chart:

- 1) Maximum Lot Coverage (Page 2 of 14)

Church gross building area is 16,222 SF

Cultural Center gross building area is 113,279 SF

The gross building area shown on the Architectural drawings is correct. The gross building areas shown on the Civil drawings will be updated in the future to reflect the values shown on the Architectural drawings.

- 2) Noise Impact Statement (Page 6 of 14)

See Noise Impact Statement Noted Above.

- 3) Art Gallery / Multi-Purpose Space (Page 7 of 14)

The Art Gallery gross floor area is 3,231 SF. It was our understanding from the Preliminary Site Plan Review regarding the Armenian Church and Cultural Center dated December 10, 2025 that the adjacent Multi-Purpose Room needed to be factored into this area calculation.

- 4) Dumpster Enclosure (Page 10 of 14)

Noted. The height of the bin is 4'-9" as shown on sheet A-7. No painting of 8" Concrete Block shall be permitted.

- 5) Building Proposed Lighting (Page 12 of 14)

Specification sheets have been provided. See provided lighting specification sheets.

- 6) Glare Control (Page 13 of 14)

Specification sheets have been provided. See provided lighting specification sheets.

- 7) Monument Side 3 (Page 13 of 14)

Monument Side 3 is the outside surface of the Monument.

- 8) After Hours Lighting (Page 13 of 14)

Noted. We will provide in next submittal.

- 9) Security Lighting (Page 13 of 14)

Security lighting shall be reviewed with Owner's Security Consultant and shall be provided in future submittal.

Constantine George Pappas AIA

Architecture / Planning

1025 S. Washington Ave. Royal Oak, MI 48067

P. 248.629.8998 F. 248.298.3192

We trust that this letter addresses the items related to your review. If you have any questions or require further clarification, please feel free to contact our office.

Sincerely,



Evans P. Caruso

Constantine George Pappas AIA Architecture / Planning

Constantine George Pappas AIA

Architecture / Planning

August 5, 2026

Ms. Diana Shanahan, Planner
City of Novi Planning Department
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: **Armenian Church & Cultural Center – Landscape & Woodlands**

Dear Ms. Shanahan:

We have revised the Landscape and Woodland Plans per the Preliminary Site Plan Review for the Armenian Church and Cultural Center from the review packet dated June 30, 2026. Our responses or revisions to the Landscape Plan and Woodland Replacement Plan review comments are listed below:

LANDSCAPE & WOODLAND ITEMS:

A. Landscape Requirements

1. Seal and signature provided on all Landscape Plans.
2. City woodland limits will be add to survey sheet CS1.0.

B. Berms and Walls

1. Noted - The church building may require additional screen plantings under the proposed wavier request.
2. Noted - All walls will be designed by an engineer.
3. Noted - Berm wavier requested and supported by staff.

C. R.O.W. Requirements

1. Berm waiver requested and supported by staff.
2. Canopy tree waiver requested and supported by staff.

D. Parking Area landscape Requirements

1. Island SF to be add for area specified.
2. Parking lot perimeter trees calculations will be further clarified or adjusted as noted.
3. Accessway Perimeter trees will be adjusted per comments subject to utility separation constraints.

E. Other Screening

1. Three (3) transformer locations are shown on the plans with required landscape screening.
2. Novi standard detail for transformer screening is also provided on sheet LP.04.

F. Detention Basin

1. Replacement tree placement near the basin will be revised as requested.
2. Note that the referenced undisturbed area is preserved woodlands.

G. Landscaping Notes

1. All standard City landscaping notes, details and planting dates are on the plans, specifically sheets LP.02, LP.03, and LP.04
2. Irrigation Plans will be provided at Final Site Plan as required. Notes stating irrigation is required are on the plans.

H. Plant List

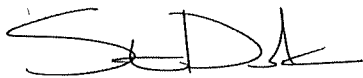
1. Back gum trees will be reduced as requested.
2. Non woodland tree diversity will be revised as noted.
3. No Viburnum lantana shrubs are proposed.

I. Woodlands

1. Replacement calculation will be revised as noted.
2. Financial guarantee per tree will be revised as noted.
3. Impacts and replacements to be revised per critical root zones.
4. Tree protection fence estimate will be added to plans.
5. Conservation easements will be proved for Final Site Plan approval.

If you have any questions, please feel free to contact me at your convenience. Thank you for your assistance with the Armenian Church and Cultural Center Preliminary Site Plan approval.

Sincerely,



Steve Deak, RLA, LEED AP
Deak Planning + Design, LLC



August 7, 2026

VIA EMAIL epcaruso@cgp-architecture.com

Raffi Ourlian
Armenian Community Center of Greater Detroit
19310 Ford Road
Dearborn, MI 48128

RE: Response to Armenian Church and Cultural Center – TIS and Parking Review Comments

Fleis & VandenBrink (F&V) staff has completed this letter in response to comments provided by the City of Novi and AECOM, in their review letters dated June 30, 2026, and June 18, 2026, respectively, regarding the review of the F&V Traffic Impact Study (TIS) dated April 3, 2026. The comments provided by the City of Novi and AECOM with the corresponding F&V responses are summarized herein.

City of Novi Comments, June 30, 2026:

City of Novi Comment #1: The applicant is proposing 260 parking spaces for multiple non-concurrent uses on the site. A shared parking schedule was submitted as part of the Traffic Impact Study; however, the parking study only evaluated parking demand for 66,098 square feet of programming and concluded that 176 parking spaces would be required for weekday peak and 201 spaces for Sunday peak, including a 20% contingency for holy days.

Upon completion, the site will have approximately 129,501 square feet of programming, as outlined in the chart below and further defined in the Planning Chart. Staff calculations determined 293 parking spaces for weekday demand and 170 spaces for Sunday demand, including the 20% contingency for holy days.

F&V Response: Noted. This discrepancy in the church square footage utilized in the parking analysis will be reviewed and revised as needed in the updated TIS report.

AECOM Comments, June 18, 2026:

AECOM Comment #1: LUC 546 does not exist in the ITE Parking Generation Manual, 6th Edition. It may be a typo; please correct the LUC code and verify the data is correct.

F&V Response: The Land Use Code (LUC) 546 was a typo for LUC 565 Day Care Center. The parking data included in the TIS is consistent with LUC 565 and remains correct. The LUC will be corrected in the revised TIS report.

