



PLANNING COMMISSION AGENDA

CITY OF NOVI

August 05, 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. 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.

2. PSLU26-0005 LITTLE BUILDERS LAND - WITHDRAWN

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JULY 22, 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.



OPTIMUS SPORTS TRAINING FACILITY JSP26-08

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. Indoor recreational facilities are permitted with Special Land Use approval subject to applicable conditions.

Required Action

Approval or denial of the Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	06/24/26	Items to be addressed at Final Site Plan submittal
Engineering	Approval Recommended	04/24/26	Items to be addressed at Final Site Plan submittal
Landscape	Approval Recommended	06/05/26	Landscape waiver under Section 5.5.3.A.v for deficiency in berm requirements on the north and west sides of the site <i>(supported by staff)</i> Landscape waiver under Section 5.5.3.D for location of building foundation landscaping <i>(supported by staff)</i> Landscape waiver under Section 5.5.3.D for deficiency in required percentage of building perimeter landscaping <i>(supported by staff)</i> - Items to be addressed at Final Site Plan submittal
Woodland	Approval Recommended	04/27/26	Woodland Permit for removal of 29 regulated woodland trees, requiring 63 replacement credits Approximately 41 trees are to be planted on site with the remaining 22 woodland replacement credits to be paid into the tree fund Woodland conservation easement required - Items to be addressed at Final Site Plan submittal
Wetland	Approval Recommended	04/27/26	Wetland Buffer Authorization required Wetland Conservation easement requested - Items to be addressed at Final Site Plan submittal

Traffic	Approval Recommended	03/09/26	• Items to be addressed at Final Site Plan submittal
Façade	Approval Recommended	03/02/26	• No façade alterations proposed
Fire	Approval Recommended	06/05/26	• Meets Fire Department standards

MOTION SHEET:

Approval – Special Land Use

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.
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.)

Approval – Preliminary Site Plan

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; and
5. *(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.)

Approval – Stormwater Management Plan

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; 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.)

Approval – Woodland Use Permit

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; 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.)

– OR –

Denial – Special Land Use Permit

In the matter of JSP26-08 Optimus Sports Training Facility, motion to **deny** the Special Land Use Permit... (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.)

Denial – Preliminary Site Plan

In the matter of JSP26-08 Optimus Sports Training Facility, 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.)

Denial – Stormwater Management Plan

In the matter of JSP26-08 Optimus Sports Training Facility, 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.)

Denial – Woodland Permit

In the matter of JSP26-08 Optimus Sports Training Facility, 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)

MAPS

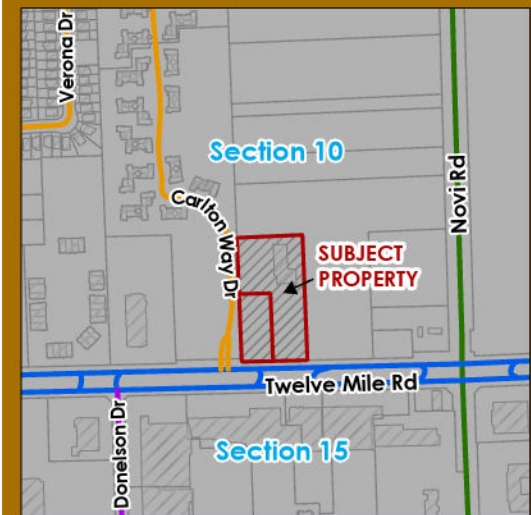
Location

Zoning

Future Land Use

Natural Features

OPTIMUS SPORTS TRAINING FACILITY LOCATION MAP



LEGEND

 Subject Property

Thoroughfare Classification

 Arterial

 Major Arterial

 Non-Residential Collector

 Local Residential Street



Map Author: Diana Shanahan
Project: 43700 W Twelve Mile Rd

Date: 07/07/26
Version #: 1

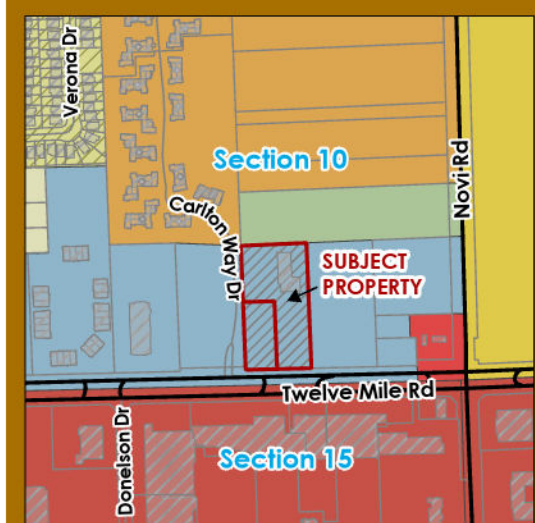
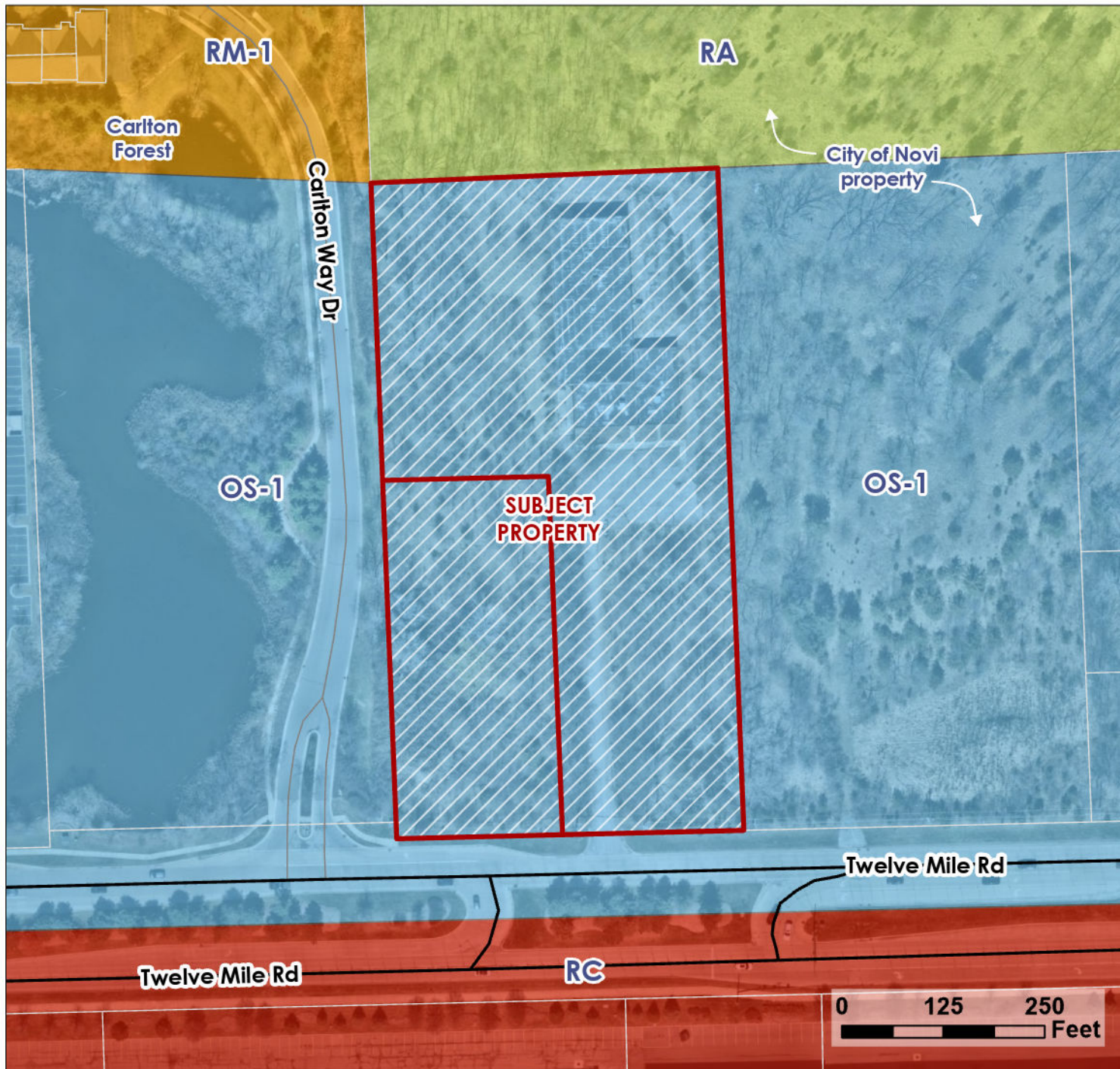
City of Novi

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



OPTIMUS SPORTS TRAINING FACILITY

ZONING MAP



LEGEND

Subject Property

Zoning Overlay

Planned Rezoning Overlay (PRO)

Zoning District

B-3: General Business

OS-1: Office Service

R-1: One-Family Residential

R-4: One-Family Residential

RA: Residential Acreage

RC: Regional Center

RM-1: Low-Density Multiple-Family

RT: Two-Family Residential



Map Author: Diana Shanahan
Project: 43700 W Twelve Mile Rd

Date: 07/07/26
Version #: 1

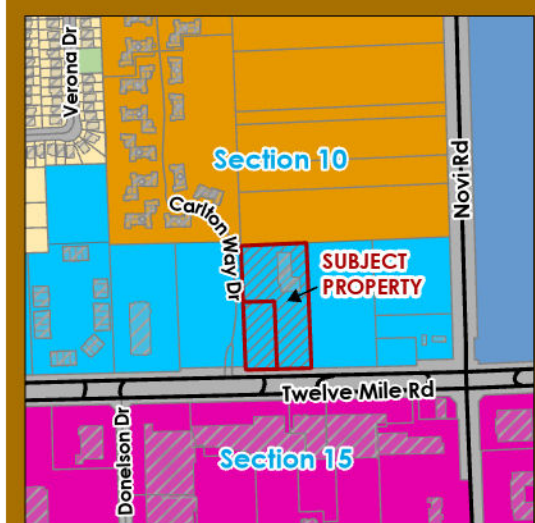
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OPTIMUS SPORTS TRAINING FACILITY

FUTURE LAND USE MAP



LEGEND

Subject Property

Future Land Use Category

- Single Family
- Multiple Family
- Private Park
- Public/Quasi-Public
- Commercial Mixed-Use
- Community Office



Map Author: Diana Shanahan
Project: 43700 W Twelve Mile Rd

Date: 07/07/26
Version #: 1

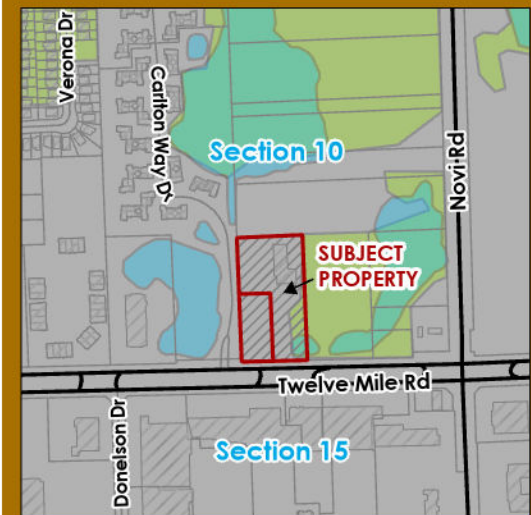
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OPTIMUS SPORTS TRAINING FACILITY

NATURAL FEATURES MAP



LEGEND

-  Subject Property
-  Wetlands
-  Woodlands



Map Author: Diana Shanahan
Project: 43700 W Twelve Mile Rd

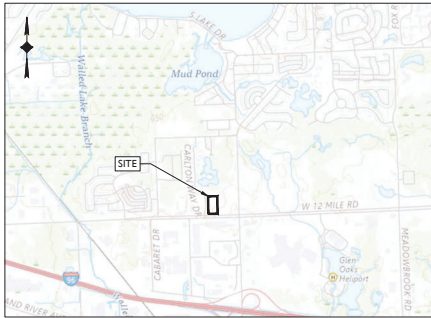
Date: 07/07/26
Version #: 1

City of Novi

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SITE PLAN



LOCATION MAP

SCALE: 1" = 2,000'±



AERIAL MAP

SCALE: 1" = 250'±

PRELIMINARY SITE PLANS FOR OPTIMUS PROPOSED PRIVATE RECREATIONAL ATHLETIC FACILITY

PID: 22-10-400-053 & 22-10-400-054
43700 WEST 12 MILE ROAD
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN 48377

APPLICANT/ OWNER

ZAF INVESTMENTS, LLC
RANDY ASHAR
29850 NORTHWESTERN HWY
SUITE 200
SOUTHFIELD, MI 48034
(248) 384-3064
RANDY@STAMANAGEMENT.COM

DESIGN ENGINEER

STONEFIELD ENGINEERING AND DESIGN
J. REID COOKSEY
555 S OLD WOODWARD AVENUE
SUITE 12L
BIRMINGHAM, MI 48009
(248) 247-1115
JCOOKSEY@STONEFIELDENG.COM

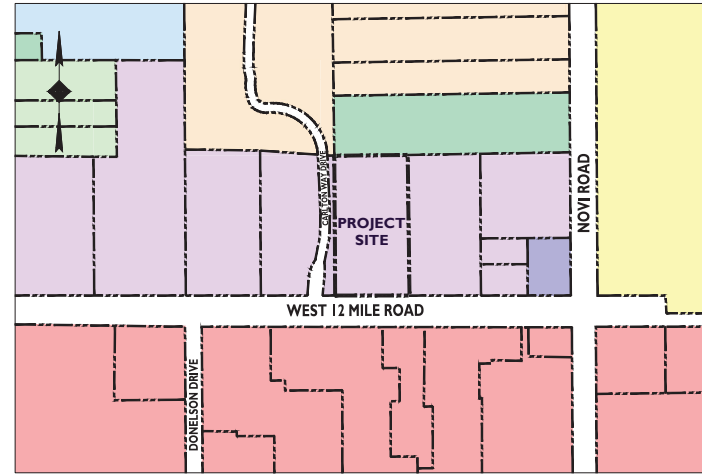
NO.	DATE	DESCRIPTION
1	08/07/2024	PRELIMINARY SET PLAN REVISION
2	08/07/2024	PRELIMINARY SET PLAN REVISION
3	08/07/2024	PRELIMINARY SET PLAN REVISION

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Birmingham, MI · Rutherford, NJ · New York, NY
Salem, MA · Princeton, NJ · Tampa, FL
www.stonefielddeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115



ZONING MAP

SCALE: 1" = 250'±

SOURCE: CITY OF NOVI, OAKLAND COUNTY, MICHIGAN OFFICIAL ZONING MAP

ZONING KEY:

R-1: SINGLE-FAMILY RESIDENTIAL	RM-1: LOW-DENSITY MULTIPLE FAMILY
R-2: ONE-FAMILY RESIDENTIAL	B-3: GENERAL BUSINESS
R-3: ONE-FAMILY RESIDENTIAL	OS-1: OFFICE SERVICE
RT-2: TWO-FAMILY RESIDENTIAL	RC: REGIONAL CENTER
PLANNED REZONING OVERLAY	

PLANS PREPARED BY:

STONEFIELD
engineering & design

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Salem, MA · Princeton, NJ · Tampa, FL
www.stonefielddeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115

PLAN REFERENCE MATERIALS:

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
 - BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED 04/07/2024
 - ARCHITECTURAL PLANS PREPARED BY ZA DESIGN BUILD DATED 04/03/2024
 - AERIAL MAP OBTAINED FROM NEARMAP DATED 09/27/2023
 - LOCATION MAP OBTAINED FROM USGS MAPING SYSTEM
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.



Know what's below
Call before you dig.

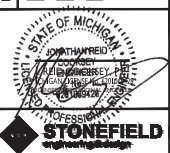
SHEET INDEX

DRAWING TITLE	SHEET #
COVER SHEET	C-1.0
TOPOGRAPHIC SURVEY & TREE INVENTORY	I-1 TO 2
DEMOLITION & TREE REMOVAL PLAN	C-2.0
TREE PRESERVATION PLAN	C-2.1
TREE INVENTORY	C-2.2
SITE PLAN	C-3.0
GRADING PLAN	C-4.0
STORMWATER MANAGEMENT PLAN	C-4.1
STORMWATER CALCULATIONS & PROFILES	C-4.2
DRAINAGE AREA MAPS	C-5.0 TO C-5.1
LIGHTING PLAN	C-6.0
LIGHTING DETAILS	C-6.1
SOIL EROSION & SEDIMENTATION CONTROL PLAN	C-7.0
LANDSCAPING CALCULATIONS & TREE REPLACEMENT PLAN	C-8.0
LANDSCAPING PLAN	C-8.1
LANDSCAPING DETAILS	C-8.2
CONSTRUCTION DETAILS	C-9.0 TO C-9.3
IRE PLAN	C-10.0

ADDITIONAL SHEET INDEX

DRAWING TITLE	SHEET #
CITY OF NOVI PAVING STANDARD DETAILS	I-1 TO 2
CITY OF NOVI STORM SEWER STANDARD DETAILS	I-1 TO 2

PRELIMINARY SITE PLANS PROPOSED PRIVATE RECREATIONAL ATHLETIC FACILITY



CITY PROJECT NUMBER: JSP24-0088

SCALE: AS SHOWN PROJECT ID: DET-35411

TITLE:

COVER SHEET

DRAWING:

C-1.0

43700 West Twelve Mile Road Tree Inventory List - 12/9/2025

Tree No.	Size (d.b.h. x h. ft.)	Scientific Name	Common Name	Condition	Comments
801	14'	Fraxinus pennsylvanica	Green Ash	Fair/Poor	V-PH
802	11'	Acer negundo	Box Elder	Poor	Sev L, VC Gr, DL
803	16'	Acer negundo	Box Elder	Poor	Maj DL, OS, V Gr, Sev L, DL, V Gr
804	10'	Acer negundo	Box Elder	Poor	Sev L, DL, V Gr
805	9', 20'	Populus deltoides	Cottonwood	Fair	
806	12', 17'	Populus deltoides	Cottonwood	Fair	
807	52', 60'	Salix sp.	Weeping Willow	Poor	Maj DL, Hollow base
808	13', 13'	Acer negundo	Box Elder	Poor	Maj DL
809	9'	Fraxinus pennsylvanica	Green Ash	Poor	BD, OS
810	15'	Acer negundo	Box Elder	Poor	VC Gr, DL, V Gr
811	16'	Fraxinus pennsylvanica	Green Ash	Poor	Maj DL, BD
812	9'	Fraxinus pennsylvanica	Green Ash	Dead	
813	12'	Acer negundo	Box Elder	Poor	DL, L, M
814	15'	Acer negundo	Box Elder	Poor	L, BD
815	8'	Acer negundo	Box Elder	Fair	BD, L
816	14'	Acer negundo	Box Elder	Fair/Poor	L, Some V G
817	12', 12'	Acer negundo	Box Elder	Fair/Poor	BD, V Gr
818	9'	Juniperus virginiana	Red Cedar	Fair	
819	36'	Fraxinus pennsylvanica	Green Ash	Dead	
820	3', 8', 10'	Junus americana	American Elm	Fair/Poor	Pruned for overhead line
821	8', 12'	Junus americana	American Elm	Fair	
822	11'	Robinia pseudacacia	Black Locust	Fair	
823	8'	Acer negundo	Box Elder	Poor	BD, L, V Gr
824	8'	Acer negundo	Box Elder	Poor	DL, OS
825	10', 13'	Junus americana	American Elm	Fair	
826	8'	Acer negundo	Box Elder	Poor	OS, VC Gr, DL
827	10'	Junus americana	American Elm	Fair	
828	15'	Junus americana	American Elm	Fair	
829	15'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
830	14'	Fraxinus pennsylvanica	Green Ash	Dead	
831	13'	Junus americana	American Elm	Fair	
832	9'	Robinia pseudacacia	Black Locust	Poor	DL, OS
833	12'	Robinia pseudacacia	Black Locust	Poor	DL, OS
834	9'	Fraxinus pennsylvanica	Green Ash	Fair/Poor	M
835	9', 9'	Acer negundo	Box Elder	YP	Sev L, DL
836	9'	Junus americana	American Elm	Fair	
837	14'	Junus americana	American Elm	Fair	
838	9'	Junus americana	American Elm	Fair	
839	12'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
840	10'	Junus americana	American Elm	Fair	Write on tag
841	8'	Robinia pseudacacia	Black Locust	Fair/Poor	OS
842	8'	Acer negundo	Box Elder	Poor	BD, Sev L
843	10', 16'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
844	13'	Junus americana	American Elm	Fair	
845	11'	Acer negundo	Box Elder	Poor	Maj DL (2), OS, V Gr
846	12'	Junus americana	American Elm	Fair	
847	11', 17'	Robinia pseudacacia	Black Locust	Fair	
848	12', 16'	Robinia pseudacacia	Black Locust	Poor	VC Pl, DL
849	13'	Junus americana	American Elm	Fair	
850	11'	Junus pumila	Siberian Elm	Fair/Poor	DL
851	9'	Junus alba	Hulberry	Poor	Sev M, L, DL
852	4', 16'	Robinia pseudacacia	Black Locust	Poor	F.G. DL
853	12'	Junus pumila	Siberian Elm	Poor	Maj DL, BD
854	9'	Fraxinus pennsylvanica	Green Ash	BD, BD	
855	12'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
856	8'	Steddia tinctoria iner.	Honey Locust	Fair/Poor	M
857	17'	Robinia pseudacacia	Black Locust	Fair	
858	8'	Fraxinus pennsylvanica	Green Ash	Poor	DL, BD
859	10'	Juniperus virginiana	Red Cedar	Fair	
860	8'	Fraxinus pennsylvanica	Green Ash	Dead	
861	11'	Fraxinus pennsylvanica	Green Ash	Fair	
862	8'	Fraxinus pennsylvanica	Green Ash	Fair/Poor	BD
863	8'	Fraxinus pennsylvanica	Green Ash	Fair	V Gr
864	10', 11'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
865	12'	Fraxinus pennsylvanica	Green Ash	Fair/Poor	BD
866	13'	Juniperus nigra	Black Walnut	Fair	
867	8'	Fraxinus pennsylvanica	Green Ash	Fair	
868	9'	Fraxinus pennsylvanica	Green Ash	Fair/Poor	BD, V Gr
869	8'	Juniperus nigra	Black Walnut	Fair	
870	15'	Juniperus nigra	Black Walnut	Good	
871	16'	Robinia pseudacacia	Black Locust	Poor	M, L, DL
872	13'	Acer negundo	Box Elder	Poor	L, VC Gr
873	10'	Acer negundo	Box Elder	Poor	BD, M, DL
874	11'	Acer negundo	Box Elder	Poor	L, VC Gr, DL
875	12'	Acer negundo	Box Elder	Poor	BD, M, DL
876	13'	Acer negundo	Box Elder	Poor	DL, VC Pl
877	5', 5', 7', 6', 10'	Malus domestica	Common Apple	Fair/Poor	DL
878	6', 11'	Fraxinus pennsylvanica	Green Ash	Fair	
879	13'	Juniperus nigra	Black Walnut	Fair	
880	14'	Juniperus nigra	Black Walnut	Good	
881	16', 21'	Acer negundo	Box Elder	Poor	BD, DL, V Gr
882	14'	Acer negundo	Box Elder	Poor	VC Pl, DL, M
883	10'	Fraxinus pennsylvanica	Green Ash	Fair	
884	15'	Fraxinus pennsylvanica	Green Ash	Poor	DL, OS, BD
885	10'	Malus domestica	Apple	Poor	Fallen tree in canopy, V Gr
886	17'	Acer negundo	Box Elder	Very Poor	Sev L, DL
887	17', 20'	Acer negundo	Box Elder	Poor	M, DL
888	15'	Acer negundo	Box Elder	Poor	Sev L, DL
889	15'	Acer negundo	Box Elder	Poor	Maj BD, DL
890	27'	Populus deltoides	Cottonwood	Good	
891	9'	Acer negundo	Box Elder	Dead	
892	14'	Junus pumila	Siberian Elm	Poor	Maj DL, NC
893	16'	Acer negundo	Box Elder	Very Poor	Sev L, DL
894	17'	Acer negundo	Box Elder	Very Poor	Sev L, DL, BD
895	14'	Robinia pseudacacia	Black Locust	Fair/Poor	L
896	12', 19'	Robinia pseudacacia	Black Locust	Fair	
897	16'	Robinia pseudacacia	Black Locust	Poor	BD, OS, DL
898	14'	Robinia pseudacacia	Black Locust	Fair/Poor	OS
899	14'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
900	13'	Junus pumila	Siberian Elm	Poor	DL, OS, BD
901	8', 14'	Junus sp.	Jun	Fair	
902	38'	Junus americana	American Elm	Fair	
903	16'	Populus deltoides	Cottonwood	Fair	
904	9'	Populus deltoides	Cottonwood	Fair	
905	11', 14', 18'	Junus americana	American Elm	Fair	
906	14'	Populus deltoides	Cottonwood	Fair	
907	12'	Populus deltoides	Cottonwood	Poor	BR, M, OS
908	29'	Populus deltoides	Cottonwood	Fair	
909	30'	Populus deltoides	Cottonwood	Fair	
910	30'	Populus deltoides	Cottonwood	Fair	
911	33'	Populus deltoides	Cottonwood	Poor	Maj BR, OS
912	13'	Junus americana	American Elm	Poor	BD, VC Gr
913	8'	Junus americana	American Elm	Poor	BD, V Gr, DL
914	M.S. 8'-30"	Acer saccharinum	Silver Maple	Fair	Fire (S) stems
915	9', 11'	Acer negundo	Box Elder	Poor	DL, M, V Gr
916	8', 3'	Fraxinus pennsylvanica	Green Ash	Poor	BD
917	8'	Juniperus nigra	Black Walnut	Fair	
918	23'	Robinia pseudacacia	Black Locust	Fair/Poor	OS, St. L
919	14', 15', 17'	Robinia pseudacacia	Black Locust	Fair	
920	20'	Robinia pseudacacia	Honey Locust	Fair	
921	10', 13'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
922	13', 17'	Steddia tinctoria iner.	Honey Locust	Fair	
923	20'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
924	16'	Robinia pseudacacia	Black Locust	Dead	
925	22'	Robinia pseudacacia	Black Locust	Poor	BD, M, OS
926	17'	Robinia pseudacacia	Black Locust	Poor	BD, FG, BR
927	36'	Robinia pseudacacia	Black Locust	Poor	DL, BR, BD
928	20'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
929	20'	Robinia pseudacacia	Black Locust	Dead	
930	10'	Fraxinus pennsylvanica	Green Ash	Fair	
931	8'	Acer negundo	Box Elder	Fair/Poor	L
932	17'	Junus pumila	Siberian Elm	Fair	
933	19', 21'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
934	9', 14'	Robinia pseudacacia	Black Locust	Poor	DL, M, SL
935	15'	Robinia pseudacacia	Black Locust	Poor	DL, SG
936	16', 18'	Robinia pseudacacia	Black Locust	Fair	
937	25'	Robinia pseudacacia	Black Locust	Fair	
938	11', 12', 15'	Robinia pseudacacia	Black Locust	Fair/Poor	BD
939	11', 13'	Robinia pseudacacia	Black Locust	Poor	BR, M, OS
940	21'	Robinia pseudacacia	Black Locust	Fair	
941	9', 23'	Robinia pseudacacia	Black Locust	Fair	
942	9', 15'	Robinia pseudacacia	Black Locust	Fair	

943	13', 14'	Robinia pseudacacia	Black Locust	Fair	SL, L
944	20'	Robinia pseudacacia	Black Locust	Fair	
945	8', 9'	Robinia pseudacacia	Black Locust	Fair	
946	10', 12'	Acer negundo	Box Elder	Poor	BD, DL, L
947	10'	Acer negundo	Box Elder	Fair/Poor	L
948	26'	Robinia pseudacacia	Black Locust	Fair	
949	23'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
950	4', 8'	Acer negundo	Box Elder	Poor	DL, M, FG
951	8', 8', 16'	Acer negundo	Box Elder	Very Poor	2 8' stems dead, L, DL
952	11'	Robinia pseudacacia	Black Locust	Fair	
953	8'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
954	9'	Robinia pseudacacia	Black Locust	Fair/Poor	DL
955	12', 13', 16'	Junus sp.	Jun	Dead	
956	10', 12'	Robinia pseudacacia	Black Locust	Fair	
957	15'	Populus deltoides	Cottonwood	Fair	
958	18'	Populus deltoides	Cottonwood	Fair	
959	16'	Juniperus nigra	Black Walnut	Fair	
960	4', 8', 9'	Junus americana	American Elm	Fair	
961	17'	Steddia tinctoria iner.	Honey Locust	Fair	
962	4', 5', 5', 9'	Acer negundo	Box Elder	Poor	BR, DL
963	8', 8', 12', 15', 18'	Robinia pseudacacia	Black Locust	Poor	BD, BR, DL
964	11'	Populus deltoides	Cottonwood	Fair/Poor	M
965	14'	Populus deltoides	Cottonwood	Fair	
966	8', 10', 22'	Populus deltoides	Cottonwood	Fair	
967	13'	Populus deltoides	Cottonwood	Fair	
968	13'	Populus deltoides	Cottonwood	Fair	
969	16'	Populus deltoides	Cottonwood	Fair	
970	13'	Populus deltoides	Cottonwood	Fair	
971	15'	Populus deltoides	Cottonwood	Fair	
972	9'	Junus americana	American Elm	Fair	
973	17'	Populus deltoides	Cottonwood	Fair	
974	16'	Populus deltoides	Cottonwood	Fair	
975	8', 12'	Populus deltoides	Cottonwood	Fair	
976	17'	Populus deltoides	Cottonwood	Fair	
977	9'	Junus americana	American Elm	Fair/Poor	OS
978	12'	Junus americana	American Elm	Fair	
979	9'	Populus deltoides	Cottonwood	Poor	NC, L, OS
980	16'	Populus deltoides	Cottonwood	Fair	
981	8'	Junus americana	American Elm	Fair	
982	12'	Robinia pseudacacia	Black Locust	Very Poor	BD, Maj DL
983	34'	Populus deltoides	Cottonwood	Good	
984	9'	Populus deltoides	Cottonwood	Fair	
985	9'	Populus deltoides	Cottonwood	Fair	
986	13'	Salix sp.	Willow	Poor	DL, BD
987	9'	Junus americana	American Elm	Fair/Poor	OS
988	16'	Junus americana	American Elm	Fair	
989	11'	Junus americana	American Elm	Fair	
990	9'	Junus pumila	Siberian Elm	Fair/Poor	L
991	15'	Juniperus nigra	Black Walnut	Fair	
992	14', 16'	Acer negundo	Box Elder	Fair	DL, L, BD
993	39'	Juniperus nigra	Black Walnut	Fair	
994	25'	Juniperus nigra	Black Walnut	Fair/Poor	OS
995	21'	Salix sp.	Willow	Fair	
996	13'	Salix sp.	Willow	Fair/Poor	OS
997	9'	Fraxinus pennsylvanica	Green Ash	Fair/Poor	V Gr
998	9'	Fraxinus pennsylvanica	Green Ash	Poor	BD, VC Gr
999	21'	Populus deltoides	Cottonwood	Fair	
1000	21'	Populus deltoides	Cottonwood	Good	

1001	12'	Fraxinus pennsylvanica	Green Ash	Poor	BD, VC Gr
1002	13'	Juniperus nigra	Black Walnut	Fair	Sev L
1003	4', 8'	Acer negundo	Box Elder	Very Poor	Maj DL, BD
1004	13'	Fraxinus pennsylvanica	Green Ash	Poor	Maj BD
1005	10'	Junus americana	American Elm	Fair	
1006	8'	Junus americana	American Elm	Fair	
1007	13'	Junus americana	American Elm	Fair	
1008	12', 13'	Populus deltoides	Cottonwood	Fair	
1009	14'	Populus deltoides	Cottonwood	Fair	
1010	5', 16'	Populus deltoides	Cottonwood	Fair	
1011	3', 9'	Populus deltoides	Cottonwood	Fair	
1012	11'	Populus deltoides	Cottonwood	Fair	
1013	6', 10', 15'	Populus deltoides	Cottonwood	Fair	
1014	5', 11'	Populus deltoides	Cottonwood	Fair	
1015	13'	Populus deltoides	Cottonwood	Fair	
1016	11'	Populus deltoides	Cottonwood	Fair	
1017	8', 6', 11'	Populus deltoides	Cottonwood	Fair	
1018	16'	Populus deltoides	Cottonwood	Fair	
1019	10'	Populus deltoides	Cottonwood	Fair	
1020	13', 15'	Populus deltoides	Cottonwood	Fair	
1021	13'	Populus deltoides	Cottonwood	Fair	
1022	10'	Populus deltoides	Cottonwood	Fair	
1023	12'	Populus deltoides	Cottonwood	Fair	
1024	9'	Populus deltoides	Cottonwood	Fair	
1025	14'	Populus deltoides	Cottonwood	Fair	
1026	11'	Populus deltoides	Cottonwood	Fair	
1027	23'	Populus deltoides	Cottonwood	Fair	
1028	13'	Salix sp.	Willow	Fair	

ABBREVIATIONS: BD = Bark damage, BR = Base rot, DL = Dead limbs, FG = Fungal growth, L = Leaning, Lg = Larger, Maj = Major, M = Misshapen, M.S. = Multi-stemmed, NC = Narrow crown, OS = One-sided, Sev = Severely, SG = Spare growth, SL = Slightly, SS = Stem split, TD = Trunk Damage, TR = Trunk rot, V = Vines, VC = Vene covered (Gr=Grapevine, ODB=Oriental Bittersweet, PP=Poison Ivy).

DEFINITIONS OF RATINGS:
Good: The tree appears to be in a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty-five (25) years.
Fair: The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown imbalance or thin crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years.
Fair/Poor: The tree appears to be in a satisfactory condition but exhibits a minor structural problem with crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; or the growth habit is misshapen and askew; or there is evidence of pests or diseases present. The rating based on the health / condition chart is 16 to 11.
Poor: The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than ten (10) years. The rating based on the health / condition chart is 10 to 6.
Very Poor: The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance and several dead limbs and/or peeling bark; the growth habit is severely misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than five (5) years. The rating based on the health/condition chart ranges from 5 to 1. Dead: The tree has no live branches, is topped, or fallen. The rating based on the health / condition chart is 0.

WOODLAND REPLACEMENT TABLE				
CODE SECTION	TREE SIZE (DBH, INCHES)	NUMBER OF TREES TO BE REMOVED	RATIO REPLACEMENT/ REMOVED TREE	TOTAL REPLACEMENTS REQUIRED
137A(A)	8"-17" DBH	4 TREES	1	(4 TREES) * (1) = 4 TREES
	17"-20" DBH	21 TREES	3	(21 TREES) * (3) = 63 TREES
	20"-24" DBH	3 TREES	3	(3 TREES) * (3) = 9 TREES
	24"-30" DBH	1 TREE	4	(1 TREE) * (4) = 4 TREES
	TOTAL REPLACEMENT TREES REQUIRED:			76 TREES
	TOTAL REPLACEMENT TREES PROPOSED:			41 TREES ^(*)

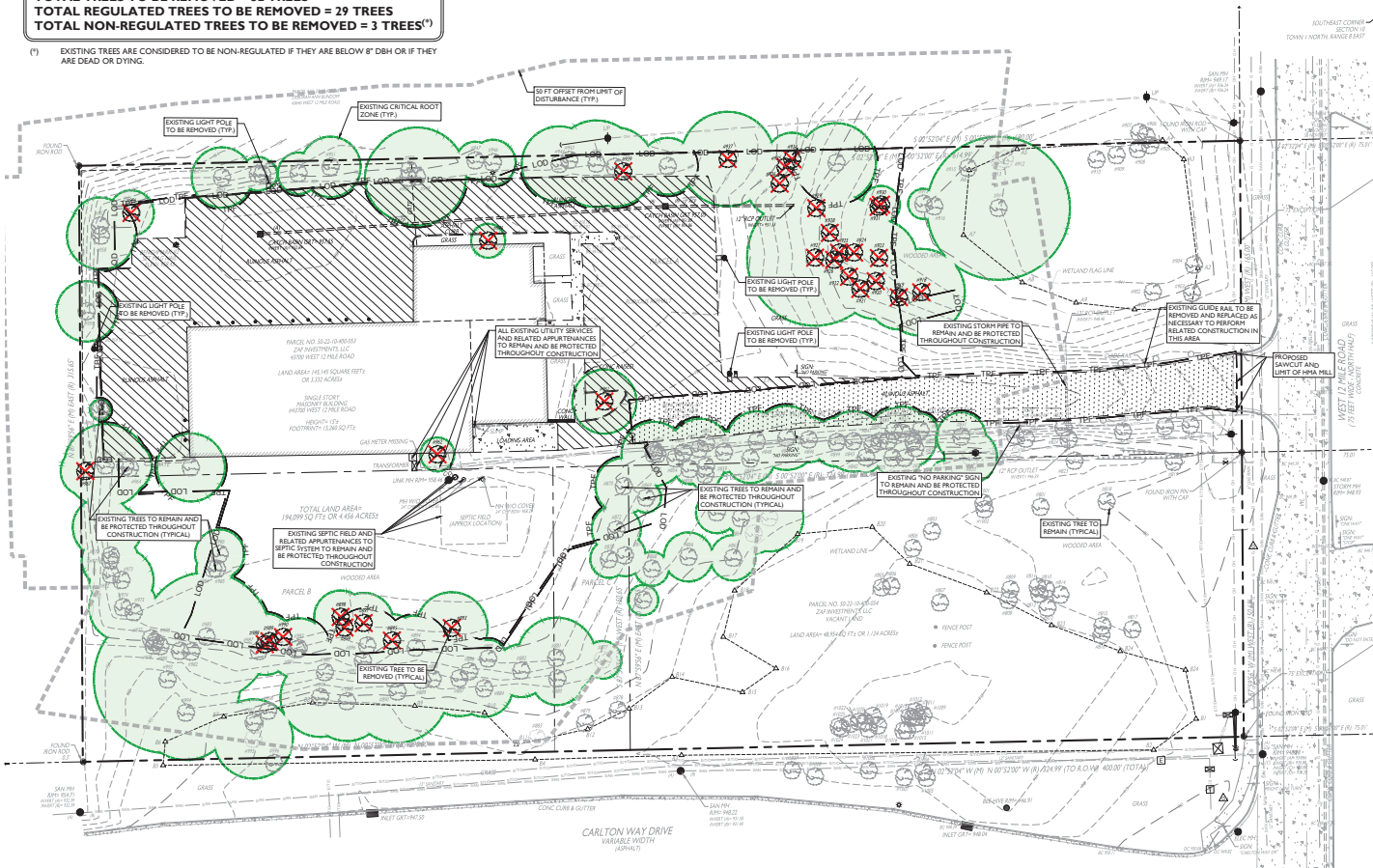
(*) REFER TO THE LANDSCAPING PLAN FOR PROPOSED TREE REPLACEMENT LOCATIONS, SIZE, AND SPECIES. WHERE TREE REPLACEMENT IS NOT FEASIBLE, THE PERMIT GRANTEE SHALL PAY INTO THE CITY TREE FUND MONIES FOR TREE REPLACEMENT IN A PER TREE AMOUNT REPRESENTING THE MARKET VALUE FOR THE TREE REPLACEMENT AS APPROVED BY THE PLANNING COMMISSION.

TOTAL TREES ON SITE = 228 TREES
TOTAL REGULATED TREES ON SITE = 219 TREES
TOTAL NON-REGULATED TREES ON SITE = 9 TREES^(*)
TOTAL TREES TO BE REMOVED = 32 TREES
TOTAL REGULATED TREES TO BE REMOVED = 29 TREES
TOTAL NON-REGULATED TREES TO BE REMOVED = 3 TREES^(*)

(*) EXISTING TREES ARE CONSIDERED TO BE NON-REGULATED IF THEY ARE BELOW 8" DBH OR IF THEY ARE DEAD OR DYING.

ALL EXISTING UTILITY SERVICES TO THE BUILDING ARE TO BE PROTECTED AND REUSED. ALL OTHER SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

NO EXISTING WOODLANDS OR WETLANDS ARE TO BE DISTURBED WITHIN THE EXISTING CONSERVATION EASEMENT LOCATED WEST OF THE SITE.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	FEATURE TO BE REMOVED / DEMOLISHED
---	PROPOSED SAVOULT
---	PROPOSED TREE PROTECTION FENCE
---	LIMIT OF DISTURBANCE
---	PROPOSED HMA PAVEMENT & OVERLAY
---	CONCRETE REMOVAL
---	EXISTING TREE TO REMAIN
---	EXISTING TREE TO BE REMOVED
---	EXISTING CRITICAL ROOT ZONE
---	50 FT OFFSET FROM LIMIT OF DISTURBANCE

811
Know what's below
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- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN, SET, AND ASSOCIATED APPROPRIATE DOCUMENTS INCLUDING ALL DISPOSITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE CHAIRMAN AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SIGNS, TRAFFIC, AND ANY DAMAGE AS THE RESULT OF SAID DEMOLITION PRACTICES.
 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR INDICATING ALL UTILITIES AND DISCONNECTING IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTEWATER GENERATORS FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

GRAPHIC SCALE IN FEET
 1" = 30'

REFER TO SHEET C-2.1 FOR TREE PRESERVATION PLAN INCLUDING CRITICAL ROOT ZONES.

REFER TO SHEET C-2.2 FOR TREE INVENTORY OF EXISTING TREE SIZES, SPECIES, AND CONDITIONS.

REFER TO SHEET C-8.0 FOR PROPOSED TREE REPLACEMENT.

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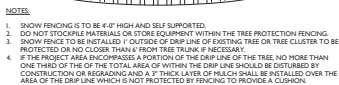
Birmingham, MI - Rochester, NJ - New York, NY
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 www.stonefielddesign.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
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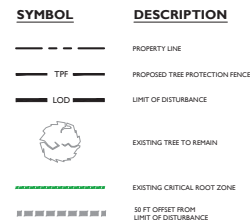
PRELIMINARY SITE PLANS
PROPOSED PRIVATE RECREATIONAL ATHLETIC FACILITY

STATE OF MICHIGAN
PROFESSIONAL ENGINEER
STONEFIELD
engineering & design

CITY PROJECT NUMBER: JSP24-0008
 SCALE: 1" = 30' PROJECT ID: DET-030411
 TITLE: DEMOLITION & TREE REMOVAL PLAN
 DRAWING: C-2.0



NOT TO SCALE



Know what's **below**
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DEMOLITION NOTES

- 1 THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE
2 GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE
3 REMOVED BY THE CONTRACTOR. THE STATE OF TEXAS HAS REQUESTED
4 TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED
5 DOCUMENTS TO DETERMINE THE NECESSITY OF THE DEMOLITION
6 ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE
7 THE PROJECT. THE CONTRACTOR IS REQUESTED TO PROVIDE
8 THE FOLLOWING INFORMATION TO THE STATE OF TEXAS:
9 1. THE CONTRACTOR IS REQUESTED TO DETERMINE THE MEANS AND
10 METHODS TO BE USED TO REMOVE THE EXISTING STRUCTURE
11 FROM BOTH THE CHYNER AND ANY APPLICABLE GOVERNING AGENCY AND
12 THE STATE OF TEXAS. THE CONTRACTOR IS REQUESTED TO
13 PROVIDE THE STATE OF TEXAS WITH THE FOLLOWING INFORMATION:
14 THE CONTRACTOR IS REQUESTED TO OBTAIN ALL LOCAL, STATE
15 AND FEDERAL PERMITS AND APPROVALS NECESSARY TO BE
16 RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND
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18 INFORMATION TO THE STATE OF TEXAS:
19 ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE
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100 INFORMATION TO THE STATE OF TEXAS:

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PRELIMINARY SITE PLANS

PRELIMINARY SITE PLANS

**PROPOSED PRIVATE
RECREATIONAL ATHLETIC
FACILITY**

PID: 50-23-10-400-053 & 50-22-10-400-054
PART OF THE SE 1/4 OF SECTION 10, T 1 N, R 8 E
43700 WEST 12 MILE ROAD
CITY OF NOVI
OAKLAND COUNTY MICHIGAN 48377



CITY PROJECT NUMBER: ISP26-0008

SCALE:	1" = 30'	PROJECT ID: DET-250415
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TITLE:

TREE PRESERVATION PLAN

DRAWING:

C-2.1

TREE INVENTORY & RECOMMENDATION SCHEDULE (*)									
TREE #	SIZE (DBH)	BOTANICAL NAME	COMMON NAME	CONDITION	COMMENTS	REGULATED (1)	RECOMMENDATION		
801	14"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR/POOR		Y	TO REPAIR		
802	11"	ALER NEGUNDO	BOX ELDER	POOR	SEV L (C) (S) (R)	Y	TO REPAIR		
803	15"	ALER NEGUNDO	BOX ELDER	POOR	PAV DL (S)	Y	TO REPAIR		
804	15"	ALER NEGUNDO	BOX ELDER	POOR	SEV L (C) (S) (R)	Y	TO REPAIR		
805	15"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
806	14" 11"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
807	14" 11"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
808	13" 13"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
809	13"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
810	13"	ALER NEGUNDO	BOX ELDER	POOR	SEV L	Y	TO REPAIR		
811	13"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
812	9"	FRAXINUS PENNSYLVANICA	GREEN ASH	DEAD		N (C)	TO REPAIR		
813	14"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
814	15"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
815	8"	ALER NEGUNDO	BOX ELDER	FAIR		Y	TO REPAIR		
816	14"	ALER NEGUNDO	BOX ELDER	FAIR/POOR		Y	TO REPAIR		
817	12" 12"	ALER NEGUNDO	BOX ELDER	FAIR/POOR		Y	TO REPAIR		
818	9"	JUNIPERUS MONOPHYLLA	RED CEDAR	FAIR		Y	TO REPAIR		
819	36"	FRAXINUS PENNSYLVANICA	GREEN ASH	DEAD		N (C)	TO REPAIR		
820	3" 8" 10"	ULMUS AMERICANA	AMERICAN ELM	FAIR/POOR	PRUNED FOR OH LINE	Y	TO REPAIR		
821	8" 12"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
822	11"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
823	8"	ALER NEGUNDO	BOX ELDER	POOR	BC L GROWING INTO WIRE FENCE	Y	TO REPAIR		
824	8"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
825	10" 13"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
826	8"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
827	10"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
828	15"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
829	15"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
830	14"	FRAXINUS PENNSYLVANICA	GREEN ASH	DEAD		N (C)	TO REPAIR		
831	13"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
832	9"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
833	9"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
834	9"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR/POOR		Y	TO REPAIR		
835	9"	ALER NEGUNDO	BOX ELDER	VERY POOR		Y	TO REPAIR		
836	9"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
837	12"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
838	9"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
839	12"	ULMUS AMERICANA	AMERICAN ELM	FAIR/POOR		Y	TO REPAIR		
840	12"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
841	8"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
842	12"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
843	10" 16"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
844	13"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
845	11"	ALER NEGUNDO	BOX ELDER	POOR	PAV DL (S) (C) (S) (R)	Y	TO REPAIR		
846	12"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
847	11" 11"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
848	12" 12"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
849	13"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
850	9"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
851	9"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
852	4" 16"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
853	13"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
854	9"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
855	13"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
856	8"	ULMUS AMERICANA	AMERICAN ELM	FAIR/POOR		Y	TO REPAIR		
857	13"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
858	8"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
859	12"	JUNIPERUS MONOPHYLLA	RED CEDAR	FAIR		Y	TO REPAIR		
860	8"	FRAXINUS PENNSYLVANICA	GREEN ASH	DEAD		N (C)	TO REPAIR		
861	11"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR		Y	TO REPAIR		
862	8"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR/POOR		Y	TO REPAIR		
863	12"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR		Y	TO REPAIR		
864	10" 11"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR/POOR		Y	TO REPAIR		
865	12"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR/POOR		Y	TO REPAIR		
866	13"	JACQUINIA NODOSA	BLACK WALNUT	FAIR		Y	TO REPAIR		
867	8"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR		Y	TO REPAIR		
868	8"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR/POOR		Y	TO REPAIR		
869	15"	JACQUINIA NODOSA	BLACK WALNUT	FAIR		Y	TO REPAIR		
870	15"	JACQUINIA NODOSA	BLACK WALNUT	FAIR		Y	TO REPAIR		
871	16"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO REPAIR		
872	12"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
873	10"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
874	12"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
875	12"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
876	13"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
877	3" 1" 7" 8" 10"	MALUS DOMESTICA	COMMON APPLE	FAIR/POOR		Y	TO REPAIR		
878	4" 11"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR		Y	TO REPAIR		
879	13"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
880	14"	JACQUINIA NODOSA	BLACK WALNUT	GOOD		Y	TO REPAIR		
881	14" 11"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
882	14"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
883	15"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
884	15"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
885	15"	MALUS DOMESTICA	COMMON APPLE	POOR	FAULTY TREE ST. CANNOPY V (C)	Y	TO REPAIR		
886	17"	ALER NEGUNDO	BOX ELDER	VERY POOR		Y	TO REPAIR		
887	17" 10"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
888	15"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
889	15"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
890	27"	POPULUS DELTOIDES	COTTONWOOD	GOOD	PAV DL (S) (C) (S) (R)	Y	TO REPAIR		
891	9"	ALER NEGUNDO	BOX ELDER	DEAD		N (C)	TO REPAIR		
892	14"	ULMUS AMERICANA	AMERICAN ELM	POOR		Y	TO REPAIR		
893	19"	ALER NEGUNDO	BOX ELDER	VERY POOR		Y	TO REPAIR		
894	19"	ALER NEGUNDO	BOX ELDER	VERY POOR		Y	TO REPAIR		
895	14"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
896	14" 13"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
897	16"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO REPAIR		
898	16"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
899	14"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
900	13"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
901	8" 14"	ULMUS SP	ELM	FAIR		Y	TO REPAIR		
902	18"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
903	18"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
904	8"	ULMUS AMERICANA	AMERICAN ELM	FAIR		Y	TO REPAIR		
905	44"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
906	13"	POPULUS DELTOIDES	COTTONWOOD	POOR		Y	TO REPAIR		
907	20"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
908	33"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
909	33"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
910	50"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
911	33"	POPULUS DELTOIDES	COTTONWOOD	FAIR		Y	TO REPAIR		
912	13"	ULMUS AMERICANA	AMERICAN ELM	POOR		Y	TO REPAIR		
913	13"	ULMUS AMERICANA	AMERICAN ELM	POOR		Y	TO REPAIR		
914	14" 8" 38"	ALER NEGUNDO	BOX ELDER	FAIR		Y	TO REPAIR		
915	8" 11"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
916	8" 11"	FRAXINUS PENNSYLVANICA	GREEN ASH	POOR		Y	TO REPAIR		
917	8"	JACQUINIA NODOSA	BLACK WALNUT	FAIR		Y	TO REPAIR		
918	10"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
919	14" 15" 17"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
920	20"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
921	18" 19"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
922	13" 17"	JACQUINIA NODOSA	BLACK WALNUT	FAIR		Y	TO REPAIR		
923	20"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
924	20"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
925	25"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO REPAIR		
926	25"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO REPAIR		
927	36"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO REPAIR		
928	20"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
929	20"	ROBINIA PSEUDOACACIA	BLACK LOCUST	DEAD		N (C)	TO REPAIR		
930	16"	FRAXINUS PENNSYLVANICA	GREEN ASH	FAIR		Y	TO REPAIR		

(*) TREE INVENTORY PREPARED BY NADY DEVILAND LAND DESIGN, L.L.C. | BRIAN DEVILAND L.L.A. #12420 ON 10/03/2024.
PR 137.4 IN. TREES 8" DBH OR GREATER ARE REGULATED AND SHALL BE REPLACED IF REMOVED.
1. REGULATED
(N.C.) NOT REGULATED DUE TO CONDITION (DEAD)
(D) PR 137.4 IN. TREES LISTED IN THE SPECIES TREE LIST ARE CONSIDERED SPECIES TREES

TREE INVENTORY & RECOMMENDATION SCHEDULE (*)									
TREE #	SIZE (DBH)	BOTANICAL NAME	COMMON NAME	CONDITION	COMMENTS	REGULATED (1)	RECOMMENDATION		
931	8"	ALER NEGUNDO	BOX ELDER	FAIR/POOR		Y	TO BE REMOVED		
932	8"	ULMUS SP	ELM	FAIR/POOR		Y	TO REPAIR		
933	18" 21"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
934	7" 14"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO BE REMOVED		
935	15"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO BE REMOVED		
936	18" 18"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO BE REMOVED		
937	15"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO BE REMOVED		
938	17" 13" 13"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
939	11" 11" 11"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO BE REMOVED		
940	21"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
941	8" 13"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
942	8" 13"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
943	12" 12"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
944	12" 12"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
945	8" 13"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO BE REMOVED		
946	15" 12"	ROBINIA PSEUDOACACIA	BLACK LOCUST	POOR		Y	TO REPAIR		
947	10"	ALER NEGUNDO	BOX ELDER	FAIR/POOR		Y	TO REPAIR		
948	20"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
949	30"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
950	4" 8"	ALER NEGUNDO	BOX ELDER	POOR		Y	TO REPAIR		
951	8" 8"	ALER NEGUNDO	BOX ELDER	VERY POOR	2 8" STEEP DEAD L. DL	N (C)	TO REPAIR		
952	11"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		
953	8"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR/POOR		Y	TO REPAIR		
954	9"	ROBINIA PSEUDOACACIA	BLACK LOCUST	FAIR		Y	TO REPAIR		

(1) § 3.2.D. THE MIN. LOT AREA AND WIDTH, AND THE MAX. PERCENTAGE OF LOT COVERAGE SHALL BE DETERMINED ON THE BASIS OF OFF-STREET PARKING, LOADING, GREENBELT SCREENING, YARD SETBACK, OR USABLE OPEN SPACE REQUIREMENTS AS SET FORTH IN THIS ORDINANCE.

(2) § 3.2.C. EXTERIOR SIDE YARDS ABUTTING A STREET SHALL HAVE A SETBACK EQUAL TO THE FRONT YARD SETBACK REQUIREMENT.

(3) § 4.19.F. TRASH ENCLOSURES SHALL NOT BE LOCATED CLOSER THAN 10 FT TO ANY BUILDING (IF THE TRACT OR LOT IS CLOSER THAN 10 FT FROM ANY PROPERTY LINE, SHALL BE LOCATED IN THE REAR YARD OR, INTERIOR SIDE YARD ONLY, NOT TO BE LOCATED IN PARKING SETBACK.

- (1) § 5.3.2: PARKING STALL MAY BE REDUCED TO 17 FT LONG WHEN ADJACENT TO MIN. 7 FT WIDE SIDEWALK; DRIVE AISLE MAY BE REDUCED TO 22 FT WHEN NO PARKING SPACES ARE ADJACENT.
- (2) § 5.4.1: LOADING SPACE SHALL BE LOCATED IN REAR YARD ONLY

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). FHWA STANDARD ALPHABET SERIES SHALL BE USED FOR ALL SIGN LANGUAGE. HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY REQUIREMENTS SHALL BE USED FOR ALL SIGNAGE.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF THE "STOP" (R-1-1) SIGN.

CONSTRUCTION MATERIALS TABLE

NOT TO SCALE



GENERAL NOTES

[illegible]

NOT APPROVED FOR CONSTRUCTION

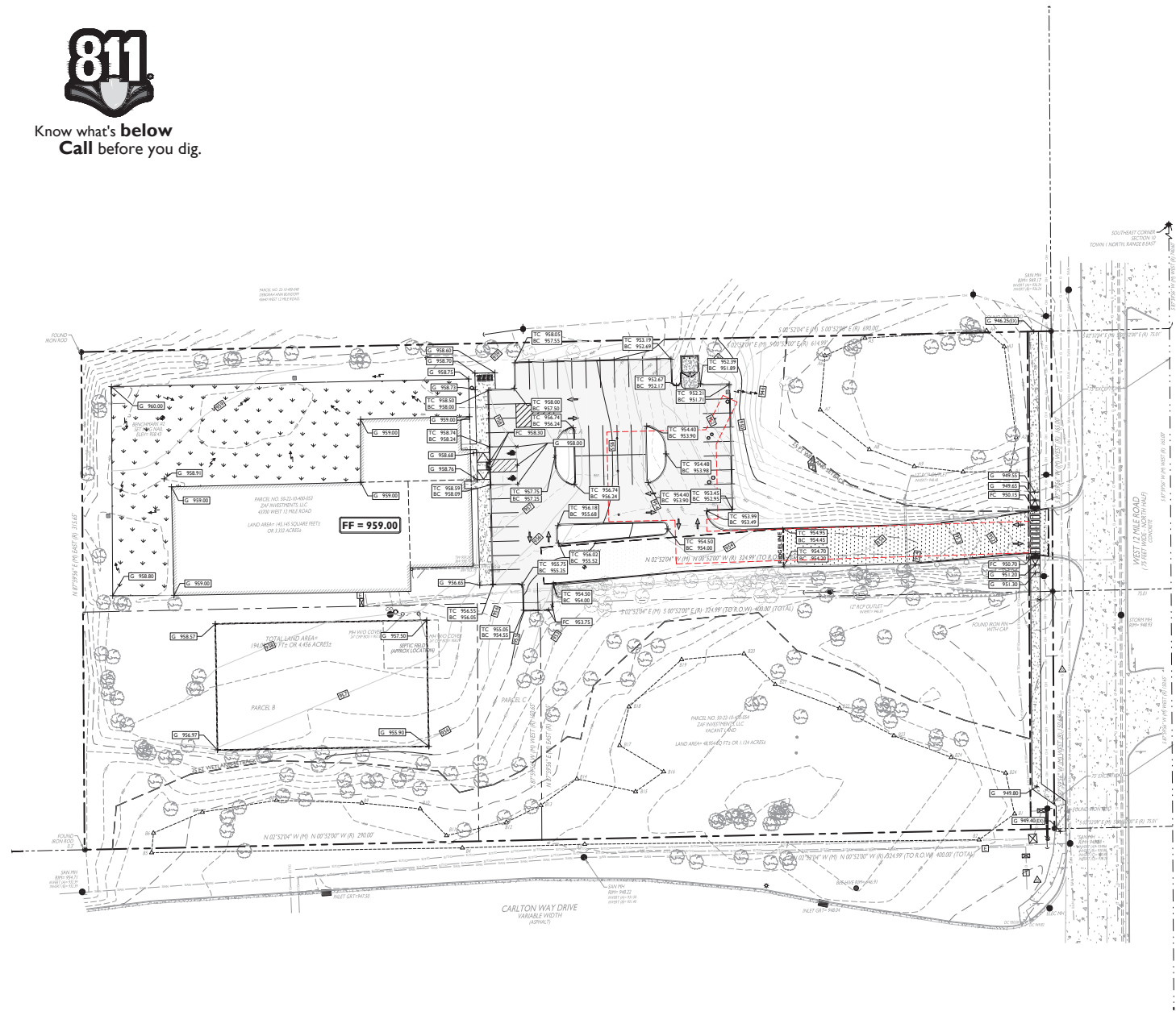
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OFFICE OF THE
SHERIFF OF MICHIGAN



Know what's below
Call before you dig.