AECOM Comment #2: LUC 560 does not have weekday rates in the ITE Parking Generation Manual, 6th Edition. Applicant should clarify what data/source was utilized to estimate the weekday church parking demand.

F&V Response: Noted. The weekday parking data utilized for LUC 560 will be reviewed, and more information will be provided regarding the source of the data.

27725 Stansbury Boulevard, Suite 195
Farmington Hills, MI 48334
P: 248.536.0080
F: 248.536.0079
www.fveng.com

Please let me know if there are any further questions or comments related to the letter.

Sincerely,

FLEIS & VANDENBRINK

A handwritten signature in black ink that reads "Mary Flanagan". The script is cursive and fluid.

Mary Flanagan, PE
Traffic Engineer

August 10, 2026

Ms. Diana Shanahan, Planner
Community Development | Planning Division
City of Novi
45175 Ten Mile Rd.
Novi, Michigan 48375

Ref: Revised Preliminary Site Plan Review - Armenian Community Center
Novi, Michigan
City File No. JSP 25-31

Dear Diana,

Please find this letter outlining the Zoning Board of Appeals variance which we will be seeking for the Armenian Community Center project, and they will be as follows:

1. Monument Height Variance:

Building Height (Section 3.1.1.E and Section 4.10.5): The maximum height in the R-A District is 35 feet or 2 ½ stories, whichever is less. The site does not have the acreage (> 30 acres) to qualify for Planning Commission approval of additional height as stated in Section 4.10.5. Therefore, a Zoning Board of Appeals variance is required for the monument height of 62.83 ft, and at the time the details of the church are being reviewed, may be required for the church cupola height.

A variance will be sought for the proposed height of the monument.

2. Dumpster Variance:

Dumpster Location (Section 4.19.2.F):

Dumpster enclosures are to be located in rear, or in cases of double frontage, interior side yards, either attached to the building or no closer than 10 feet from the building if detached. A Zoning Board of Appeals variance is required for the proposed dumpster locations in the side yards – east and west.

A variance will be sought for the dumpster locations in the side yards.

We trust that this letter addresses the variances that we will be seeking moving forward with for the Armenian Community Center project. If you have any questions or require further clarification, please feel free to contact our office.

Sincerely,



Evans P. Caruso
Constantine George Pappas Architecture / Planning
248.629.8998

May 27, 2026

Ms. Diana Shanahan, Planner
City of Novi
Community Development Department
45175 Ten Mile Road
Novi, Michigan 48375

Ref: Armenian Church and Cultural Center located on
North side of Twelve Mile Road, East of Meadowbrook Road
City File No. JSP25-31

Subject: Plan Review Response Letter

Dear Ms. Shanahan,

We received the Preliminary Site Plan Review regarding the Armenian Church and Cultural Center dated December 10, 2025. Please find enclosed (below) the response to your Planning Review comments.

Preliminary Site Plan Review: Response to Planning Review

Special Land Use Considerations (Page 3 of 7)

1. See attached Traffic Study dated April 3, 2026 provided by Fleis & VandenBrink.
2. See attached letter submitted by our hired Civil Engineer (Ziemet Wozniak – Mr. Julian Wargo)
3. The site design concept maintains and restores all existing wetlands. Additionally, we have made all efforts to keep as many woodlands as possible by proposing building locations on the site's open area. Any removed existing woodlands will be replaced with new landscape materials as required by the Zoning Ordinance. Storm water management is designed with a retention pond immediately next to the existing drain and is used to filter any storm water prior to entering the natural drainage of the site. Large woodlands remain on the north end of the site as well as existing plant material at the south end of the site and are used to support wildlife habitats.
4. The City of Novi Ordinance outlines that the use of a Church and Community Center is feasible for existing residential surrounding areas based on Special Use Approval. The Community Center shall be open to adjoining residences for childcare services, community meeting uses, religious purposes, and future recreational and cultural activities.
5. The site is zoned Residential. Our submittal of the proposed USE (Church and Community Center) will require a Special Use Approval that is consistent with the City of Novi's Masterplan and Zoning Ordinance.

6. The new Armenian Community Center will promote a number of religious, social, and cultural activities while providing an economical boost to the local community by way of additional construction jobs and a small amount of new full-time positions.
7. The proposed Land Use is listed as a provision of the Special Land Use provisions of the Ordinance and is in harmony with the purposes of site design regulations.

Ordinance Requirements (Page 3-5 of 7)

1. Phasing: **See attached Sheet A-9.1 for separate Site Plan highlighting Phase 1 Construction.**
2. Building Height: **Noted. We will be submitting for a variance.**
3. Noise Impact Statement: **Any sound generated by the six Picnics and festival shall not exceed those decibel levels indicated in Section 5.14.10.A.ii “Weighted Sound Level Limit Decibels” for Zoning Districts abutting the subject property. These anticipated maximum decibel levels (not to exceed) are 55 dB during night-time hours, and 60 dB during day-time hours. To control any sound generated from these proposed activities, any performing band shall be positioned to direct sound toward Twelve Mile Road, away from any adjoining residence.**

A. Community Picnic

Six picnics from May to October months.

Most Picnics will have music. We anticipate the Picnics will take place between the hours of 1:00 p.m. to 7:00 p.m.

The Community Picnic will be open only to the members of the community and will have an estimated attendance of 200 to 400 people.

B. Armenian Cultural Festival

The Armenian Community Center would like to have a three day festival on the proposed grounds that celebrates it’s culture, foods, and dance. There will be a band playing music at the festival for the three days

Hours of operation are anticipated as follows:

Friday 12:00 noon to 11:00 p.m.

Saturday 12:00 noon to 11:00 p.m.

Sunday 12:00 noon to 9:00 p.m.

The Festival will be open to the public and will have an estimated attendance of 1,000 to 1,500 people per day.

This Festival will occur once a year.

4. Outdoor Recreation:

Operational practices reduce the number of children outdoors at one time.

The child care program is structured so that all 50 children will not be outdoors simultaneously. Outdoor play is scheduled in small, supervised groups, consistent with typical childcare operations and state licensing practices. The maximum number of children using the outdoor area at any one time is significantly lower than the total enrollment, reducing the functional space needed. The number of children which will be outdoors at one time will be one (1) group with a maximum of twenty-five (25) children which would require a minimum area 3750 square feet.

5. Noise Impact Statement:

See Noise Impact Statement Item Number 3.

6. Shared Parking Study:

See attached Shared Parking Study located Part 8 of the attached Traffic Study dated April 3, 2026 (provided by Fleis & VandenBrink).

7. Bicycle Parking:

Noted & Provided. See Civil Drawings.

8. Pedestrian Connectivity:

Noted & Provided. See Civil Drawings.

9. Lighting / Photometric Plan:

Noted & Provided. See Lighting Drawings.

10. Dumpster Location:

We will be submitting for a variance regarding the Dumpsters located in the side yards.

11. Landscape Review:

Noted & Provided. See Landscape Drawings.

12. Woodland Protection:

Noted & Provided. See Civil Drawings.

13. Wetland Conser. Easements:

Noted. See Civil Drawings.

14. Planning Chart:

1) Uses Permitted (Page 1 of 14)

Noted.

2) Phasing (Page 2 of 14)

See attached Sheet A-9.1 for separate Site Plan highlighting Phase 1 Construction.

3) Maximum Lot Coverage (Page 2 of 14)

Noted. See Civil Drawings.

4) Building Height (Page 2 of 14)

Noted. We will be submitting for a variance.

5) Maximum Building Height (Page 4 of 14)

Noted. We will be submitting for a variance.

- 6) Parking Lot Screening (Page 5 of 14)
Noted. See Landscape Drawings
- 7) Noise Impact Statement (Page 5 of 14)
The site picnics and the three (3) day festival will be held inside the building facility and the north parking area. These anticipated maximum decibel levels (not to exceed) are 55 dB during night-time hours, and 60 dB during day-time hours which are consistent with Section 5.14.10.A.ii "Weighted Sound Level Limit Decibels" in the City of Novi Ordinance.
- 8) Outdoor Recreation Area (Page 6 of 14)
The entire courtyard area will be dedicated to the childcare center.
- 9) Hours of Operation (Page 6 of 14)
Hours of operation will be 8:00 AM-4:00 PM.
- 10) Noise Impact Statement (Page 6 of 14)
See Note Number 3 under Ordinance Requirements.
- 11) Shared Parking Study (Page 6 of 14)
See attached Shared Parking Study located Part 8 of the attached Traffic Study dated April 3, 2026 (provided by Fleis & VandenBrink).
- 12) Places of Worship (Page 6 of 14)
Number of Seats is 400
- 13) Places of Worship (Page 7 of 14)
Classrooms and Administration area is 6606 square feet
- 14) Theaters / Auditoriums (Page 7 of 14)
Capacity is 172 based on seating. See Sheet A-9. There will be one (1) employee.
- 15) Recreation Facility – Fitness (Page 7 of 14)
Fitness Area capacity is 57 occupants [2825 SF (Gross) / 50 (Gross) (Exercise Rooms) = 57 occupants] as referenced from 2021 Michigan Building Code.
- 16) Recreation Facility – Pool (Page 7 of 14)
There will be an average of one hundred and fifty (150) families.
- 17) Art Gallery / Multi-Purpose (Page 7 of 14)
The occupancy will be 202 occupants [6034 SF (Net) / 30 (Net) (Exhibit Gallery) = 202 occupants] as referenced from 2021 Michigan Building Code.
- 18) Offices (Page 7 of 14)
The offices area will be 4103 SF of office area excluding the meeting rooms.
- 19) Parking / Maneuvering Lane (Page 8 of 14)
Noted & Provided. See Civil Drawings.
- 20) Parking Bay (Page 8 of 14)
Noted & Provided. See Civil Drawings.
- 21) End Island (Page 8 of 14)
Noted & Provided. See Civil Drawings.
- 22) Barrier Free Signs (Page 9 of 14)
Noted. See Civil Drawings.

- 23) Bicycle Parking Facility Layout (Page 9 of 14)
Noted & Provided. See Civil Drawings.
- 24) Bicycle Parking Accessibility (Page 9 of 14)
Noted & Provided. See Civil Drawings.
- 25) Bicycle Parking Layout (Page 10 of 14)
Noted & Provided. See Civil Drawings.
- 26) Dumpster (Page 10 of 14)
Noted. We will be submitting a variance regarding the Dumpsters located in the side yards.
- 27) Dumpster Dimension (Page 10 of 14)
Noted. We will be submitting a variance regarding the Dumpsters located in the side yards. We will show the dimension on the variance submittal.
- 28) Dumpster Enclosure (Page 10 of 14)
See Sheet A-7 for dimension height of bin.
- 29) Roof Top Equipment (Page 10 of 14)
We will provide and indicate rooftop equipment in next submittal.
- 30) Pedestrian Connectivity (Page 11 of 14)
Noted & Provided. See Civil Drawings.
- 31) Standards Manual (Page 11 of 14)
Noted & Provided. See Civil Drawings.
- 32) Physical Improvements (Page 11 of 14)
Noted & Provided. See Civil Drawings.
- 33) Community Impact Statement (Page 12 of 14)
See revised attached Community Impact Statement.
- 34) Development / Business Sign (Page 12 of 14)
Noted.
- 35) Lighting Plan (Page 12 of 14)
Noted. See Lighting Drawings.
- 36) Building Lighting (Page 12 of 14)
Noted. See Lighting Drawings.
- 37) Electrical Service (Page 12 of 14)
Noted.
- 38) Flashing Light (Page 13 of 14)
Noted & Provided. No flashing light permitted.
- 39) Glare Control (Page 13 of 14)
Noted. See attached lighting specification sheets.
- 40) Color Spectrum Management (Page 13 of 14)
Noted. See attached lighting specification sheets.

41) After Hours Lighting (Page 13 of 14)

After hours lighting is planned to be at frequent use entry/egress areas. All finalized areas will be provided in future submittal.

42) Security Lighting (Page 13 of 14)

Security lighting shall be reviewed with Owner's Security Consultant and shall be provided in future submittal.

43) Parking Lot Lighting (Page 13 of 14)

Noted. See attached lighting specification sheets.

We trust that this letter addresses the items related to your review. If you have any questions or require further clarification, please feel free to contact our office.