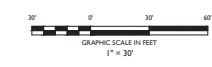
1. EXISTING GRADE DATA IS UNRELIABLE - CHECK WITH 811 BEFORE ANY EXCAVATION OR DRILLING. 2. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE NOTED. 3. SEE SHEET C-4.0 FOR CONTINUATION.



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED DIRECTION OF DRAINAGE FLOW
X (G 100.00)	PROPOSED GRADE SPOT SHOT
X (TC 100.00)	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
X (FC 100.00)	PROPOSED FLUSH CURB SPOT SHOT

- GRADING NOTES**
1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DEPOSITED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE SUPERVISED BY A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORD OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOIL.
 3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADE. EXISTING GRADE SHALL BE MAINTAINED OR APPROVED PRIOR TO POURING CURBS.
 4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEMILL ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/REAPPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 2. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 0.03% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL. USE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH. THE CONTRACTOR IS RESPONSIBLE TO INSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN.
 4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 1.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN EXCESS OF A WALK-UP RAMP, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDINGS AREA SHALL HAVE A MINIMUM CLEAR AREA OF 48 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN.
 5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 0.03% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMPS SHALL NOT HAVE A SLOPE GREATER THAN 1:12. IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP, THE RAMP SHALL NOT HAVE A SLOPE GREATER THAN 0.03% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NOTED IN THE PLAN.
 6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30 INCHES IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 8. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS. THE CONTRACTOR SHALL INSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BLENDING WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 1 UNIT HORIZONTAL (1:1 SLOPE).
 9. THE CONTRACTOR SHALL INSURE THAT ANY OPENINGS (GAPS) OR HORIZONTAL SEPARATIONS ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A PERSON GREATER THAN 1/2 INCH.



NO	DATE	BY	DESCRIPTION
1	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
2	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
3	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
4	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
5	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
6	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
7	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
8	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
9	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
10	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
11	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
12	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
13	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
14	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
15	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
16	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
17	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
18	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
19	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
20	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
21	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
22	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
23	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
24	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
25	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
26	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
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53	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
54	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
55	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
56	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
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61	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
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63	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
64	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
65	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
66	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
67	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
68	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
69	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
70	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
71	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
72	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
73	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
74	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
75	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
76	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
77	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
78	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
79	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
80	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
81	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
82	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
83	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
84	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
85	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
86	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
87	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
88	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
89	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
90	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
91	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
92	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
93	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
94	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
95	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
96	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
97	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
98	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
99	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION
100	08/11/2024	JAYDE	PRELIMINARY SET PLAN REVISION

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**PROPOSED PRIVATE
RECREATIONAL ATHLETIC
FACILITY**

PRELIMINARY SITE PLANS

STATE OF MICHIGAN
JAYDE STONFIELD
Professional Engineer
No. 0000000000

STONEFIELD
engineering & design

CITY PROJECT NUMBER: JSP24-0088
SCALE: 1" = 30' PROJECT ID: DET-20411
TITLE: GRADING PLAN
DRAWING: C-4.0

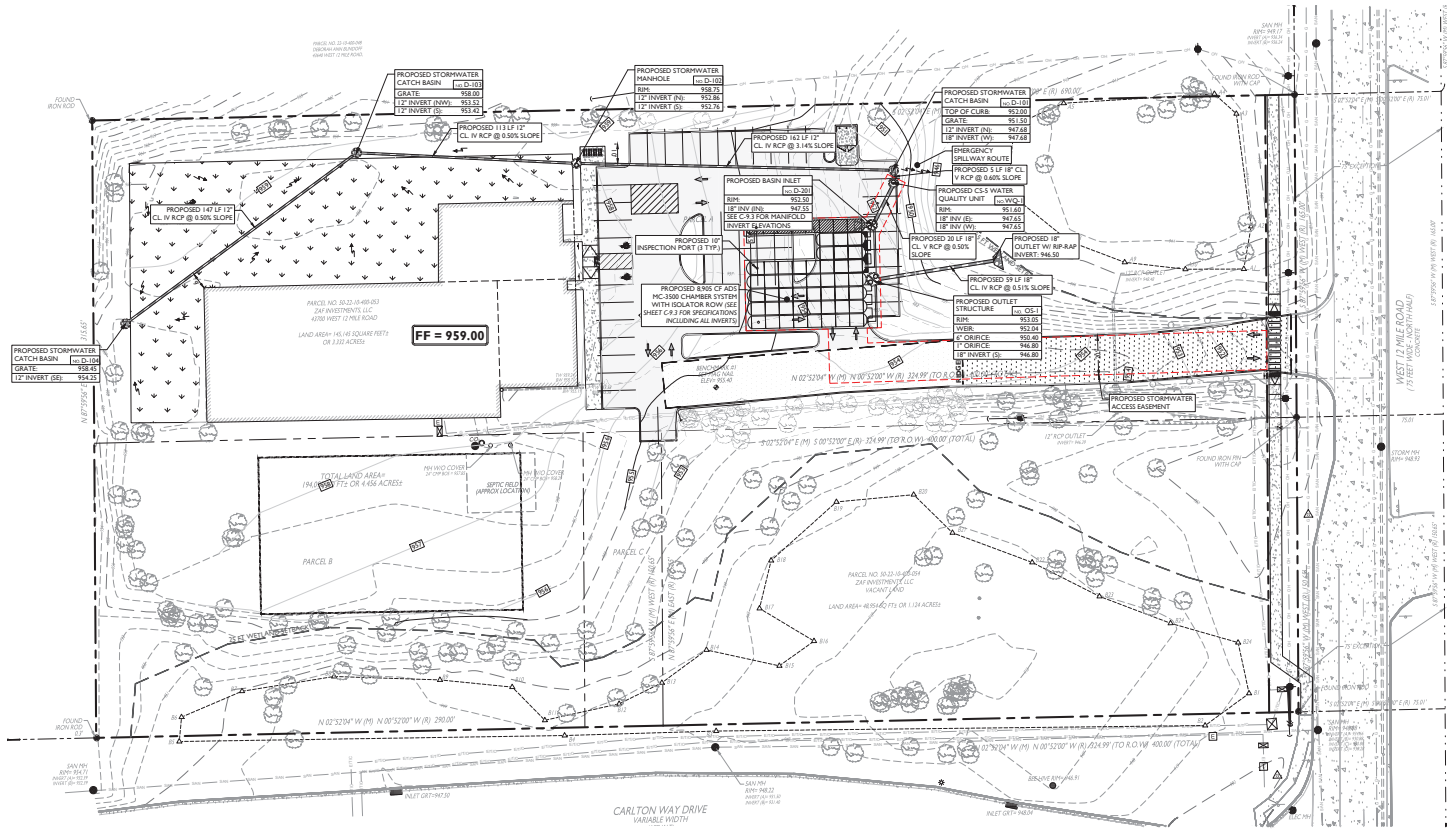


Know what's below
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STRUCTURE SCHEDULE				
STRUCTURE #	CASTING TYPE	RIM ELEVATION	DIAMETER	INVERTS
OS-1	CONCRETE OUTLET STRUCTURE	953.85	6 FT	WEIR: 953.84 6" ORIFICE: 950.40 1" ORIFICE: 948.80 18" INV (S): 948.80
D-101	CONCRETE CURB INLET	953.50	4 FT	12" INV (N): 947.68 18" INV (N): 947.68
D-102	CONCRETE MANHOLE	958.75	4 FT	12" INV (N): 953.88 12" INV (S): 953.76
D-103	CONCRETE CATCH BASIN	958.00	4 FT	12" INV (NW): 953.52 12" INV (SE): 953.42
D-104	CONCRETE CATCH BASIN	958.45	4 FT	12" INV (S): 954.25

QUANTITIES	
12" CLASS IV RCP	422 LF
18" CLASS IV RCP	59 LF
18" CLASS V RCP	35 LF
MANHOLE	1
CATCH BASIN	3
OUTLET STRUCTURE	1
CS-350 WATER QUALITY UNIT	1
HC-350 CHAMBER SYSTEM	8,995 CF

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED GRADING CONTOUR
---	PROPOSED GRADING RIDGELINE
---	PROPOSED STORMWATER STRUCTURES
---	PROPOSED STORMWATER PIPING
---	PROPOSED UNDERGROUND OUTLET STRUCTURE



IF THE GROUNDWATER ELEVATION IS FOUND TO BE AT A DIFFERENT ELEVATION THAN WHAT IS SHOWN WITHIN THE CONSTRUCTION DOCUMENTS, THEN THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN TO DETERMINE IF BUOYANCY WITHIN THE PROPOSED UNDERGROUND DETENTION SYSTEM IS A CONCERN.

MATERIAL CERTIFICATIONS MUST BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN PRIOR TO THE CONSTRUCTION OF ANY ON-SITE UTILITIES.

COMPACTED SAND BACKFILL (MDOT SAND CLASS B) SHALL BE PROVIDED FOR ALL PROPOSED UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.

THE CITY OF NOVI'S INSPECTING ENGINEERS SHALL VERIFY THE BEARING CAPACITY OF THE NATIVE SOILS TO VERIFY AN ADEQUATE BEDDING DEPTH IS PROVIDED.

IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, THEN A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.

- DEWATERING AND UTILITY NOTES**
1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING. THE CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADE.
 2. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AGENCY FOR NOTICE OF CONSTRUCTION (CONSTRUCTION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW). CONTRACTOR IS REQUIRED TO CORRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
 3. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DIRECTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

- EXCAVATION, SOIL PREPARATION AND DEWATERING NOTES**
1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
 2. THE CONTRACTOR IS REQUIRED TO PREPARE SLAGGAGE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY STONEFIELD ENGINEERING & DESIGN, LLC.
 3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL SHORING DESIGNER. THE CONTRACTOR SHALL SUBMIT THE SHORING DESIGN TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
 4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PROTECTED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
 5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS. AS REQUIRED, TO CONTRACT THE PROPOSED IMPROVEMENTS, THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DEPTH.

- STORMWATER UNDERGROUND BMP CONSTRUCTION NOTES**
1. THE CONTRACTOR SHALL INSTALL AND BACKFILL THE UNDERGROUND BMP IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 2. UNDERGROUND BASINS SHALL UTILIZE A STONE BACKFILL WITH A MINIMUM VOLUME RATIO OF 40%.
 3. NO CONSTRUCTION LOADING OVER UNDERGROUND BASINS IS PERMITTED UNTIL BACKFILL IS COMPLETE PER THE MANUFACTURER'S SPECIFICATIONS. NO VEHICLES SHALL BE STAGED OR OPERATE FROM A FIXED POSITION OVER THE BASIN.



DATE	ISSUE	DESCRIPTION
11/11/2024	1	PRELIMINARY SET PLAN REQUIREMENT
11/11/2024	2	PRELIMINARY SET PLAN REQUIREMENT
11/11/2024	3	PRELIMINARY SET PLAN REQUIREMENT
11/11/2024	4	PRELIMINARY SET PLAN REQUIREMENT

NOT APPROVED FOR CONSTRUCTION

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PRELIMINARY SITE PLANS

PROPOSED PRIVATE RECREATIONAL ATHLETIC FACILITY

MD: 92-16-46-00-00 and 92-16-46-00-04
PART OF THE W-14 OF SECTION 10, T. 1 N. R. 8 E
COUNTY OF NOVI
OAKLAND COUNTY, MICHIGAN 48377

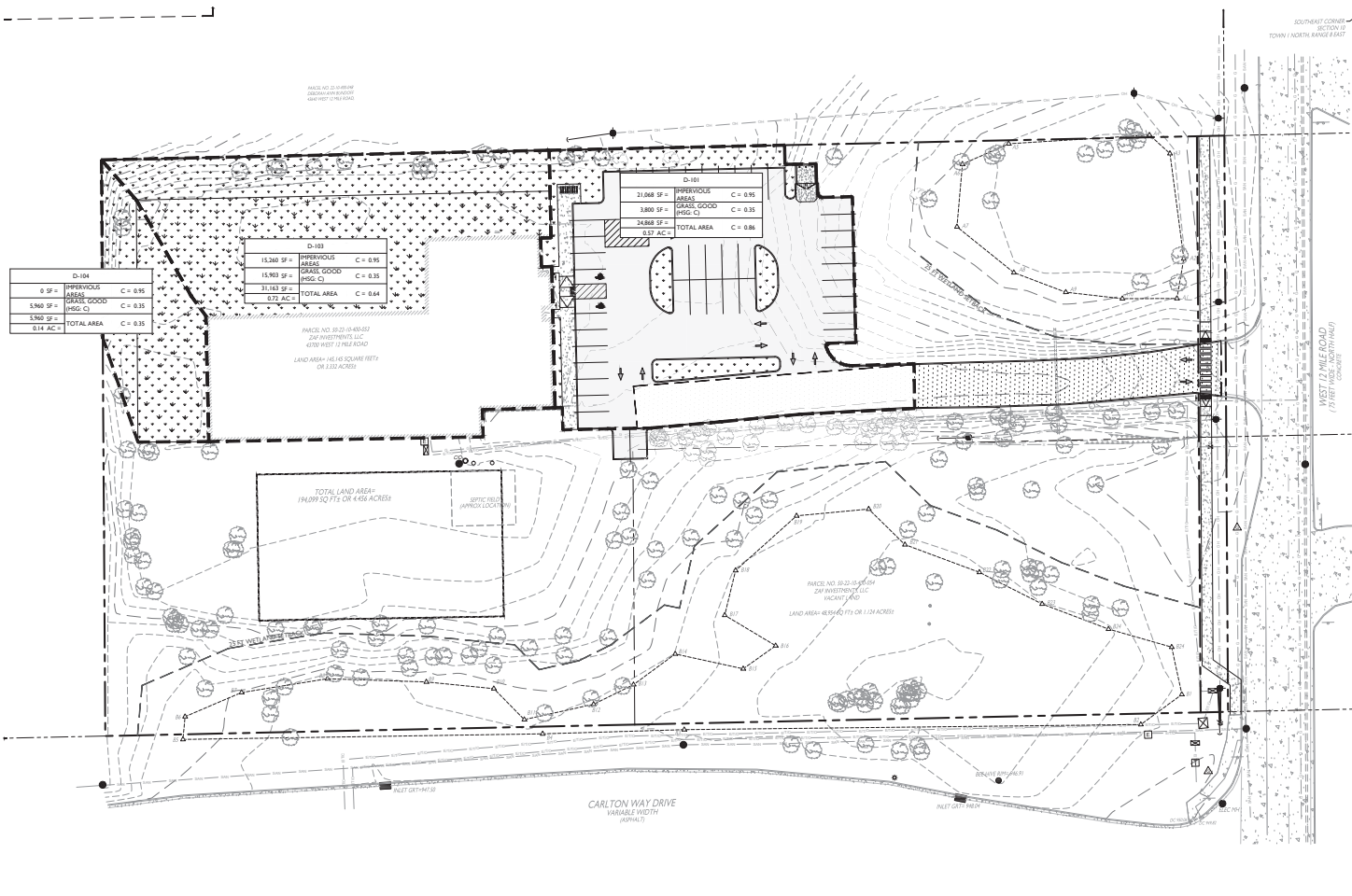
STATE OF MICHIGAN

STONEFIELD
engineering & design

STORMWATER MANAGEMENT PLAN

CITY PROJECT NUMBER: JSP24-0088
SCALE: 1" = 30' PROJECT ID: DET-20411
TITLE: STORMWATER MANAGEMENT PLAN
DRAWING: C-4.1

1. VERTICAL CURVE DATA IS FOR INFORMATION ONLY. VERTICAL CURVE DATA IS NOT TO BE USED FOR DESIGN PURPOSES.



POST-DEVELOPMENT DRAINAGE MAP
(INLET AREAS)

SYMBOL	DESCRIPTION
---	PROPERTY LINE
.....	PERVIOUS AREA

811

Know what's below
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30' 0' 30' 60'

GRAPHIC SCALE IN FEET
1" = 30'

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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009 Phone 248.247.1115	
PRELIMINARY SITE PLANS PROPOSED PRIVATE RECREATIONAL ATHLETIC FACILITY	
PRD. 90-23-16-400-094 & 90-23-16-400-094 PART OF THE W.B. & F. CO. SECTION 10, T. 1 N. R. 8 E CITY OF NOY OAKLAND COUNTY, MICHIGAN 48377	
CITY PROJECT NUMBER: JSP24-0008 SCALE: 1" = 30' PROJECT ID: DET-030411	
TITLE: DRAINAGE AREA MAPS	
DRAWING: C-5.1	



(I) § 5.7.3.1: ALL LIGHT FIXTURES ADJACENT TO RESIDENTIAL DISTRICTS SHALL NOT BE MOUNTED MORE THAN 25 FT ABOVE GRADE, MEASURED FROM THE GRADE OF THE ILLUMINATED SURFACE TO THE BOTTOM OF THE FIXTURE.

LIGHTING STATISTICS			
DESCRIPTION	AVERAGE	MINIMUM	MAXIMUM
OVERALL PARCEL	1.24 FC	0.0 FC	8.1 FC
PROPERTY LINE	0.06 FC	0.0 FC	0.8 FC
AREA BEING LIT	0.81 FC	0.2 FC	1.5 FC

NO FLASHING LIGHT PERMITTED

GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER'S ACTUAL MEASURED DATA. THE LIGHTING LEVELS OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO THE MANUFACTURER'S VARIATIONS, THE TYPE OF SURFACE, SURFACE LAMP TOLERANCE, EQUIPMENT SERVICE LIFE, AND OTHER VARIABLE FIELD CONDITIONS.
2. WHILE THE LIGHTING LISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE, THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS. HOWEVER, THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE SHALL BE USED.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTOR IS THAT THE MANUFACTURER'S DATA IS AS FOLLOWS:
 - LIGHT EMITTING DIODES (LED)..... 65%
 - HIGH PRESSURE SODIUM..... 0.72

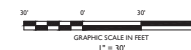
THE CONTRACTOR SHALL NOTIFY STONERFELD ENGINEERING & ARCHITECTS, INC. IN WRITING, PRIOR TO ANY PART OF CONSTRUCTION OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING OR PROPOSED DRAINAGE OR UTILITY LOCATIONS. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WRITING PLAN AND SPECIFICATIONS FOR THE LIGHTING. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONERFELD ENGINEERING & ARCHITECTS, INC.



STATE OF MICHIGAN
JONATHAN REID
COCKEY
JUL 17 2007

CITY PROJECT NUMBER: JSP26-0008		
SCALE:	1" = 30'	PROJECT ID: DET-250415
TITLE:		

C-6.0



 Have questions? Call us at (800) 435-7800

ORDERING GUIDE

Controls (Choose One)		
Wireless Control System	Stand-Alone Controls	Button Tone Phrases
AWSC - Airtek Wireless Control System [®]	AWP - 12-20 Pin Standing Control System with the following controls:	PS001 - 1208
AWSC24 - Airtek Wireless Control System with 12-24 Pin Sensor [®]	PS002 - 1208	PS007 - 1570
AWSC24P - Airtek Wireless Control System with 24-40 Pin Sensor [®]	PS003 - Integral Blanked Motion and Photo Sensor (3-24 Pin) [®]	
AWSC30 - Airtek Wireless Control System with 30-40 Pin Sensor [®]	PS004 - Integral Blanked Motion and Photo Sensor (25-40 Pin) [®]	
AWSC30P - Airtek Blue Long Range Wireless Motion & Photo Sensor Controller (30-35 mounting height) [®]		
AWSC30P2 - Airtek Blue Long Range Wireless Motion & Photo Sensor Controller (30-40 mounting height) [®]		

CONTROLS ACCESSORIES

Single Fusing (120°)	See Fusing Accessory Guide
Single Fusing (137°)	
Double Fusing (209°, 143°)	
Double Fusing (180°)	
Double Fusing (147°)	

5. Accessories are shipped separately and sold installed.
6. Factory installed (FCI) option required. See Options.
7. Fusing must be located in a hard hole of yoke. See fusing kit.
8. Only available in 10, 15, 20 and 24 Lumen Packages. Consult dealer.
9. Not available with 55 Lumen Package when 147-400V is selected.

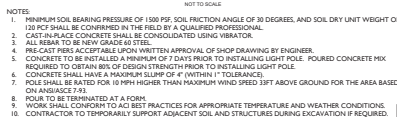
Page 2/11 Rev. 01/15/20

 Have questions? Call us at (800) 436-7800.

Laminare Data
Free 24h Refill

Figure 10 consists of two plots. The left plot is a 2D contour plot of the electron distribution function $f(v)$ versus velocity v . The x-axis ranges from -10 to 10, and the y-axis ranges from 0 to 1.0. The plot shows the evolution of the distribution function over time, with contours labeled 0.0, 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 1.0. The right plot is a polar plot of the electron distribution function $f(v)$ versus velocity v . The radial axis ranges from 0 to 1.0, and the angular axis ranges from 0 to 360 degrees. The plot shows the evolution of the distribution function over time, with contours labeled 0.0, 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 1.0. A legend at the bottom indicates that blue lines represent 'Initial state' and red lines represent 'Evolutional state'.

MRM-LED-30L-SIL-3-40-70CF



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PID: 50-22-10-400-053 & 50-22-10-400-054
PART OF THE SE 1/4 OF SECTION 10, T 1 N, R 8 E
43700 WEST 12 MILE ROAD
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN 48377



CITY PROJECT NUMBER: JSP26-0008

SCALE: AS SHOWN	PROJECT ID: DET-250415
TITLE:	

LIGHTING

DETAILS

DRAWING:

C-6.1

APPLICANT/ OWNER

ZAF INVESTMENTS, LLC
RANDY ASHAR
29819 NORTHWESTERN HWY
SUITE 200
SOUTHFIELD, MI 48034
(248) 884-3094 RANDY@STAMANAGEMENT.COM

LANDSCAPE ARCHITECT

STONEFIELD ENGINEERING AND DESIGN
PAUL DEVITTO III
555 S OLD WOODWARD AVENUE
SUITE 12L
BIRMINGHAM, MI 48009
(248) 347-1115
JCOSKEY@STONEFIELDENG.COM



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IRRIGATION NOTE

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SERVING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS MAIN SHUTTERS SHALL BE IMPLEMENTED. ROCKETEER PUMP SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PRESSURE HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREA.

FOR COMMON AREA IRRIGATION SYSTEMS CONNECTED TO WELLS, 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 SUBJECT FROM THE CITY CDD. 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.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPE AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1) SLOPE UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING. DISTURBANCE PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINE IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREA OF DISTURBANCE.
- THE CONTRACTOR SHALL INSURE THAT ALL DISTURBED LANDSCAPE AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ADJUST CHANGE IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
- ALL TRANSFORMERS MUST BE SCREENED PER THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.

NO PROPOSED STORMWATER BASIN ON SITE

- TREES SHALL BE PLANTED:
 - 18 FEET FROM HYDRANTS AND UTILITY STRUCTURES INCLUDING CATCH BASINS AND MANHOLES
 - 5 FEET FROM UNDERGROUND UTILITY LINES
 - 3 FEET FROM CURBS

CITY MUST APPROVE ANY SUBSTITUTIONS IN WRITING PRIOR TO INSTALLATION

EXISTING OVERHEAD UTILITY LINES ARE PRESENT ON SITE

ANY TREE ON SITE WHICH IS REMOVED THAT IS NOT PERMITTED MUST BE REPLACED.

DEAD OR DECLINING TREES ON SITE SHALL BE REPLACED

WHEN FEWER THAN 20 TREES ARE PROPOSED, NOT MORE THAN 25% OF THE PROPOSED TREE PLANTINGS SHALL BE ONE GENUS AND NOT MORE THAN 15% SHALL BE OF A SINGLE SPECIES.

THE LOCATIONS OF THE WOODLAND REPLACEMENT PLANTING MUST BE APPROVED ON SITE BY THE CITY LANDSCAPE ARCHITECT PRIOR TO PLANTING SINCE THE PLANTINGS ARE PROPOSED WITHIN WOODLAND AREAS.

ALL TREES SHALL BE MULCHED AT 3" DEPTH AND GROUND COVERS AT 2" DEPTH

IRRIGATION PLANS ARE REQUIRED AND SHALL BE PROVIDED AS PART OF THE FINAL SITE PLAN

THE SITE SHALL BE SURVEYED FOR JAPANESE KNOTWEED OR PHRAGMITES PRIOR TO FINAL APPROVAL. SHOULD JAPANESE KNOTWEED OR PHRAGMITES BE PRESENT ON SITE THEY SHALL BE REMOVED FROM THE PREMISES.

TREE PROTECTION FENCE SHALL BE (1) ONE FOOT OUTSIDE OF THE DRIPLINE

TREES IN POOR CONDITION SHALL BE REMOVED AND REPLACED IN KIND AS PART OF THE LANDSCAPE INSTALLATION. SHOULD A FLOWERING PEAR TREE BE REPLACED, THE SPECIES SHOULD BE REVIEWED WITH THE TOWNSHIP LANDSCAPE ARCHITECT.

PROPOSED TREES SHALL BE INSTALLED MINIMUM 4 FT FROM PROPERTY

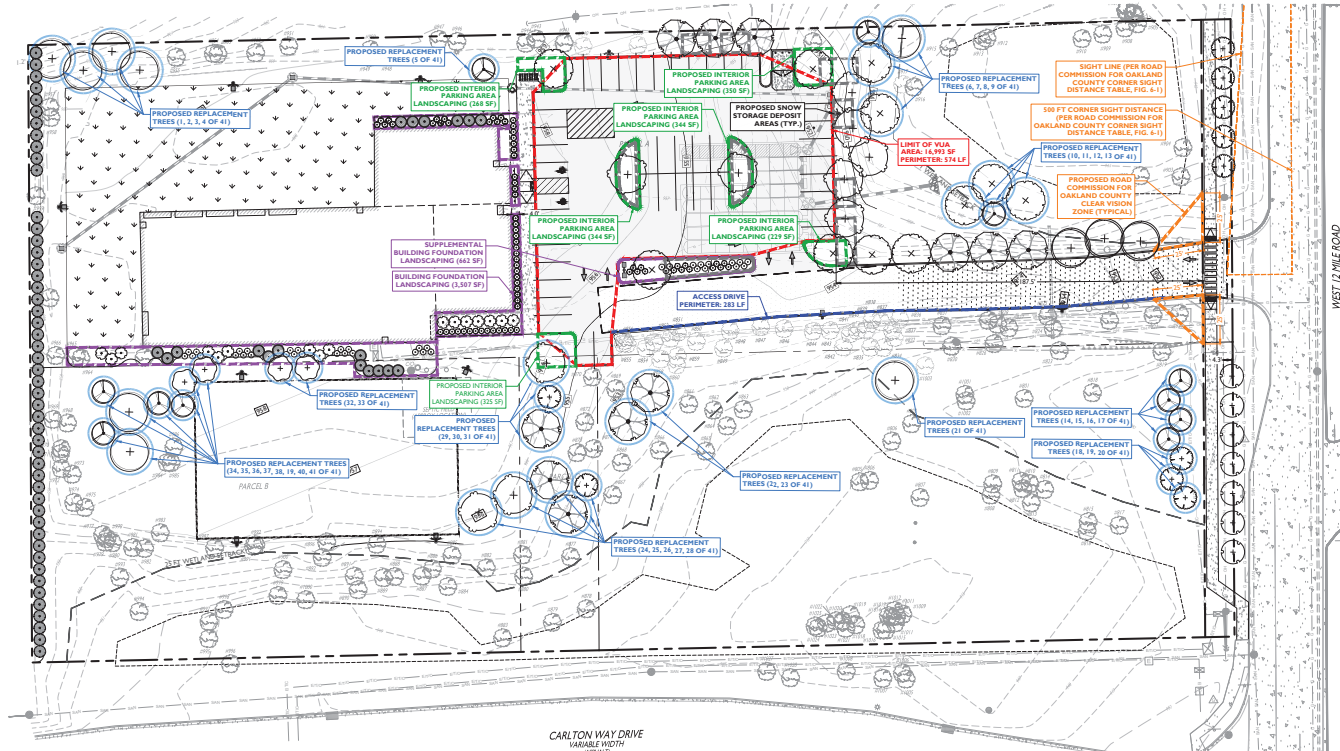
PROPOSED LANDSCAPING MUST BE PROVIDED WITH SUFFICIENT WATER TO BECOME ESTABLISHED AND SURVIVE OVER THE LONG TERM.

SOIL CHARACTERISTICS CHART			
TYPE OF SOIL	MARLETTE SANDY LOAM (10B)	MARLETTE SANDY LOAM (10C)	HOUGHTON & ADRIAN MUCKS (27)
PERCENT OF SITE COVERAGE	35.2%	46.6%	4.2%
PHYSIOLOGICAL SOIL GROUP	C	C	A&B
DEPTH TO RESTRICTIVE LAYER	> 80 INCHES	> 80 INCHES	> 80 INCHES
SOIL PERMEABILITY	0.30 TO 0.57 IN / HR	0.30 TO 0.57 IN / HR	0.30 TO 0.57 IN / HR
DEPTH TO WATER TABLE	30 TO 72 INCHES	> 80 INCHES	8 INCHES



EXISTING CONDITION - SITE FRONTS

NOT TO SCALE



LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§53.3.A.	RESIDENTIAL ADJACENT TO NON-RESIDENTIAL	WEST: DOES NOT COMPLY (W) NORTH: WALL PROPOSED SOUTH: BERM AND PLANTINGS SHALL BE PROPOSED MINIMUM BERM HEIGHT: 4.5 FT
§53.3.B.	ADJACENT TO PUBLIC RIGHTS-OF-WAY	COMPLIES
TABLE §53.3.B.1	WEST 17 MILE ROAD (17 LF) MINIMUM GREENBELT WIDTH: 35 FT MINIMUM BERM CREST WIDTH: 6 FT MINIMUM BERM HEIGHT: 5 FT 1 DECIDUOUS CANOPY OR LARGE EVERGREEN TREE FOR EVERY 40 LF OF FRONTAGE (20B FT) = 1 TREE (40 LF) = 1 CANOPY TREE 1 DECIDUOUS SUBCANOPY TREE FOR EVERY 40 LF OF FRONTAGE (20B FT) = 1 TREE (40 LF) = 1 SUBCANOPY TREE 1 DECIDUOUS CANOPY TREE FOR EVERY 35 LF OF FRONTAGE REQUIRED BETWEEN SIDEWALK AND CURB (20B FT) = 1 TREE (35 LF) = 1 CANOPY TREE UNDER OVERHEAD UTILITIES: 1.5 SUBCANOPY TREES FOR EVERY 1 CANOPY TREE REQUIRED (8 CANOPY TREES) = (1.5) = 12 SUBCANOPY TREES	187.5 FT N/A N/A 5 EXISTING TREES 0 TREES (W) SEE BELOW 12 TREES
§53.3.C(1)	PARKING LOT LANDSCAPING ISLANDS MINIMUM AREA: 200 SF	229 SF
§53.3.C(2)	MINIMUM WIDTH: 10 FT	11.6 FT
§53.3.C(4)	MINIMUM DISTANCE BETWEEN CURB AND TREE: 3 FT	5.0 FT
TABLE §53.3.C.1	INTERIOR PARKING AREA LANDSCAPING TOTAL INTERIOR PARKING LOT ISLAND AREA AND CANOPY TREE CHART: CATEGORY 1, C-1, ZONE 1 A. TOTAL SF OF LANDSCAPED ISLANDS (10,000 SF) B. TOTAL SF OF LANDSCAPED ISLANDS (10,000 SF) N/A (NO PARKING AREA OVER 50,000 SF) C. TOTAL SF OF LANDSCAPED ISLANDS (1,374 SF LANDSCAPING) = (10) = 10 CANOPY TREES D. INTERIOR DECIDUOUS CANOPY TREES REQUIRED (1,374 SF LANDSCAPING) = (200) = 6 CANOPY TREES E. PROPOSED DECIDUOUS CANOPY TREES REQUIRED (274 LF PERIMETER) = (35) = 14 CANOPY TREES ACCESS DRIVES OUTSIDE OF PARKING AREAS SHALL HAVE PERIMETER TREES PLANTED AT A RATE OF 1 TREE FOR EVERY 50 FT OF DRIVE LENGTH ON BOTH SIDES OF THE DRIVE ENDING AT THE PROPERTY LINE. THE RIGHT OF WAY GREENBELT MAY BE SUBTRACTED. (20B FT DRIVE) = (35) = 8 CANOPY TREES	1,804 SF 6 TREES 8 EXISTING TREES + 8 PROPOSED TREES 8 EXISTING TREES + 5 PROPOSED TREES
§53.3.C.2	PARKING LOT PERIMETER TREES 1 TREE FOR EVERY 35 LF OF PERIMETER N/A PERIMETER: 374 FT WEST LUNAR REEF: 10 FT (374 FT - 10 FT) / (35 LF) = 13 TREES	8 EXISTING TREES + 5 PROPOSED TREES
§53.3.D.1	BUILDING FOUNDATION LANDSCAPING MINIMUM FOUNDATION LANDSCAPE AREA SHALL BE BUILDING PERIMETER (NOT INCLUDING INGRADES / EASES), MULTIPLIED BY 8 FT (400 FT) = 400 FT = 3,200 SF MINIMUM 75% OF BUILDING FOUNDATION SHALL BE LANDSCAPED PLANTING BEDS (400 FT) = 400 FT = 3,200 SF MINIMUM WIDTH: 4 FT MINIMUM 60% OF FACADES VISIBLE FROM A PUBLIC STREET SHALL BE GREENSPACE (291 FT) * (60%) = 175 FT	4,169 SF ⁽¹⁾ 40 FT 358 FT (1.7%) (W) 40 FT 291 FT (100%)

(W) = WALKER
N/A = NOT APPLICABLE
(*) INCLUDES THE FOUNDATION PLANTING AREA PROPOSED ADJACENT TO THE BUILDING (3,507 SF) + THE ADDITIONAL PLANTING PROPOSED IN THE LONG ISLAND SOUTH OF THE BUILDING (443 SF). TOTAL AREA COUNTED = 4,169 SF.

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PRELIMINARY SITE PLANS
PROPOSED PRIVATE RECREATIONAL ATHLETIC FACILITY
PAUL DEVITTO, L.L.P.
NEW BRUNSWICK, NJ 08901
JULY 2010

STONEFIELD
engineering & design
CITY PROJECT NUMBER: JSP24-0008
SCALE: 1" = 30' PROJECT ID: DET-03411
TITLE: LANDSCAPING CALCULATIONS & TREE REPLACEMENT PLAN
DRAWING: C-8.0

APPLICANT/ OWNER

ZAF INVESTMENTS, LLC
 RANDY ASHAR
 29819 NORTHWESTERN HWY
 SUITE 200
 SOUTHFIELD, MI 48034
 (248) 884-3094 RANDY@STAMANAGEMENT.COM

LANDSCAPE ARCHITECT

STONEFIELD ENGINEERING AND DESIGN
 PAUL DEVITTO III
 555 S OLD WOODWARD AVENUE
 SUITE 12L
 BIRMINGHAM, MI 48009
 (248) 347-1115
 JC@STONEFIELDENG.COM



Know what's below
 Call before you dig.

LANDSCAPE MAINTENANCE SCHEDULE															
MAINTENANCE TASK	WINTER			SPRING			SUMMER			FALL					
	DEC	JAN	FEB	MAR	APR	MAY	FREQ	JUN	JUL	AUG	FREQ	SEP	OCT	NOV	FREQ
SITE INSPECTION							ONCE PER SEASON				ONCE PER SEASON				ONCE PER SEASON
DEBRIS & WEED CONTROL							B-WEEKLY	X	X	X	B-WEEKLY				B-WEEKLY
IRRIGATION MAINTENANCE				X	X	X	ONCE PER SEASON				N/A				ONCE PER SEASON
MULCHING															N/A
MOWING OF TURF				X	X	X	WEEKLY	X	X	X	WEEKLY				X
PRUNING				X	X	X	MONTHLY				N/A				ONCE PER SEASON
FERTILIZER & AMENDMENTS							MONTHLY				B-WEEKLY				B-WEEKLY
INSECT & DISEASE CONTROL				X	X	X	ONCE PER SEASON	X	X	X	B-WEEKLY				N/A
PLANTING RENOVATION				X	X	X	ONCE PER SEASON								ONCE PER SEASON
LIGHTING MAINTENANCE							ONCE PER SEASON				N/A				ONCE PER SEASON
PAVED SURFACE MAINTENANCE				X	X	X	ONCE PER SEASON				N/A				N/A

NO PROPOSED STORMWATER BASIN ON SITE.

TREES SHALL BE PLANTED:
 • 10 FEET FROM HYDRAULICS AND UTILITY STRUCTURES INCLUDING CATCH BASINS AND MANHOLES
 • 5 FEET FROM UNDERGROUND UTILITY LINES
 • 3 FEET FROM CURBS

CITY MUST APPROVE ANY SUBSTITUTIONS IN WRITING PRIOR TO INSTALLATION.

EXISTING OVERHEAD UTILITY LINES ARE PRESENT ON SITE.

ANY TREE ON SITE WHICH IS REMOVED THAT IS NOT PERMITTED MUST BE REPLACED.

DEAD OR DECLINING TREES ON SITE SHALL BE REPLACED.

TREES IN POOR CONDITION SHALL BE REMOVED AND REPLACED IN KIND AS PART OF THE LANDSCAPE INSTALLATION. SHOULD A FLOWERING TREE BE REPLACED, THE SPECIES SHOULD BE REVIEWED WITH THE TOWNSHIP LANDSCAPE ARCHITECT.

PROPOSED TREES SHALL BE INSTALLED MINIMUM 4 FT FROM PROPERTY.

WHEN FEWER THAN 30 TREES ARE PROPOSED, NOT MORE THAN 25% OF THE PROPOSED TREE PLANTINGS SHALL BE ONE ONE GENUS AND NOT MORE THAN 15% SHALL BE OF A SINGLE SPECIES.

TREE PROTECTION FENCE SHALL BE (1) ONE FOOT OUTSIDE OF THE DIAPHRANE.