Sincerely,



Evans P. Caruso

Constantine George Pappas AIA Architecture / Planning

Constantine George Pappas AIA

Architecture / Planning

RESPONSE TO ITEM #2 FOR SLU CONSIDERATIONS

Water and Sanitary Sewer Utility Connections

It is anticipated that the project will require approximately 2 water taps. The project will connect to the existing 12" watermain on the south side of Twelve Mile Road and to an existing 8" water stub near the southwest corner of the property. An 8" water main is proposed to be extended and looped through the site to ensure adequate water to the project. The projected ultimate water demand is 0.018 MGD average flow and 0.045 MGD peak flow. The existing main water facility has adequate capacity to accommodate the increased demand.

It is anticipated that the project will require approximately 1 connection to the existing 12" sanitary sewer on the north side of Twelve Mile Road. An 8" sanitary sewer shall be extended to the service the building. The projected ultimate sanitary demand is 18,188 GPD average flow and 72,750 GPD peak flow. The existing sanitary sewer facility has adequate capacity to accommodate the increased demand.

Storm Water Disposal

Stormwater runoff will be collected by sewers and directed to an on-site forebay and detention pond. The water will be held in the pond and released to the on-site Townline County Drain at a controlled rate. Storm water management controls shall be provided in accordance with the City of Novi's standards.

Demands on City Police Services

Based on Police Department records, the per capita response was one Police Department response for every 2.63 persons. The proposed facility does not operate on a 7 days-a-week, 24-hour basis, so minimal annual Police Department calls are anticipated to be made to this project (similar to other churches in the area).

Demands on City Fire Services

Between 2002 and 2017, the Novi Fire Department responded to 25-30 structure fires per year (for a population of roughly 60,000 persons). The proposed facility does not operate on a 7 days-a-week, 24-hour basis, so minimal annual Fire Department calls are anticipated to be made to this project (similar to other churches in the area).

The project is located approximately 2.3 miles from Fire Station No. 1 at 42975 Grand River Avenue and approximately 2.0 miles from Fire Station No. 2 located at 1919 Paramount. Due to the proximity of these fire stations, response time is expected to be only a few minutes.

Refuse and Solid Waste Disposal

The project will have two refuse and solid waste locations located adjacent to the building. These locations will include recycling containers. Trash collection will be contracted to a private waste disposal company.

Julian J. Wargo, Jr., PE

Zeimet Wozniak and Associates

55800 Grand River, Suite 100

New Hudson, MI 48165-8711

phone 248.437.5099 x114

fax 248.437.5222

cell 248.752.0350

www.zeimetwozniak.com

CORRESPONDENCE



CITY OF NOVI
RESPONSE FORM

RECEIVED

AUG 03 2026

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

**ARMENIAN CHURCH AND CULTURAL CENTER, JSP25-31, FOR APPROVAL OF SPECIAL
LAND USE, PRELIMINARY SITE PLAN, PHASING PLAN, STORMWATER MANAGEMENT PLAN,
WETLAND PERMIT, AND WOODLAND USE PERMIT.**

You are invited to attend the public hearing on August 19, 2026, and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: schoi@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile Road, Novi, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2026/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department.

☒ I SUPPORT

☐ I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

SIGNATURE:

R. J. Hanley Jr.

PRINT NAME:

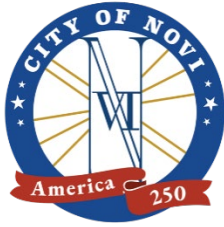
Randall J. Hanley Jr.

ADDRESS:

28106 Hummingdale Cir. Novi, MI 48377

*** IN ACCORDANCE WITH MCL 125.3103:

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.



LIFETIME FITNESS FAÇADE JF26-05

JF26-05 LIFETIME FITNESS FACADE

Consideration of the request of Lifetime Fitness for Section 9 Façade Waiver. The subject property is located at 40000 High Pointe Blvd, situated south of Nine Mile Road and west of Haggerty Road (Section 36).

Required Action

Approval or denial of the Section 9 Façade Waiver.

REVIEW	RESULT	DATE	COMMENTS
Façade	Approval Recommended	07/27/26	• Section 9 Façade Waiver for painting of existing brick for re-imaging of the building

MOTION SHEET:

Approval – Section 9 Façade Waiver

In the matter of Lifetime Fitness Façade JF26-05, motion to **approve** the Section 9 Façade Waiver based on and subject to the following:

1. A Section 9 Façade is granted under Section 5.15.9 for painting of existing brick, as the proposed colors harmonize well together, and the overall aesthetic value of the building is maintained or improved by the proposed alterations.
2. *(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.)

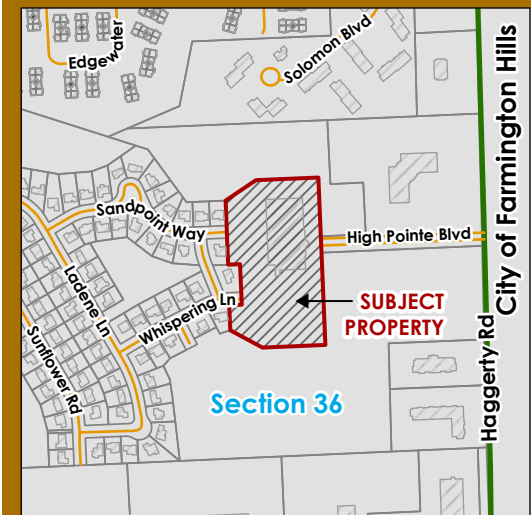
– OR –

Denial – Section 9 Façade Waiver

In the matter of Lifetime Fitness Façade JF26-05, motion to **deny** the Section 9 Façade Waiver... *(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.)*