PLANT SCHEDULE ⁽¹⁾									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS	QTY	UNIT COST ⁽²⁾	TOTAL
DECIDUOUS TREES									
	ACE	ACER RUBRUM	RED MAPLE	2 1/2" - 3" CAL.	B&B	NATIVE	11	\$400	\$4,400
	CPL	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2" - 3" CAL.	B&B	NATIVE	4	\$400	\$1,600
	GQH	GLEDITSIA TRIACANTHOS NERBES SHADEMASTER	SHADEMASTER HONEY LOCUST	2 1/2" - 3" CAL.	B&B	NATIVE (VARIETY)	11	\$400	\$4,400
	GTM	GYMOCLODUS DIOICUS ESPRESSO	KENTUCKY COFFEETREE	2 1/2" - 3" CAL.	B&B	NATIVE (VARIETY)	11	\$400	\$4,400
	NYS	NYSSA SYLVATICA	SOUR GUM	2 1/2" - 3" CAL.	B&B	NATIVE	10	\$400	\$4,000
ORNAMENTAL TREES (SINGLE-STEP)									
	GRA	AMELANCHIER X GRACIOFLORA AUTUMN BRILLIANCE	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2" - 2 1/2" CAL.	B&B	HARDY	10	\$375	\$3,750
	CER	CERCIS CANADENSIS	EASTERN REDBUD	2" - 2 1/2" CAL.	B&B	NATIVE	11	\$375	\$4,125
	COR	CORNUS KOUSA	KOUSA DOGWOOD	2" - 2 1/2" CAL.	B&B	HARDY	7	\$375	\$2,625
SHRUBS									
	IRE	ILEX VERTICILLATA RED SPRITE	RED SPRITE WINTERBERRY	24" - 30"	POT	NATIVE (VARIETY)	33	\$50	\$1,650
	PLI	PHYSCALPUS OHIOLEAFUS LITTLE LEAF	LITTLE LEAF DOGWOOD	24" - 30"	POT	NATIVE (VARIETY)	38	\$50	\$1,900
	VDE	VIBURNUM DENTATUM	VIBURNUM	30" - 42"	POT	NATIVE (VARIETY)	16	\$50	\$800
EVERGREEN SHRUBS									
	IGL	ILEX GLABRA	INKBERRY HOLLY	30" - 42"	POT	HARDY	18	\$50	\$900
	INK	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24" - 30"	POT	HARDY	38	\$50	\$1,900
LANDSCAPE MATERIAL									
SEED	-	-	-	-	1 SQ YD	-	1,041	\$3.00	\$3,123
SOD	-	-	-	-	1 SQ YD	-	1,191	\$6.00	\$7,146
MULCH	-	-	-	-	1 CU YD	-	34	\$5.00	\$1,700
TOTAL:								\$64,659	

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLANT LIST SHALL DICTATE. PROPOSED SPECIES HAVE BEEN SELECTED FROM THE RECOMMENDED PLANT LIST IN THE CITY OF NOVI LANDSCAPE DESIGN MANUAL. LANDSCAPE COST MAY VARY PER AVAILABILITY AND MARKET RATE.

SYMBOL	DESCRIPTION
PROBITY LINE	PROBITY LINE
EXISTING UTILITY POLE	EXISTING UTILITY POLE
EXISTING NAT'N LIGHT POLE	EXISTING NAT'N LIGHT POLE
EXISTING LIGHT POLE	EXISTING LIGHT POLE
EXISTING WATER VALVE	EXISTING WATER VALVE
EXISTING GAS VALVE	EXISTING GAS VALVE
EXISTING DRAIN	EXISTING DRAIN
EXISTING SANITARY	EXISTING SANITARY
EXISTING OVERHEAD WIRE	EXISTING OVERHEAD WIRE
EXISTING UNDERGROUND GAS LINE	EXISTING UNDERGROUND GAS LINE
EXISTING UNDERGROUND ELECTRIC LINE	EXISTING UNDERGROUND ELECTRIC LINE
EXISTING SANITARY WIRE LINE	EXISTING SANITARY WIRE LINE
EXISTING OVERHEAD WIRE	EXISTING OVERHEAD WIRE
EXISTING ELEC. METER	EXISTING ELEC. METER
EXISTING TELEPHONE FEEDLINE	EXISTING TELEPHONE FEEDLINE
EXISTING GAS PAVEMENT	EXISTING GAS PAVEMENT

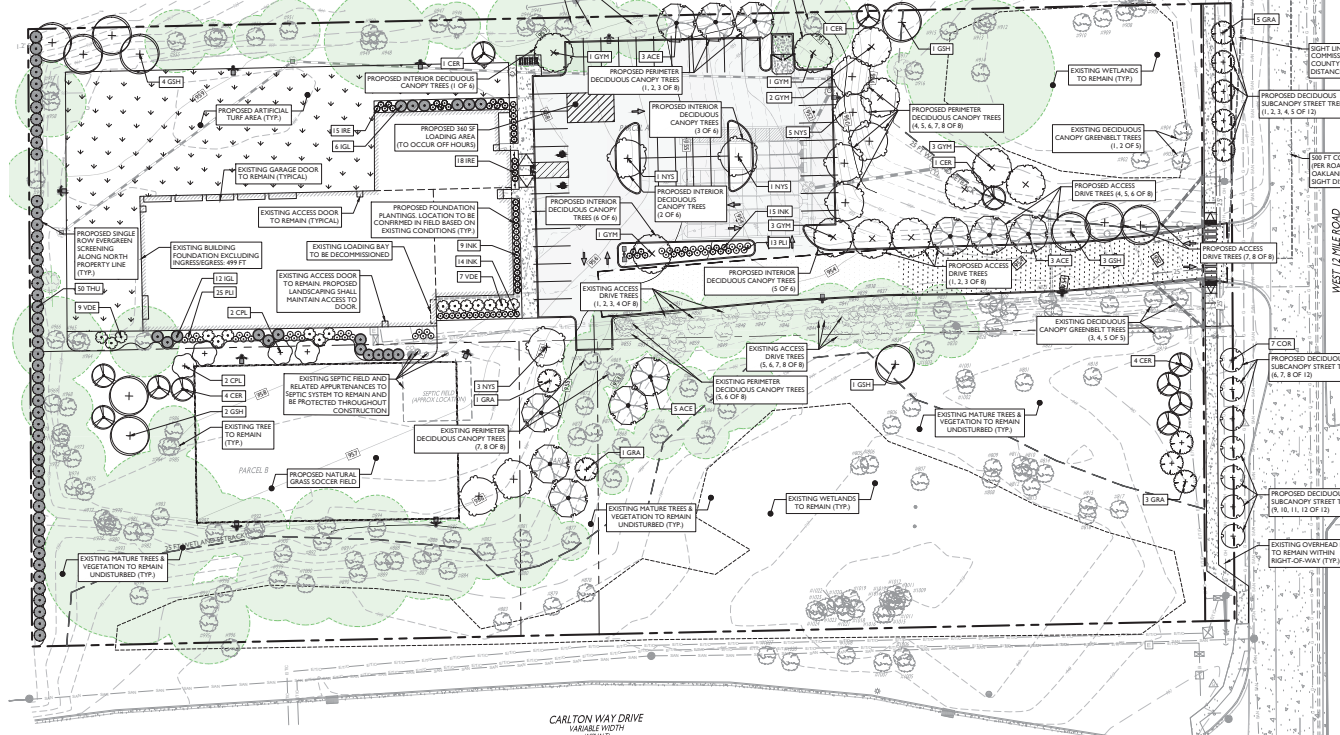
SYMBOL	DESCRIPTION
EXISTING CRITICAL ROOT ZONE	EXISTING CRITICAL ROOT ZONE

IRRIGATION NOTE:
 IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SERVING PLANTING AREAS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRY IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAINTAIN ON SITE DYNAMIC WATER PRESSURE AVAILABLE REQUIRED IN P.I. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METER, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

FOR COMMON AREA IRRIGATION SYSTEMS CONNECTED TO WELLS, 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 OF NOVI CROSS-CONNECTION CONTROL PROGRAM. 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.

- LANDSCAPING NOTES**
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 1 INCH LAYER OF TOPSOIL AND SEED.
 - THE CONTRACTOR SHALL RESTORE EACH AREA WITH A MINIMUM 3 INCH LAYER OF MULCH.
 - THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNERS DIRECTION WITHIN AREAS OF DISTURBANCE.
 - THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED AREAS ARE RESTORED TO MEET ALL CITY OF NOVI ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.
 - ALL TRANSFORMERS MUST BE SCREENED PER THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.

GRAPHIC SCALE IN FEET
 1" = 30'



DATE	ISSUE	DESCRIPTION
11/11/2024	1	PRELIMINARY SET PLAN REQUIREMENT
11/11/2024	2	PRELIMINARY SET PLAN REQUIREMENT
11/11/2024	3	PRELIMINARY SET PLAN REQUIREMENT

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PRELIMINARY SITE PLANS
 PROPOSED PRIVATE
 RECREATIONAL ATHLETIC
 FACILITY

PAUL DEVITTO, LIA
 NEW BRUNSWICK, NJ 08901
 LICENSED LANDSCAPE ARCHITECT

STONEFIELD
 engineering & design

CITY PROJECT NUMBER: JSP24-0088
 SCALE: 1" = 30' PROJECT ID: DET-25411
 TITLE: LANDSCAPING PLAN
 DRAWING: C-8.1

C-10.0

PLANNING REVIEW



PLANNING REVIEW

Optimus Sports Training Facility
JSP26-08
June 24, 2026

PETITIONER:

ZAF Investments, LLC | Randy Asmar

REVIEW TYPE:

Second Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	10	
Site Location	43700 West Twelve Mile Road 50-22-10-400-053 and -054	
Site School District	Novi Community School District	
Site Zoning	OS-1 Office Service	
Adjoining Zoning	North	RA Residential Acreage
	East	OS-1 Office Service
	West	OS-1 Office Service
	South	RC Regional Center
Current Site Use	Vacant Building	
Adjoining Uses	North	Vacant
	East	Vacant
	West	Vacant – access drive to Carlton Forest
	South	West Oaks II Mall
Site Size	Total Acreage = 4.34 (-053 = 3.21 Acres + -054 = 1.13 Acres)	
Plan Date	6/1/2026	

PROJECT SUMMARY

The applicant is proposing modifications to an existing 15,445 square-foot vacant building, along with associated site improvements, on parcels 50-22-10-400-053 and 50-22-10-400-054 (4.34 acres total). The proposed use is an inclusive private training facility designed to serve athletes and active individuals of all ages, sports, and skill levels. Private recreational facilities are permitted as a Special Land Use in the OS-1 district, upon approval by the Planning Commission.

Proposed site modifications include parking lot improvements for 45 parking spaces, an outdoor natural grass soccer field (80'x134') on the west side of the building, and a 14,401 square foot artificial turf field on the east side of the building.

Water service will be provided by an existing well, and sanitary sewer service by an existing septic system. A parcel combination will be required and must be completed as part of the Final Site Plan approval.

SPECIAL LAND USE CONSIDERATIONS

Within the OS-1 District, public or private indoor and private outdoor recreational facilities are subject to Special Land Use approval by the Planning Commission.

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 (or City Council when applicable) 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.

rPSP: The applicant has provided a response to address the considerations of Special Land Use.

RECOMMENDATION

Revised Preliminary Site Plan approval is **recommended**.

- Planning, Landscape, and Fire recommend approval of the Second Revised Preliminary Site Plan.
- Engineering, Wetland, Woodland, Traffic, and Facade have previously recommended approval of the Preliminary Site Plan or Revised Preliminary Site Plan.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please see the attached chart for information pertaining to ordinance requirements. The items below must be addressed and incorporated as part of the revised site plan sets. Revised Preliminary Site Plan comments are in **blue**. Second Revised Preliminary Site Plan comments are in **green**.

1. Parking – Private Club (Section 5.2.12.B): One parking space is required for each 3 persons allowed within the maximum occupancy. The applicant initially assumed a maximum occupancy of 100 people, resulting in 33 spaces required. However, the applicant notes that actual occupancy will be confirmed as Building Permit Plans are developed. A total of 45 parking spaces are proposed, which the applicant believes to be sufficient to support the anticipated daily uses of small group training and/or individual training. **Please provide the confirmed maximum occupancy so that required parking can be determined.**

rPSP: Resolved - The applicant has provided the maximum occupancy of 135, confirming the 45 proposed parking spaces meet the parking requirement.

2. Loading Spaces (Section 5.4.1): Within the OS Districts, loading space shall be provided in the rear yard or in case of a double frontage lot, in the interior side yard, in the ratio of five square feet per front foot of building up to a total area of 360 square feet per building.

rrPSP: Resolved – The proposed 360 sq ft loading area is indicated on the plan near the southeast corner of the building, loading indicated to occur in off hours.

3. Bicycle Parking Lot Layout (Section 5.16.5.A): All bicycle parking spaces are required to be paved; layout of bicycle parking facilities should be in accordance with minimum requirements. **Please provide layout dimensions per the illustration in Section 5.16.6 and add notes/sheet numbers to the site plan where details can be found.**

rPSP: A detail of the bicycle rack is shown on Sheet C-9.0. Please also provide bike pad layout detail with dimensions that demonstrate how the requirements in Section 5.16.6 are met in the next submittal.

rrPSP: Not resolved – The bicycle rack layout on sheet C-9.1 does not have the correct number of racks and is not dimensioned correctly. Please refer to the illustration in Section 5.16.6 of the amended Zoning Ordinance and revise the layout accordingly.

4. Public or Private Indoor and Private Outdoor Recreational Facilities (Section 4.38): In the OS-1 district, recreational facilities are permitted as a Special Land Use subject to approval by the Planning Commission. A noise impact statement is required subject to the standards of Section 5.14.10.B. **Please provide a noise impact statement in the next submittal.**

rrPSP: Resolved – The impacts from anticipated noise levels have been adequately addressed in the Noise Statement provided.

5. Lighting and Photometric Plan (Section 5.7): A lighting and photometric plan was provided; however additional information is required for these items. Refer to Planning Review Chart for additional information.

rPSP: Additional information required. Please refer to Lighting and Photometric Plan standards in the Plan Review Chart.

rrPSP: The applicant indicates in their response letter that no building fixtures exist, however, there are existing fixtures over each entry door. Please clarify the status of these fixtures.

6. Woodland Protection (Code of Ordinances, Chapter 37): The site contains City regulated woodlands. An updated tree survey/inventory should be provided to determine the total tree replacement requirement. The boundary of the existing conservation easement should be added to the plans. **A Woodland Use Permit is required to perform construction on any site containing regulated woodlands.** Refer to the Woodland review letter for additional information.

rPSP: The updated tree survey indicates 29 regulated trees to be removed, requiring 63 replacement credits (41 trees to be replanted on site, 22 tree credits will be paid into the tree fund).

7. Facade Requirements (Section 5.15): Any alterations to the building facade are subject to the requirements in Section 5.15. **The applicant indicates no alterations to the existing facade are proposed.**

***All existing doors should be shown on the floor plan and elevations. Existing building lighting should be shown on elevations.**

rrPSP: Not resolved – *Most existing doors have been added to the floor plans – the overhead door and man door on the north side is missing as well as the window on the north side (near restrooms). Existing doors and windows are indicated on the south elevation; however, some existing doors are missing from the east elevation, and no existing doors are shown on the north or west elevations.

8. Property Split/Combination: Proposed property combination must be submitted to the Assessing Department for approval. Lot splits or combinations are to be completed prior to Stamping Set approval; new parcel ID numbers to be indicated on the Stamping Set.

rPSP: The applicant indicates in their response letter a parcel combination will be submitted to the Accessing Department prior to final approval.

9. Planning Review 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 SECOND REVISED PRELIMINARY SITE PLAN REVIEWS

- Landscape Review: **Approval recommended**, subject to Planning Commission approval of three Landscaping waivers. See attached Landscape review for details.
- Traffic Review: **Approval recommended**. See attached Traffic review for details.
- Fire Review: **Approval recommended**. See attached Fire review for details.

PREVIOUS PRELIMINARY SITE PLAN REVIEWS

- Engineering Review: Revised Preliminary Site Plan **approval recommended**. See Engineering review for details.
- Wetland Review: Preliminary Site Plan **approval recommended**. See Wetland Preliminary Site Plan review for details.
- Woodland Review: Revised Preliminary Site Plan **approval recommended**. See Woodland Revised Preliminary Site Plan review for details.
- Traffic Review: Preliminary Site Plan **approval recommended**. See Traffic Preliminary Site Plan review for details.
- Facade Review: Preliminary Site Plan **approval recommended**. See Facade Preliminary Site Plan review for details.

NEXT STEP: PLANNING COMMISSION MEETING

The project will be scheduled to appear before the Planning Commission on August 5, 2026. The following should be submitted no later than July 29, 2026:

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE TO APPROVED PLAN**
2. A response letter addressing ALL 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)

FUTURE STEP: FINAL SITE PLAN SUBMITTAL

Upon approval by the Planning Commission, 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. 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 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-Con 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 or smarchioni@cityofnovi.org. Any questions regarding the Pre-Con process or associated checklist should be directed to Sarah.

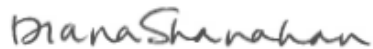
FUTURE STEP: BUILDING PERMITS AND REVIEW

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

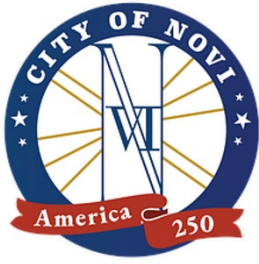
CHAPTER 26.5

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: OS-1 Office Service District

Project Name: 26-08 OPTIMUS SPORTS TRAINING FACILITY (43700 Twelve Mile Road)

Review Date: June 24, 2026

Review Type: Second Revised Preliminary Site Plan

Plan Date: June 1, 2026

Prepared By: Diana Shanahan 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 prior to the approval of the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (Adopted 6/25/25)	Community Office	No change	Yes	
Zoning (Effective 1/8/15)	OS-1 Office Service	No change	Yes	
Uses Permitted (Section 3.1.21.B & C)	B: Principal Permitted Uses C: Special Land Uses	C: Special Land Use – Training Facility	Yes	Planning Commission approval required for SLU
Height, Bulk, Density, and Area Limitations				
Building Height (Section 3.1.21.D)	30 ft	Existing 1 story building: 23'-10"	Yes	
Frontage (Section 5.12)	Frontage on a public street is required	Frontage on 12 Mile Road	Yes	
Access to Major Thoroughfare (Section 5.13)	Direct access to major thoroughfare required unless noted in Section 5.13	Access to 12 Mile Road	Yes	
Building Setbacks (Section 3.1.21.D / 3.27.1.C)				
Front (south)	Minimum 20 ft	352.5 ft	Yes	
Side (east)	Minimum 15 ft	46.3 ft	Yes	
Side (west)	Minimum 20 ft	159.4 ft	Yes	See Section 3.6.2.C
Rear (north)	Minimum 20 ft	56.6 ft	Yes	
Parking Setback (Sec 3.1.21.D)				
Front (south)	Minimum 20 ft	187.5 ft	Yes	
Side (east)	Minimum 10 ft	12.1 ft	Yes	
Side (west)	Minimum 20 ft	145.3 ft	Yes	See Section 3.6.2.C
Rear (north)	Minimum 20 ft	258.1 ft	Yes	See Section 3.6.2.L
Notes To District Standards (Section 3.6.2)				
Exterior Side Yard Abutting a Street	All exterior side yards abutting a street shall have a setback equal to	Complies	Yes	West side yard abutting Carlton Way Drive

Item	Required Code	Proposed	Meets Code	Comments
(Section 3.6.2.C)	the front yard setback requirement of the district			
Minimum Lot Area (Section 3.6.2.D)	Minimum lot area and width, and maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Existing building	N/A	
Off-Street Parking in Front Yard (Section 3.6.2.E)	Off-street parking shall be permitted in the front yard, except that said parking shall observe the minimum off-street parking setback requirements in Section 3.1 and Section 5.5.3	No parking in the front yard proposed	Yes	
Adjacent to Residential (Section 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum side and rear yard parking setback shall be 20 feet	No parking in the rear yard proposed	Yes	
Wetland/ Watercourse Setback (Section 3.6.2.M)	There shall be maintained in all districts a wetland and watercourse setback.	25 ft setback shown on Sheet C-3.0	Yes	Refer to Wetland letter for additional details
Parking Setback Screening (Section 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Complies	Yes	See Landscape letter for additional details
Modification of Setback Requirements (Section 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination	None proposed	N/A	
OS-1 District Required Conditions (Section 3.17)				
Interior Display (Section 3.17.1)	No interior display shall be visible from the exterior of the building.	None proposed	N/A	
Outdoor Storage (Section 3.17.2)	The outdoor storage of goods or materials shall be prohibited.	None proposed	N/A	
Warehousing or Indoor Storage (Section 3.17.3)	Warehousing or indoor storage of goods or material, beyond that normally incident to the permitted uses, shall be prohibited.	None proposed	N/A	

Item	Required Code	Proposed	Meets Code	Comments
Parking and Loading Requirements				
Number of Parking Spaces Private Club <i>(Section 5.2.12.B)</i>	One space for each 3 persons allowed within the maximum occupancy load	Max. occupancy = 135 (Sheet A-1) $135/3 = 45$ spaces required Proposed spaces = 45	Yes	Occupancy load: Employees – 4 Patrons – 128 Offices – 3 Total = 135
Parking Space Dimensions and Maneuvering Lanes <i>(Section 5.3.2)</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: 9 ft x 17 ft spaces 4" curb with 2' overhang 24' two-way drive aisle proposed	Yes	
End Islands <i>(Section 5.3.12)</i>	End islands with raised curbs and landscaping are required at the end of all parking bays that abut traffic circulation aisles	End islands indicated on site plan at the end of parking bays	Yes	
	End islands shall generally be at least 10 ft wide, have a 15 ft major radius, a 2 ft minor radius, and be constructed 3 ft shorter than the adjacent stall	Complies	Yes	Refer to Engineering review letter
Parking Stall Located Adjacent to a Parking Lot Entrance (public or private) <i>(Section 5.3.13)</i>	Shall not be located closer than 25 feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Complies	Yes	Front yard parking setback = 187.5'
Barrier Free Spaces <i>Barrier Free Code (2012 Michigan Building Code)</i>	- For 45 parking spaces, 2 accessible spaces are required - Every 6 or fraction of six accessible parking spaces, at least one shall be van-accessible	2 accessible spaces proposed, both van accessible	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code (2012 Michigan Building Code)</i>	Van accessible: - 8 ft wide with an 8 ft 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	2 - 8' wide accessible spaces proposed with an 8' wide shared access aisle	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space	Signs proposed	Yes	Refer to Traffic review for sign requirements
Loading Spaces (Section 5.4.1)	Within the OS Districts, loading space shall be provided in the rear yard or in case of a double frontage lot, in the interior side yard, in the ratio of five square feet per front foot of building up to a total area of 360 square feet per building	A proposed 360 sq ft loading zone area indicated on the site plan near the southeast corner of the building (interior side yard), loading indicated to occur in off hours.	Yes	
Bicycle Parking Requirements (Section 5.16)				
Minimum Number of Bicycle Parking Spaces (Section 5.16.1)	5% of required auto spaces, minimum 8 spaces 50 required auto = 2.5 spaces = minimum of 8	8 spaces 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	8 spaces proposed in one location – one main entrance to the building	Yes	
Bicycle Parking Lot Layout (Section 5.16.5.A)	- Maneuvering lane width: 4' - Parking space depth: 32" - Parking space width: 7' - One tier width: 11' - Two tier width: 18'	Bike pad layout detail on sheet C-9.1	No	Provide bike pad layout detail with dimensions in next submittal
Bicycle Parking Facility Layout (Section 5.16.5.B)	Spaces to be paved	Complies	Yes	
	Bike rack shall be inverted "U" design	Inverted "U" design proposed	Yes	
	Minimum 3 ft in height	36" proposed	Yes	
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	Accessible from access drive off Twelve Mile and 6' sidewalk	Yes	
Sidewalk Requirements				
Sidewalks (Section 7.4.2 of the Engineering Design Manual)	Minimum 5' sidewalk required	8-foot sidewalk with 2' overhang	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Pedestrian Connectivity	- Traffic circulation features within the site and parking areas are to be designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets - Building exits must be connected to sidewalk system or parking lot	The applicant indicates that due to the existing steep slopes, providing a compliant and accessible sidewalk connection to Twelve Mile is not feasible. Building exits connected to sidewalk adjacent to building	No	
Accessory Uses (Section 4.19)				
Dumpster (Section 4.19.2.F)	Located in rear yard or interior side yard in case of double frontage	Located in interior side yard	Yes	
	Attached to the building or no closer than 10 ft from building if detached	Detached, greater than 10 feet from building	Yes	
	Not to be located in parking setback	Not in parking setback	Yes	
	If no setback, then not any closer than 10 ft, from property line	10' setback required, dumpster is 10'5" from setback	Yes	
	As far away from barrier free spaces as possible	Complies	Yes	
Dumpster Enclosure (Section 21-145. (c))	Screen from public view	Complies	Yes	
	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-foot high enclosure	Yes	
	Posts or bumpers provided within the enclosure to protect from damage of refuse bin	Bollards provided at rear of enclosure	Yes	
	Inside dimensions shall permit adequate access as well as completely enclose bins	Complies	Yes	
	Screening materials: Masonry, wood or evergreen shrubbery	8" split face block on three sides with black vinyl PVC coated fence	Yes	Specify block color on Sheet C-9.1 in next submittal
Roof Top Equipment and Wall Mounted Utility Equipment (Section 4.19.2.E.i)	- All roof top equipment to be screened from view - All wall mounted utility equipment shall be enclosed and integrated	None proposed	N/A	

Item	Required Code	Proposed	Meets Code	Comments
	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	None proposed	N/A	
Use Standards				
Public or Private Indoor and Private Outdoor Recreational Facilities (Section 4.38)	Permitted as a Special Land Use. A noise impact statement is required subject to the standards of Section 5.14.10.B	Provided	Yes	
Lighting and Photometric Plan (Section 5.7)				
Lighting Plan (Section 5.7.2.A.i)	Provide a lighting plan for review including location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Provided	Yes	Four existing light poles noted on demo plan to be removed, 12 new fixtures to be added. Please clarify the status of the existing building fixtures.
Lighting Plan Elements (Section 5.7.2.A.ii)	Provide a photometric plan illustrating the levels of illumination at ground level accounting for all light sources that impact the site. Include specifications for all proposed and existing lighting fixtures.	Photometric provided	Yes	Existing or proposed building lighting should be included in photometric calculations
Building Lighting (Section 5.7.2.A.iii)	Relevant building elevation drawings to show all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	No building lighting indicated	TBD	Existing building lighting should be shown on the elevations, included in photometric calculations, and in the luminaire schedule
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)	25 ft	Yes	Adjacent to residential, 25 ft maximum height applies
Standard Notes (Section 5.7.3.B)	Electrical service to light fixtures to be underground	Note on Sheet C-6.0	Yes	
Standard Notes (Section 5.7.3.C)	No flashing light permitted	Note on Sheet C-6.0	Yes	

Item	Required Code		Proposed	Meets Code	Comments
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 not exceed 4:1fc		4:1	Yes	
Color Spectrum Management (Section 5.7.3.F)	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index (CRI) of 70 and Correlated Color Temperature (CCT) of no greater than 3000K		Sheet C.6-1: 70 CRI 4,000 CCT	No	Revise CCT to meet requirement or seek a variance from ZBA
After Hours Lighting (Section 5.7.3.G)	Only necessary lighting for security purposes shall be permitted after hours		Site lighting for outdoor training will be turned off approximately 30 minutes after close of business	Yes	
Indoor Lighting (Section 5.7.3.H)	Shall not be the source of exterior glare or spillover		No glare or spillover indicated	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.		None proposed	N/A	
Parking Lot Lighting (Section 5.7.3.J)	Shall be designed to provide the minimum illumination necessary to ensure adequate vision and comfort in parking areas with full cut-off fixtures to prevent glare.		Appears to comply	Yes	
Minimum Illumination Levels (foot-candles) (Section. 5.7.3.L)	Parking areas:	0.2 min	0.3 fc	Yes	
	Loading and unloading areas:	0.4 min	0.8 fc	Yes	
	Walkways:	0.2 min	0.3 fc	Yes	
	Building entrances, frequent use:	1.0 min	1.0 fc	Yes	
	Building entrances, infrequent use:	0.2 min	Not indicated	TBD	Indicate fc at infrequent entrances
Maximum Illumination Adjacent to Non-Residential (Section 5.7.3.L)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 fc		Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Maximum Illumination Adjacent to Residential (Section 5.7.3.M)	- Fixture height shall not exceed 25 ft - All fixture cut off angles must be 90° or less - No direct light source shall be visible at the property line - Maximum illumination at the property line shall not exceed 0.5 fc	Complies, 25 ft proposed	Yes	
Other Permits and Approvals				
Development/ Business Sign	Signage, if proposed, requires a permit	None proposed	N/A	For permit information contact Ordinance at (248) 735-5678.
Development and Street Names	Must be approved by the Project and Street Naming Committee	Does not require approval for project or street names.	N/A	
Parcel Combination	Proposed parcel combinations must be submitted to the Assessing Department for approval	Proposed combination of 50-22-10-400-053 and -054	TBD	Parcel combination to be completed prior to stamping set submittal.
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 IDs indicated	Yes	Once parcel combination is complete, indicate new parcel ID number on plans
General Layout and Dimension of Proposed Physical Improvements	Location of all existing and proposed buildings, building heights, building layouts, (floor area in sq ft), location of proposed parking and parking layout, streets, and drives, and indicate sq ft of pavement area (indicate public or private).		Yes	
Economic Impact Statement	- Total cost of proposed building and site improvements - Number of anticipated jobs created (during construction and after building is occupied)	Provided	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 24, 2026

Engineering Review

Optimus Sports Training Facility
JSP26-0008

APPLICANT

ZAF Investments, LLC

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: 43700 Twelve Mile Road (North of Twelve Mile Road, East of Carlton Way Drive)
- Site Size: 4.34 acres
- Plan Date: 04/08/2026
- Design Engineer: Stonefield Engineering & Design

PROJECT SUMMARY

- Renovation of existing industrial building and associated parking. Site access would continue to be provided via Twelve Mile Road.
- Water service would be provided by existing well.
- Sanitary sewer service would be provided by an existing septic system.
- Storm water would be collected by a single storm sewer collection system and discharged to an underground detention system.

RECOMMENDATION

Approval of the Revised Preliminary Site Plan is **recommended**. At this time, the plans meet the general requirements of [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#). The following items must be addressed prior to submittal of the Final Site Plan:

COMMENTS

1. The dedication of the master-planned right-of-way is requested for the project on Twelve Mile Road. Label the proposed right-of-way as 90-foot half-width right-of-way.
2. A [Right-of-Way Permit](#) will be required from the **City of Novi** and Oakland County.
3. Ensure that the PE stamp and all information on the stamp is legible under the PE's signature.
4. It appears that there was a printing issue on sheet C-9.3. Ensure that the tables are all legible and aligned with future submittals.
5. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for 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

6. Show the location of the well on the survey and/or site plan.
7. No water main or water service leads are proposed. The existing well shall continue to provide domestic water to the building.

IRRIGATION

8. Provide a prominent note on sheet C-8.1 that the irrigation system will be connected to a private on-site well.

SANITARY SEWER

9. No sanitary sewer or sanitary sewer leads are proposed. The development proposes to continue utilizing the existing septic system. If any alterations are necessary after televising the existing system (or if the system requires replacement), contact [Oakland County](#) for a septic permit.

STORM SEWER

10. Where the minimum cover depth of 3 feet cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet.
11. Specify how the rainfall intensity and flow rate were calculated for the storm sewer basis of design. I got different values after trying to replicate the basis of design.
12. In the schedule listing the casting type, provide the specific casting for each structure as outlined in the City of Novi Storm Sewer Standard Detail Sheets. Refer to snip below.

30. Catch Basin and Inlet frame and cover shall be:
- 30.1. EJ 7045, type "M1" cover and type "T1" back set (with "Dump No Waste" logo) with straight face curb and gutter.
 - 30.2. EJ 7065, type "M1" cover and 7060 "T1" back set (with "Dump No Waste" Logo) with mountable curb and gutter and integral curb and gutter.
 - 30.3. EJ 1040, type "02" cover (beehive grate) to be used on structures located in ditches, swales and rear yard catch basins. If within 8' of road, type "N" cover (oval grate) shall be used. If 1040 casting is used in pavement, Type M1 grate must be provided.
 - 30.4. EJ 1030, type "A" solid cover to be used on all 2' cleanouts and structures not located at storm water collection points. EJ 1060, type "A" solid cover may also be used on sump pump cleanout structures.
 - 30.5. EJ 1030, type "01" cover (beehive grate) to be used on all 2' structures located in ditches, swales and rear yard catch basins.

STORM WATER MANAGEMENT PLAN

- 13. 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)**.
- 14. The ground water elevation should be at least 3 feet below the bottom of the storage volume. The soil borings provided indicate that this standard is not currently met at boring #1.
 - a. The applicant has proposed an impervious liner underneath the arched underground detention system to mitigate this concern. Provide a detail of this solution with the next submittal.
 - b. Since groundwater can fluctuate, if buoyancy is a concern, ensure buoyancy calculations have been reviewed. Provide a note on the plans regarding the potential for buoyancy.
- 15. Provide confirmation from EGLE that the wetland is an acceptable outlet for the underground detention system.
- 16. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.

PAVING & GRADING

- 17. Revise Dumpster Pad detail on sheet C-9.1 to meet city standards, 8" concrete on 8" 21AA aggregate base.
- 18. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high. The two parking stalls on the west side should abut 4-inch curb.
- 19. No untreated/undetained drainage should flow from the parking lot to the wetlands like the curb cut near the two western parking stalls is currently allowing. Regrade this area of the parking lot to drain towards a proposed catch basin.

SOIL EROSION & SEDIMENT CONTROL

20. 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:

21. 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.**
22. Due to the review comments, the itemized construction cost estimate should be revised and resubmitted to the Community Development Department for the determination of plan review and construction inspection fees.

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](#)).

23. 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.
24. 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 and acceptance by the City.

THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION

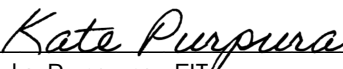
25. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
26. A City of Novi Grading Permit 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.
27. 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.

28. Construction inspection fees must be paid to the Community Development Department. ****fees are subject to change.**
29. Legal escrow fees 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.**
30. A storm water performance guarantee 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.
31. A street sign financial guarantee in the amount of \$400 per traffic control sign proposed must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
32. A traffic control inspection fee of **\$715.00** 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.
33. 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.
34. 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.
35. 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.**

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, EIT
Project Engineer

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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 5, 2026

Optimus Sports Training Facility

Second Revised Preliminary Site Plan - Landscape

Review Type

Second Revised Preliminary Site Plan Landscape Review

Job

JSP26-0008

Property Characteristics

- Site Location: Section 10 Parcels 22-10-400-053 and -054
- Site Acreage: 4.34 ac.
- Site Zoning: OS-1
- Adjacent Zoning: North: RA, East & West: OS-1, South: 12 Mile Road and RC
- Plan Date: 6/1/2026

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. Items in **bold** below must be addressed and incorporated as part of 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.

LANDSCAPE WAIVERS REQUIRED FOR THE PROPOSED LAYOUT AND LANDSCAPING:

- Lack of buffering berms north and west of the site. *Supported by staff*
- Some of the foundation landscaping area is located away from the building. *Supported by staff.*
- Deficiency in percentage of building perimeter with landscaping. *Supported by staff.*

Ordinance Considerations

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

1. A tree survey and chart are provided.
2. Woodland replacement calculations are provided and a number of woodland replacement tree plantings are now proposed.
3. They should be in areas where they will be protected by a conservation easement.
4. Wetlands are shown but don't appear to be impacted by the project.

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

1. The property is adjacent to residential property on the west and north sides of the property. No screening along the west line is needed because there is only the entry drive for the Carlton Forest development there. A line of large evergreen shrubs is now proposed along the north property line.
2. **This requires a landscape waiver.**
3. *The waiver would be supported by staff for both frontages.*

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

1. As Carlton Way Drive is not a public right-of-way, a berm and greenbelt landscaping are not required along that frontage.
2. The required greenbelt width and canopy trees (combination of existing trees to remain and proposed trees) are provided for the 12 Mile Road frontage.
3. A berm is not required for 12 Mile Road as the parking lot is not adjacent to the right-of-way.
4. 12 subcanopy trees are provided as street trees under the overhead wires along 12 Mile Road. This meets the requirement. If the Road Commission for Oakland County does not allow some or all of them they do not need to be planted but a copy of their decision must be provided to the city.

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

1. It appears the site will be serviced by well and septic but no well is shown.
2. No hydrants are shown on the site. Please add them to the plan, if any are proposed.
3. Proposed light posts are shown.

Parking Lot Landscaping

1. The required parking lot interior area and trees are proposed.
2. The required parking lot and accessway perimeter trees are also proposed.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

1. Based on the building perimeter, 4632sf of foundation landscape area is required but only 2842sf is proposed. This requires a landscape waiver that is not supported by staff.
2. Only 71% of the building perimeter is landscaped. **This requires a landscape waiver.** *As the discrepancy is not great and the total area required is exceeded by the proposed landscaping, it is supported by staff.*
3. **All of the landscape area required is not proposed by adding landscaping in the long island abutting the parking lot (16% of the total area provided). A waiver is required to place some of the landscaping away from the building.** *As the additional landscaping is very evident to site visitors and the total area required is exceeded by that proposed, the waiver is supported by staff.*

Plant List (LDM 4.)

1. 9 of 12 species used (75%) are native to Michigan.
2. The tree diversity meets the requirement of LDM 4.

Planting Notations and Details (LDM)

Provided

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

1. Underground detention outletting to an existing low area is proposed so no new detention landscaping is required.
2. No indication of any Phragmites or Knotweed was noted on the plans but Phragmites was found on the site. Please survey the site and show any stands of either weed on the plans along with instructions for its treatment and removal.
3. If none is found, please add a note stating this.

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 5, 2026
Project Name: JSP26-0008: Optimus Sports Training Facility
Project Location: 43700 Twelve Mile Road
Plan Date: June 1, 2026
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Letter are summaries and are not intended to substitute for any Ordinance.