MAP
Location

JF26-05 LIFETIME FITNESS FACADE LOCATION MAP



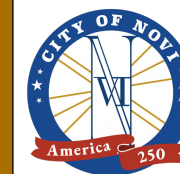
LEGEND

 Subject Property

Thoroughfare Classification

 Arterial

 Local Residential Street



Map Author: Brad Doane
Project: 40000 High Pointe Blvd

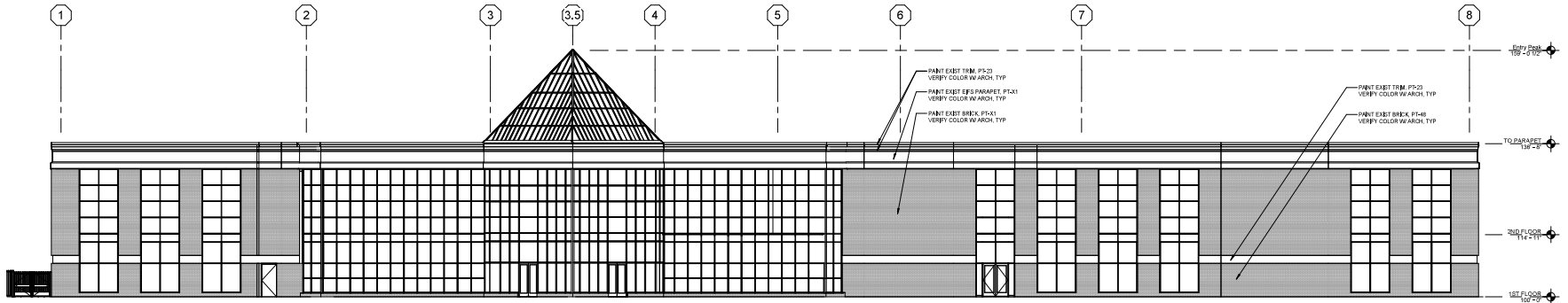
Date: 07/28/26
Version #: 1

City of Novi

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



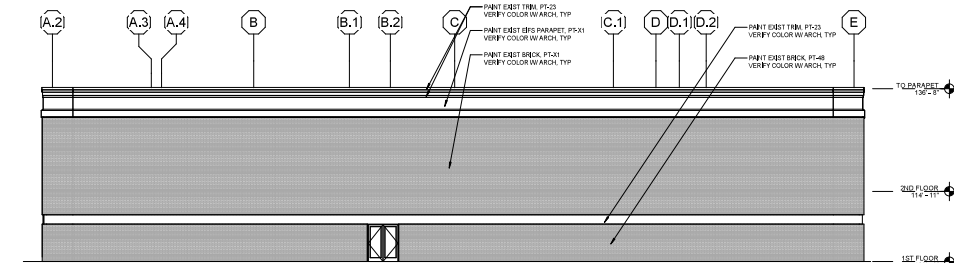
PLANS AND RENDERING



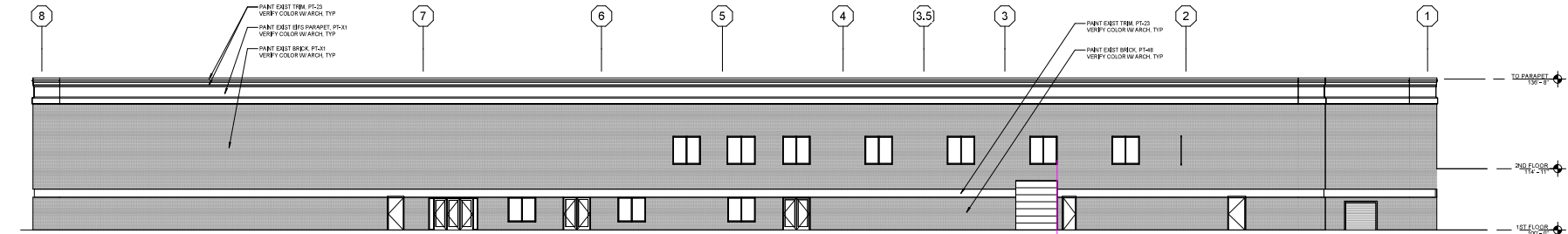
D1 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

GENERAL NOTES - EXTERIOR ELEV.

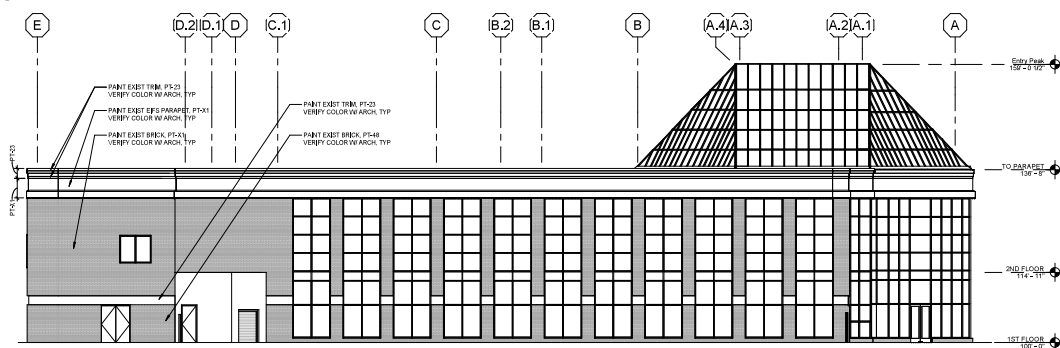
1. EXTERIOR ELEVATION SHOWN FOR GRAPHIC REFERENCE ONLY. PAINT LOCATIONS AND MATERIAL DESIGNATIONS SHALL APPLY TO ALL SIDES OF BUILDING UNO.



C1 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



B1 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH
3/32" = 1'-0"



PROPOSED



EXISTING

SW 7039
Virtual Taupe

SW 7047
Porpoise

SW 9173
Shiitake

EXISTING SITE PHOTOS







FAÇADE REVIEW



July 27, 2026

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

Façade Review Status:
Approved, Section 9 Waiver
Recommended.

Attn: Lindsay Bell – Director of Planning

Re: FACADE ORDINANCE
Lifetime Fitness, JSP27-05
Façade Region: 2, Zoning District: OS-1

Dear Mrs. Bell,

This project is considered a façade alteration as described in Section 5.15.6 of the Façade Ordinance. The applicant is proposing painting of existing brick and EIFS for re-imaging of the building. Three colors are proposed. The proposed colors appear to be carefully selected subdued earth toned colors that harmonize well together. The existing differentiation of façade materials (accent bands) will be maintained by using the different colors. A colored rendering has been provided that illustrates the before and after condition.

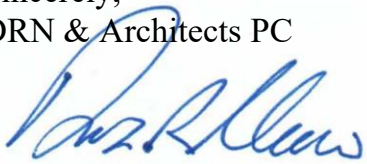
	West (Front)	North	East	South	Ordinance Maximum (Minimum)
Brick, Upper 20'(Color PT-X1, SW9173)	55%	55%	55%	55%	100%
Brick, Lower 8' (Color PT-48, SW7047)	20%	20%	20%	20%	100%
EIFS, Upper Fascia 5' (Color PT-X1, SW9173)	15%	15%	15%	15%	25%
Lower Trim 2' (Color PT-23, SW7047)	5%	5%	5%	5%	25%
Metal Coping 1.5' (Color PT-23, SW7047)	5%	5%	5%	5%	50%

The Façade Ordinance prohibits the painting of existing brick. A Section 9 Waiver would be required for this deviation. On past projects the use of masonry stain in lieu of paint has been deemed to be in compliance with the Façade Ordinance. Therefore, if the applicant revises the specification to “stain”, a Section 9 Waiver would not be required. In some cases the proposed colors cannot be achieved using stain. In this case we believe the overall aesthetic value of the building is maintained or improved by the proposed alteration. Therefore a Section 9 Waiver is recommended for painting of the existing façade materials, as proposed.

Notes to the Applicant:

1. 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.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

APPLICANT RESPONSE

July 30, 2026

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

RE: FACADE ORDINANCE
Lifetime Fitness, JSP27-05
Façade Region: 2, Zoning District: OS-1

RESPONSE

CITY OF NOVI PLANNING REVIEW COMMENTS

We have received your plan review comment. Please see our comment below regarding the correction letter.

1. The Façade Ordinance prohibits the painting of existing brick. A Section 9 Waiver would be required for this deviation. On past projects the use of masonry stain in lieu of paint has been deemed to be in compliance with the Façade Ordinance. Therefore, if the applicant revises the specification to "stain", a Section 9 Waiver would not be required. In some cases the proposed colors cannot be achieved using stain. In this case we believe the overall aesthetic value of the building is maintained or improved by the proposed alteration. Therefor a Section 9 Waiver is recommended for painting of the existing façade materials, as proposed.

RESPONSE:

The selection of colors chosen for the exterior painting palette is carefully chosen to go well together, and maintain similar colors of our brand standard. With stain, the resulting color varies based on existing brick color, weather elements over time, and the ability for the stain to actually permeate the existing brick. We do request the Section 9 Waiver to feel confident in a consistent and accurate representation of the proposed building palette.

ADDITIONALLY

This review in no way excludes items that may be found in the field during inspections and be required to complete in order to comply with applicable codes and ordinances. It is our opinion that Life Time has met or will meet all the obligations of the City of Novi as related to this project.



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
August 5, 2026 7:00 PM

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

CALL TO ORDER

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

ROLL CALL

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

Absent Excused: Member Lynch, Member Dismondy

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

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Verma and seconded by Member Avdoulos to approve the August 5, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE AUGUST 5, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER VERMA AND SECONDED BY MEMBER AVDOULOS. Motion carried 5-0.

AUDIENCE PARTICIPATION

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

Ms. Julie Gold at 22032 Greentree Road stated that she would like to speak about development in general. It was expressed that Novi residents have recently navigated water main breaks and boil water advisories. Ms. Gold suggested that development projects could be placed on hold until repairs to the water main are complete to reduce burden on the system. Related to the Providence Meadows proposal; Roberston Brothers has stated that the entrance to the proposed development being from Providence Parkway as opposed to Grand River Avenue satisfies traffic mitigation. However, once traffic leaves Providence Meadows utilizing Providence Parkway, it will have to exit onto Grand River Avenue or Beck Road adding congestion to already busy roads. The only entrance to the hospital is also from Providence Parkway, traffic congestion could impede emergency vehicles or those bringing sick patients to the emergency room. It was noted that the developer has stated that the townhomes would provide affordable housing for hospital staff. However, hospital staff may not be able to comfortably afford to live in the townhomes. Ms. Gold requested these issues be considered when reviewing the rezoning request.

Ms. Ann Nelke at 48646 Windfall Road stated that she would like to thank the Planning Commission for taking the time to hear comments and for their representation of Novi residents. It was stated that Novi created the Zoning Ordinance and a Master Plan for Land Use so as the ensure the community would be

developed mindfully. Ms. Nelke relayed that the project on the agenda this evening JSP26-0008 Optimus Sports Training Facility is an example of how Novi's future development can occur. The project fits within the zoning designation of the parcel and no ordinance changes are requested. It is compatible with the adjacent use of land in terms of size, character, and impact. It is also consistent with the Future Land Use Map. Additionally, it is a perfect example of redevelopment, doing so with minimal impact on the environment. Of the 228 trees on site 219 are regulated woodlands, only 29 trees are proposed to be removed. More importantly, the independent site study of these trees found 90% of the trees to be in fair or poor condition. Ms. Nelke relayed that she took the time to go to the Planning Department to review the latest set of plans for the Providence Meadows project. In contrast, this project is asking for a major zoning change from I-1 Light Industrial to RM-2 High Density Multi Family to construct 26 buildings with 157 units. It appears they will offer a few ranch options to work around zoning and state an added benefit. The Providence Meadows proposal is not consistent with the Future Land Use Map. Additionally, of the 869 trees on the site 481 are slated to be removed, all of which are in good condition with an average trunk diameter of over 12". Merjent, the independent site reviewer, did not recommend approval of the project. Their review deemed parcel 50-22-17-101-012 meets all the criteria for regulated woodlands and was omitted in error from the City's woodland map, this is where Phase 1 is proposed with 12 buildings and 71 units. Likewise, acres of wetlands and vernal pools were found on this parcel, and as such their claim that only 6 regulated trees will be removed is misleading. Their derived benefit to the community is missing middle housing, complete with a synthetic turf field to be placed over existing natural features. Should one drive west on Grand River Avenue, the missing middle housing can be found with the Hudson Townhouses. Should anything be approved to be developed it appears that the parcel furthest north should be the one, as it has the least negative impact on the environment and would front Grand River Avenue. In closing, Ms. Nelke stated she has been a resident volunteer of the Novi 2050 plan. At the last City Council meeting an update was given by the group conducting the project. The presenter stated that an added module should be included concerning environmental sustainability and conservation, with the focus on maintaining our natural features for current and future generations.

Ms. Martha Ryznar at 44875 Yorkshire Drive stated that she has been a resident of Novi for twenty-three years. It was relayed that 6,100 mature trees are due to come down due to rezonings in the City. It was expressed that it is legally defensible to say no to developers. Ms. Ryznar stated that the Providence Meadows project will come before the Planning Commission as a rezoning with the developer requesting a zoning change from Light Industrial to High Density Residential. Four hundred signed opposition letters have been turned into the City requesting denial of Providence Meadows. The site is approximately seven football fields of woods, wildlife, and wetlands. This is the only remaining contiguous corridor for wildlife movement. Many residents feel Novi is becoming a concrete city. Respondents of the 2050 visioning workshop used the term hyper-development, with 61 percent of residents responding that managing growth is the number one most important initiative. Residents are asking the Planning Commission to curb rapid development. The strongest priority across the 2050 community visioning process is protecting green space. The Sierra Club has officially come out opposing Providence Meadows. If the property is developed under the current Light Industrial zoning more trees and wetlands could be preserved. The developer purchased the land with knowledge of the zoning. Ms. Ryznar stated fear of developer litigation should never replace leadership for the City.

Ms. Patricia Shaw at 26065 Whipple stated that she has lived in Novi for twenty-eight years. It was stated that there is concern regarding the City West District located on the north and south side of Grand River Avenue from Taft Road to Beck Road. The area consists of two hundred and fifty acres to be developed with housing, a hotel, restaurants, and a grocery store. Ms. Shaw expressed that she does not believe a person, their children, or their grandchildren wants to be raised in a concrete city. We have been given the gift of forests, greens, and animals which are not ours to keep taking. We need to look at our conscience and there comes a day and time to say no to further development. Trees keep the environment clean and green; they are home to birds and a shelter for animals providing shade and oxygen. We cannot live without trees, but we can live without further development.

Ms. Michele Duprey at 48566 Windfall Road stated that she has been a resident of Novi for forty-two years and has seen many changes over that time. It was noted that there used to be a horse farm in Novi. What

has been seen recently is mega development. Ms. Duprey expressed that she would like to thank the applicant for the property at Providence Meadows for their contribution to Grand River Avenue, however, is against the rezoning for several reasons. First, the designated zoning does not contemplate residential use. Residential use for these parcels is not in concert with the Master Plan for Land Use that was approved just over a year ago. Additionally, the City West project that was discussed at the last City Council meeting involves housing. It was suggested that the City see where that project goes before deciding if the Providence Meadows rezoning is reasonable. The infrastructure, transportation, traffic, public safety response times, environmental sustainability, burden on schools are all concerns. Ms. Duprey stated it is for these reasons she is against the rezoning.

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

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

PLANNING DIRECTOR REPORT

There was no Planning Director report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no consent agenda removals or approvals.

PUBLIC HEARINGS

1. JSP26-08 OPTIMUS SPORTS TRAINING FACILITY

Consideration at the request of ZAF Investments for approval of Special Land Use, Preliminary Site Plan, Stormwater Management Plan, and Woodland Use Permit. The subject site is located at 43700 W. Twelve Mile Road and consists of approximately 4.34 acres (Section 10). The applicant proposes opening an athletic training center.

Planner Brad Doane stated the subject site is approximately 4.34-acres and is located on the north side of Twelve Mile Road, east of Carlton Way Drive. The property is zoned OS-1: Office Service, as are the adjacent properties to the east and west. The property to the north is zoned RA: Residential Acreage, while the properties south of Twelve Mile Road are zoned RC: Regional Center. The Future Land Use map designates the subject site and the adjacent properties to the east and west as Community Office. The property to the north is designated Multiple Family, and the properties to the south are designated Commercial Mixed-Use. Wetlands and woodlands are present along the eastern portion of the site.

The applicant is proposing interior modifications to the approximately 15,500 square foot existing building to establish a private training facility serving athletes and active individuals of all ages, sports, and skill levels. Within the OS-1 District, private indoor and outdoor recreational facilities require Special Land Use approval from the Planning Commission. The Special Land Use considerations include potential impacts on traffic, public utilities and facilities, natural features, and surrounding land uses.

Associated site improvements include parking lot upgrades, new landscaping, a natural grass soccer field west of the building, and an artificial turf field east of the building. No exterior modifications to the building are proposed.

Planner Doane stated that landscape waivers are requested for deficiencies related to required berms along the north and west property lines, the placement of foundation landscaping, and the required percentage of building perimeter landscaping. All waivers are supported by staff due to existing typography and site constraints. The project also requires a Woodland Permit for removal of 29 regulated

woodland trees, resulting in a requirement of 63 replacement credits. The applicant proposes to plant approximately 41 replacement trees on site, with the remaining 22 credits to be paid into the tree fund. The wetlands located on the site will not be impacted by the proposed development. Stormwater will be collected by a single storm sewer collection system and discharged to an underground detention system.

Representing the applicant this evening is Engineer Erin McMachen. Staff are also available for any questions.

Chair Pehrson invited the application to address the Planning Commission.

Ms. Erin McMeachen with Stonefield Engineering and Design stated that they are the civil engineers on the project. Also representing the project this evening is Mr. Jordan Vassum and Mr. Zack Caswell with Optimus Sports Training Facility.

Mr. Caswell stated that over the last decade he has been a high-performance Team USA coach for all Olympic sports going into quadrennials. The facility in Novi will be as close to an Olympic training facility as the one located in Colorado Springs. It was noted that there are a lot of athletes from Michigan as well as the surrounding regional communities who are looking for elite training in their sport. In addition to Olympic training, Optimus supports youth sports by working with various high schools throughout the region. It was relayed that they work with athletes not only on strength and conditioning but also offer rehab management tailored for their sport.

Mr. Joran Vassum relayed that he is a partner on the project and has known Mr. Caswell for twenty-five years. He stated he is an attorney by trade and founded a Sports Management firm approximately four years ago. Mr. Vassum expressed that during his time working in the field he has sent countless athletes from all over the country to elite training facilities. It was noted that there are no facilities of this nature in the area. In collaboration with Mr. Caswell the idea of bringing an elite training facility to Novi took shape.

Ms. Erin McMeachen stated she would like to provide further detail on the site improvements. The site has been vacant for quite some time and is in need of maintenance and overall improvements. The interior of the building will be renovated, and the parking lot will be expanded and repaved. The entrance drive from Twelve Mile Road will be repaired with the current curb cut being maintained. Additional site improvements include a proposed stormwater facility which is an underground detention system per City and County requirements that discharges to the wetlands on site. A permit was obtained from EGLE last month for that discharge to the wetlands. Additionally, a large number of landscaping improvements are proposed throughout the site working with the existing footprint to cause minimal impact. Tree removal is at a minimum and the wetlands and wetland buffers will not be impacted. In terms of landscaping there are three waiver requests. The first is for the berm on the north side of the property abutting City owned land. The landscape architect on the project worked closely with the City's landscape architect Mr. Meader regarding the berm, and it was concluded that it would be more appropriate to do a single row of evergreens along the property line to preserve existing trees and maintain the established drainage flow of the property. The other landscape waiver requests pertain to the percentage and location of foundation plantings. The existing building has quite a few doorways and few overhead doors at the rear along the artificial turf area which will be maintained to allow movement between indoor and outdoor training areas, which limits the locations in which foundation plantings can be placed. In working with Mr. Meader, the lack of foundation planting has been supplemented throughout the parking area of the site. The site has many natural features which have been thoughtfully designed around. It was stated that due to all the reasons detailed this evening the team believes that the project meets the criteria for Special Land Use approval. The project is not a detriment to the surrounding properties or traffic. Additionally, is it not a detriment to public facilities as the site is serviced by a private well and septic system. It is a benefit economically for the City and complies with zoning and the Master Plan for Land Use.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing no one, and confirming there was no correspondence received, Chair Pehrson turned the matter over to the Planning Commission.

Member Reddi stated she has no comment.

Member Verma stated he has no comment.

Member Roney stated that he applauds the applicant for finding an existing building that has been vacant for quite some time and reutilizing it. He relayed that the packet noted that there will be a conservation easement placed over the woodlands and wetland areas and asked for confirmation regarding the easement.

Ms. McMeachen stated that there will be a conservation easement placed over the trees identified as woodlands as well as the wetlands on the site.

Member Avdoulos stated that he appreciates the reuse of an existing property and the care that the team took in working with the existing site conditions. Having a facility like this in the City adds to what Novi already has with some world class facilities.

Motion to approve the JSP26-08 Optimus Sports Training Facility Special Land Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP26-08 Optimus Sports Training Facility, motion to approve the Special Land Use Permit based on and subject to the following:

1. Relative to other feasible uses of the site:

- i. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. *(The proposed recreational facility is not anticipated to have detrimental impacts – traffic generation is expected to be minimal, existing site access will remain unchanged, and adequate parking is provided.);*
- ii. 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. *(The proposed recreational facility is not anticipated to adversely impact public services or facilities. Existing utilities and public safety access will remain unchanged, and stormwater will be managed on-site.);*
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats. *(The proposed recreational facility is compatible with the site's natural features and maintains its natural character by minimizing impacts to existing woodlands and wetlands, with disturbed trees replaced in accordance with ordinance requirements.);*
- iv. 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. *(The proposed recreational facility is compatible with adjacent land uses, as the existing building is consistent in scale and character with surrounding uses. The facility will serve as a transitional, community-oriented use within the area.);*
- v. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use. *(The project supports the economic development objectives and land use framework of the Master Plan);*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner. *(The project contributes to economic development and the redevelopment of a vacant building and site);*
- vii. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance. It is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

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

ROLL CALL ON MOTION TO APPROVE THE JSP26-08 OPTIMUS SPORTS TRAINING FACILITY SPECIAL LAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP26-08 Optimus Sports Training Facility Preliminary Site Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP26-08 Optimus Sports Training Facility, motion to approve the Preliminary Site Plan based on and subject to the following:

- 1. A Landscape waiver under Section 5.5.3.A.v for deficiency in berm requirements on the north and west sides of the site due to existing topography and proposed landscape screening, which is hereby granted;**
- 2. A Landscape waiver under Section 5.5.3.D for location of building foundation landscaping not being located immediately adjacent to the building due to site constraints. A portion of the building foundation landscaping will be located away from the building to satisfy the intent of the ordinance, which is hereby granted;**
- 3. A Landscape waiver under Section 5.5.3.D for deficiency in required percentage of building perimeter landscaping as the deficiency is minor and the overall required landscape area is exceeded by the proposed landscaping, which is hereby granted;**
- 4. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.**

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

ROLL CALL ON MOTION TO APPROVE THE JSP26-08 OPTIMUS SPORTS TRAINING FACILITY PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP26-08 Optimus Sports Training Facility Stormwater Management Plan made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP26-08 Optimus Sports Training Facility, motion to approve the Stormwater Management Plan based on and subject to the following:

- 1. 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.**

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

ROLL CALL ON MOTION TO APPROVE THE JSP26-08 OPTIMUS SPORTS TRAINING FACILITY STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

Motion to approve the JSP26-08 Optimus Sports Training Facility Woodland Use Permit made by Member Avdoulos and seconded by Member Roney.

In the matter of JSP26-08 Optimus Sports Training Facility, motion to approve the Woodland Use Permit 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.**

This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL ON MOTION TO APPROVE THE JSP26-08 OPTIMUS SPORTS TRAINING FACILITY WOODLAND USE PERMIT MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER RONEY. *Motion carried 5-0.*

2. PSLU26-0005 LITTLE BUILDERS LAND - WITHDRAWN

Chair Pehrson stated that PSLU26-0005 Little Builders Land has been withdrawn and no action will be taken on this matter.

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JULY 22, 2026 PLANNING COMMISSION MINUTES

Motion to approve the July 22, 2026 Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE JULY 22, 2026, PLANNING COMMISSION MINUTES MADE BY MEMBER RONEY AND SECONDED BY MEMBER AVDOULOS. *Motion carried 5-0.*

CONSENT AGENDA REMOVALS FOR COMMISSION ACTION

There were no consent agenda items.

SUPPLEMENTAL ISSUES/TRAINING UPDATES

There were no supplemental issues or training updates.

AUDIENCE PARTICIPATION

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

ADJOURNMENT

Motion to adjourn the August 5, 2026, meeting made by Member Roney and seconded by Member Avdoulos and all in favor said aye.

Meeting adjourned at 7:30 PM.