LANDSCAPE WAIVERS REQUIRED BY PLAN:

- Lack of buffering berms north and west of the site. *Supported by staff for west property line and the north property line due to existing topography and proposed screening landscaping*
- Some of the foundation landscaping area is located away from the building. *Supported by staff.*
- Deficiency in percentage of building perimeter with landscaping. *Supported by staff.*

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	Scale: 1" = 30'	Yes	
Project Information	Name and Address	Project name and address is on the title block	Yes	
Owner/Developer Contact Information	Name, address and telephone number of the owner and developer or association	Owner information is on the cover sheet.	Yes	
Landscape Architect contact information	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Paul DeVitto – Stonefield Engineering and Design	Yes	

Item	Required	Proposed	Meets Code	Comments
Sealed by LA.	Requires original signature	Copy of seal and signature is on the title block	Yes	
Miss Dig Note (800) 482-7171	Show on all plan sheets	Yes	Yes	
Zoning	Include all adjacent zoning	On Cover Sheet • Site: OS-1 • North: R-A • East, West: OS-1 • South: 12 Mile Rd/RC	Yes	
Survey information	• Legal description or boundary line survey • Existing topography	Legal description and topography on Boundary and Topographic Survey	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.	• Tree survey on Topography Sheet (Sheet 2). • Tree chart on Sheets 3 and C-2.2 • Tree removals shown on Demolition Plan (C-2.0) and tree charts. • Tree replacement calculations are provided on Sheet C-2.0. • Woodland replacement plantings are shown on C-8.0 • Wetlands are shown on the topographic survey	• Yes • Yes • Yes • Yes • Yes	Please add "or designated alternate" after landscape architect to the woodland replacement planting note.
Soil types	• As determined by Soils survey of Oakland county • Show types, boundaries	Soils information is on Sheet C-7.0	Yes	
Existing and proposed improvements	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	• Dimensioned elements are on Sheet C-3.0 • All site elements are shown on the landscape plan	Yes	
Existing and proposed utilities	• Overhead and underground utilities, including hydrants	• Proposed storm sewer and septic field are shown on	• Yes • Yes • TBD	1. <u>Please add the proposed water lines and/or well to the</u>

Item	Required	Proposed	Meets Code	Comments
	Proposed light posts	Sheet the landscape plan - Proposed light posts are shown on the landscape plan - No fire hydrant is shown		<u>landscape plan.</u> 2. <u>Please show all hydrants serving the site on the landscape plan</u> 3. <u>Trees should be at least 10 feet from hydrants, catch basins and manholes and 5 feet from underground lines.</u> 4. <u>The above are repeat comments. Please show the well location or proposed water lines on the plans.</u>
Proposed grading. 2' contour minimum	Provide proposed contours at 2' interval	- Spot elevations and contours are on Sheet C-4.0. - No berms are proposed.	Yes	
Snow deposit	Show snow deposit areas on plan	Several snow deposit areas are proposed	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 residentially-zoned property on the north and a multi-family residential development to the west - For those frontages, a landscaped berm 6-8 feet tall is required.	- No berm is proposed along either property line - A line of evergreens is now proposed along the north property line.	- No - Yes	1. A landscape waiver is required for the lack of berms. 2. <i>As the west property line is only along the entry drive for the Carlton West multifamily residential development, the waiver for that frontage would be supported by staff.</i> 3. <i>The waiver would be supported by staff for the north property line as well.</i>
Walls (Zoning Sec. 5.5.3.A.vi)				

Item	Required	Proposed	Meets Code	Comments
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	A screening wall is proposed along part of the north property line.	TBD	As noted above, the wall does not need to be provided.
Walls greater than 4 ft. tall should be designed and sealed by an Engineer		No screening wall is proposed	NA	
ROW Landscape Screening Requirements (Sec 5.5.3.b.ii and LDM 1.b) - Commercial				
Greenbelt width	- Adjacent to pkg: 20 feet - Not adjacent to pkg: 25 feet	186 feet	Yes	
Berm requirements (Zoning Sec 5.5.3.b.ii)				
Min. berm crest width	- Adjacent to pkg: 2 feet - Not adjacent to pkg: 0 feet	No berm exists or is proposed	Yes	The parking lot is not adjacent to the right-of-way.
Minimum berm height	- Adjacent to pkg: 3 feet - Not adjacent to pkg: 0 feet	No berm exists or is proposed	Yes	The parking lot is not adjacent to the right-of-way.
3' wall	(4)(7)	No walls exist or are proposed in the greenbelt	Yes	
Canopy deciduous or large evergreen trees	- Adjacent to pkg: 1 tree per 35 feet - Not adjacent to pkg: 1 tree per 60 feet $(312-25)/60 = 5$ trees	5 existing trees to remain are called out but there are many other existing trees to remain in the greenbelt	Yes	Greenbelt landscaping is not required along the west property line because it is not a public right-of-way.
Sub-canopy deciduous trees	- Adjacent to pkg: 1 tree per 20 feet - Not adjacent to pkg: 1 tree per 40 feet $(312-25)/40 = 7$ trees	7 trees	Yes	
Canopy deciduous trees in area between sidewalk and curb	1 tree per 35 lf $(312-25)/35 = 8$ trees	12 subcanopy trees	Yes	<u>If the RCOC does not allow some or all of the street trees required by the City, they do not need to be planted but a copy of their decision</u>

Item	Required	Proposed	Meets Code	Comments
				<u>must be sent to the city.</u>
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 new berms are proposed		
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	NA		
Parking Area Landscape Requirements (Zoning Sec. 5.5.3.c & LDM 5)				
General requirements	• Clear sight distance within parking islands • No evergreen trees	No plantings in the island will block views in the lot	Yes	
Name, type and number of ground cover	As proposed on planting islands	Lawn seed	Yes	
General (Zoning Sec 5.5.3.c.ii & LDM 5)				
Parking lot Islands	• A minimum of 200 SF to qualify • Minimum 200 SF per tree planted in the island • 6" curbs • Islands minimum width 10' BOC to BOC	Islands are sufficiently sized	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.	• Interior spaces are 19 feet long • Perimeter spaces are 17 feet long	Yes	
Contiguous space limit	• Maximum of 15 contiguous spaces • All endcap islands should also be at least 200sf with 1 tree planted in it.	Maximum bay length is 13 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	No hydrants are shown.	TBD	1. Show all hydrants and Fire Department Connections on the Landscape Plan. 2. Please be sure to provide at least 10 feet between hydrants, manholes and catch basins and trees.

Item	Required	Proposed	Meets Code	Comments
	and underground utility lines.			3. If necessary, islands should be widened to provide proper spacing between hydrants or other utility structures.
Landscaped area	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones	Show the Road Commission for Oakland County (RCOC) clear vision zone at the entry.	The RCOC clear vision zone is now shown	Yes	<u>Please remove the city clear vision zones.</u>
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 SF x 7.5% A = 16993sf * 7.5% = 1274sf	Calculation is provided	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	B = x SF x 1%	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.c.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	A = x SF x 6% = A sf	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	B = (x SF – 50000) x 0.5% = B SF	NA		
All Categories				
Total square footage of landscaped islands required	- C = A + B - C = 1274 + 0 = 1274 sf	1860 sf	Yes	
Number of canopy trees required	- D = C/200 = xx Trees - D = 1274/200 = 6 trees	6 trees	Yes	<u>Please move the NS near the 2 space bay to within 5 feet of the curb.</u>
Parking Lot Perimeter Trees	1 Canopy tree per 35 lf 425/35 = 12 trees The 94 ft of perimeter near the building and the access drive widths do not need to be included in the calculation.	8 new trees 4 existing trees (#870, 938, 939, 940)	Yes	

Item	Required	Proposed	Meets Code	Comments
Accessway Perimeter Trees	• 1 Canopy tree per 35 lf • East side: 185 lf/35 = 5 trees • West side: 300/35 = 9 trees	• East side: 8 new trees • West side: 30+	Yes	
Other Landscaping				
Other Screening (Zoning Sec 3.14, 3.15, 4.55, 4.56)				
Screening of outdoor storage, loading/unloading		Loading area is in the northeast corner of the parking lot	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	A transformer is shown on the west side of the building and appears to be screened as well as possible	Yes	
Building Foundation Landscape Requirements (Zoning Sec. 5.5.3.d)				
Interior site landscaping	• Required area = building perimeter less doorways * 8 • A = 499 * 8 = 3992sf • A minimum of 75% of the building foundation must be landscaped, preferably more.	• 4169sf per plan • 662sf (16% of total area provided) is located away from the building, in the long parking lot island • 354lf of building perimeter (71%) is landscaped	• Yes • No • No	1. A landscape waiver is required for the location of some of the landscaping away from the building. <i>It would be supported by staff.</i> 2. A landscape waiver is also required for the deficiency of the building perimeter not landscaped. <i>As the deficiency is quite small and the required landscaping area is exceeded by what is provided, the waiver would be supported by staff.</i>
Building frontage	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	92% of the building's south elevation is landscaped	Yes	
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	Underground detention is proposed so no detention basin	NA	

Item	Required	Proposed	Meets Code	Comments
	feet above the permanent water level or pond bottom if it's a dry pond. • Canopy trees at 1/35th 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	landscaping is required.		
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.	• A note indicates that if any is found during construction it must be removed • The response letter indicates the site will be surveyed for the invasive species for the Final Site Plans.	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.	Yes	Yes	
Maintenance & Statement of intent	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (Zoning Sec 5.5.6.B & LDM 10.I & m.)	A method for providing the water required for plant establishment and long-term survival must be provided.	A note on C-8.0 indicates an irrigation system will be used and the plan will be submitted in the	Yes	<u>The irrigation system must meet the requirements listed at the end of the chart. The plans for the system must be included in the</u>

Item	Required	Proposed	Meets Code	Comments
		Final Site Plans		<u>Final Site Plans.</u>
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Plant List (LDM 4, 11) – Include all cost estimates				
Quantities and sizes	- 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		9 of 12 species used are native to Michigan (75%) - The tree diversity is met	- Yes - Yes	<u>It is highly recommended (but not required) to include at least 3 male winterberries among the females so there will be berries in future years.</u>
Type and amount of lawn		Seed and Sod	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	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		No	No	<u>Unless a tree-form (standard) serviceberry will be used, please add this detail.</u>
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)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	A note states this	Yes	No plants are proposed near property lines

Item	Required	Proposed	Meets Code	Comments
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM 3.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	None taken		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	On plant list	Yes	
Plant size credit (LDM 3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No prohibited plants are used		
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	- Overhead lines are shown along 12 Mile Road - Subcanopy trees are proposed underneath them	Yes	
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. Include in cost estimate.	On details	Yes	

NOTES:

- This table is a working summary chart and is not intended to substitute for any Ordinance or City of Novi requirements or standards.
- 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.
- 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 / WETLAND REVIEW



April 27, 2026

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

Submitted electronically to dshanahan@cityofnovi.org

Re: Optimus Sports Training Facility revised Preliminary Site Plan Woodland and Wetland Review (JSP26-08)

Dear Diana,

Merjent, Inc. (Merjent) has conducted a review of the revised Preliminary Site Plan (rPSP) for the proposed Optimus Sports Training Facility (Project). The provided rPSP was prepared by Stonefield Engineering and Design (dated 4/8/2026) and depicts the construction/renovation of an on-site building, installation of artificial turf, and construction of a natural grass soccer field. 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 43700 West 12 Mile Road (parcels 50-22-10-400-053 and -054) in Section 16 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

An initial PSP review was conducted on March 9, 2026 and approval was recommended for wetlands. Edits were requested for woodlands, and subsequently some comments have been preserved to show the edits have been incorporated into the site plan.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Optimus Sports Training Facility 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 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 March 6, 2026 to review the site conditions relative to the PSP submittal. Site photographs are included in **Attachment A**. The on-site conditions do not fully 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 March 6, 2026, Merjent has determined that the majority of the trees on-site should be considered regulated woodland due to the stand density and proximity to other regulated woodland areas. Specifically, the woodlands to the east and west extend off-site, connecting to a large forested tract to the north currently under review for the Society Hill project. Furthermore, the site provides active habitat, evidenced by abundant signs of white-tailed deer (*Odocoileus virginianus*) throughout the area (**Attachment A**).
 - b. An updated outline of regulated woodland areas is provided in orange 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.
 - The provided rPSP contains detailed tree survey information on Sheet C-2.1 and the Tree Inventory (Labeled Sheet 2 of 2).
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.
6. **Woodland Replacement.** Based on a review of the plan, the applicant is proposing to remove 29 regulated trees. The number of trees to be cut that have a DBH of eight inches or more have been summarized on Sheet C-2.0 and are summarized below.

Tree Size (DBH, inches)	Number of Trees	Ratio Replacement/Removed Tree	Total Replacements Required
8-11	4	1	8
12-20	21	2	42
21-29	3	3	9
30+	1	4	4
Multi-stem	0	Sum of Stem DBH/8 (rounded up)	0
Total		-	63

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 doing a mix of planting replacement trees on-site and paying into the City of Novi Tree Fund. 41 trees will be planted on-site, which will represent woodland replacements. These trees consist of:
 - 8 Honey Locust (*Gleditsia triacanthos*)
 - 11 Eastern Redbud (*Cercis canadensis*)
 - 5 Kentucky Coffeetree (*Gymnocladus dioica*)
 - 5 Serviceberry (*Amelanchier x grandiflora*)
 - 5 Red Maple (*Acer rubrum*)
 - 3 Sour Gum (*Nyssa sylvatica*)
 - 4 Kousa Dogwood (*Cornus kousa*)
 - The applicant will be required to pay a \$16,400 financial guarantee for these trees and a two-year maintenance bond of \$4,100 will be collected.
 - The remaining 22 trees will be paid into the City of Novi Tree Fund in an amount of \$8,800.

It should be noted that *Amelanchier x grandiflora* and *Cornus kousa* are not allowable replacement trees pursuant to Section 37-8. Because *Amelanchier x grandiflora* is a hybrid of two Michigan native species, this will be discussed with the City's Landscape Architect during

Final Site Plan Review if they can be accepted toward replacement credits. However, the four *Cornus kousa* trees will not be counted toward credits. Alternative species should be chosen for these four trees.

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 appropriately and accurately depicted critical root zones on Sheet C-2.1.
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. The applicant has appropriately depicted tree protection fence locations on Sheet C-2.0 and Sheet C-2.1.
10. **Woodland Replacement Inspection** – 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** – 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. 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.

- a. **Important note: all replacement trees will likely be required to have a conservation easement placed around them. It may be beneficial to choose a single or small amount of locations to establish the replacement trees for simplicity when establishing the conservation easement.**

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Optimus Sports Training Facility rPSP based on the comments provided below, **with conditions that the requested edits be incorporated into the final site plan submittal.**

Merjent visited the Site on March 6, 2026 to observe the conditions on-site relative to the provided PSP and wetland delineation report. 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 wetlands on-site provide the functional characteristics of stormwater storage capacity and/or wildlife habitat; some wetlands also continue off-site to larger wetland complexes. Accordingly, the wetlands 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)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Not Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Requested

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

Wetland Review Comments

1. All wetlands on-site are depicted on the provided site plans and are not proposed to be impacted.
2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6 (2[M]) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change.

Required edits:

- **The applicant should keep the wetland buffer visible throughout all plan sheets.**
 - **Sheet C-7.0 should show the extent of the wetland setback to show it is protected by any proposed silt fence.**
3. 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 March 6, 2026, it was noted that flagging from the delineation was present.
 4. 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 currently does not exceed 0.25 acre and mitigation is not required for a City Wetland and Watercourse Permit.
 5. 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.
 - An existing conservation easement (woodland and wetland) is present west of the site. Any remaining woodlands and wetlands on-site are requested to be added to the existing conservation easement (**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.

mi
0 0.00476 0.0095 0.019 0.0285

1 inch = 125 feet



Map Print Date:
10/23/2025



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Page 9

Page 9

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

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mi
0 0.0075 0.015 0.03 0.045
1 inch = 209 feet



Map Print Date:
10/23/2025



City of Novi

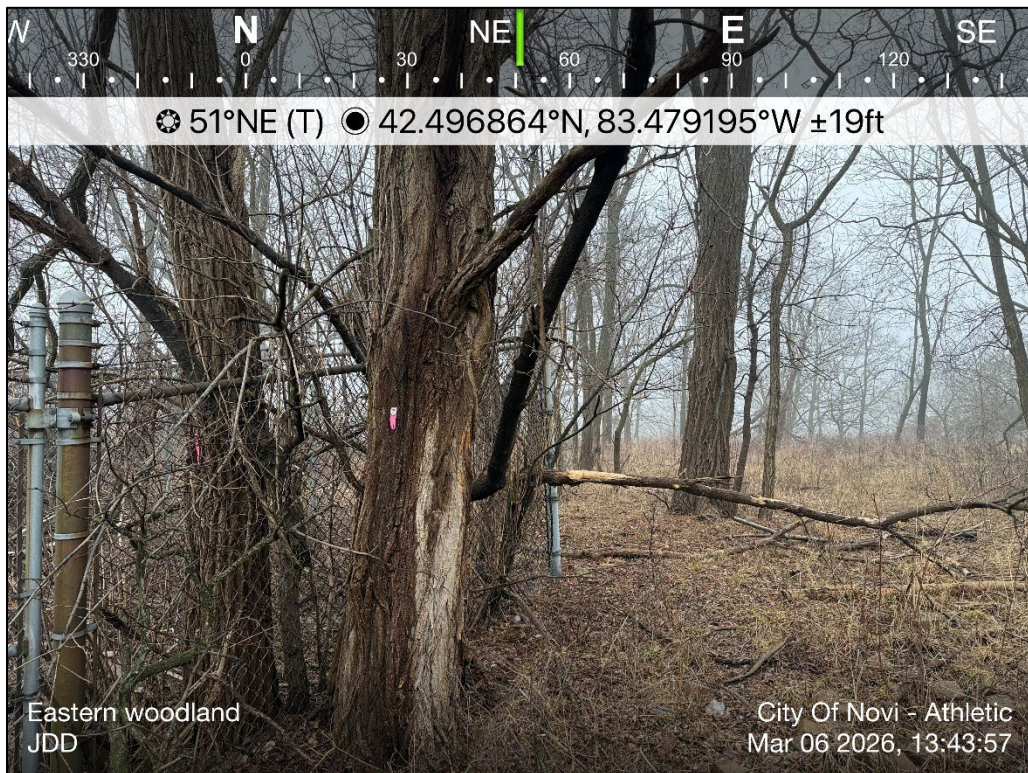
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Page 11

Attachment A
Site Photographs



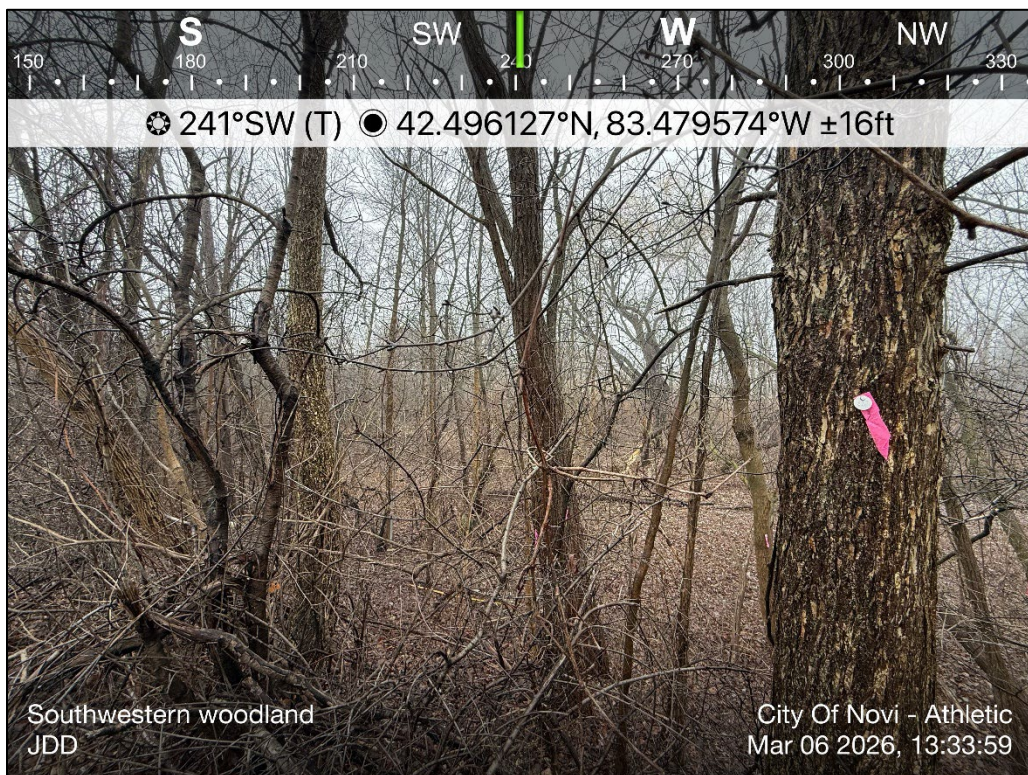
Overview of woodland continuing offsite to east



Eastern woodland overview



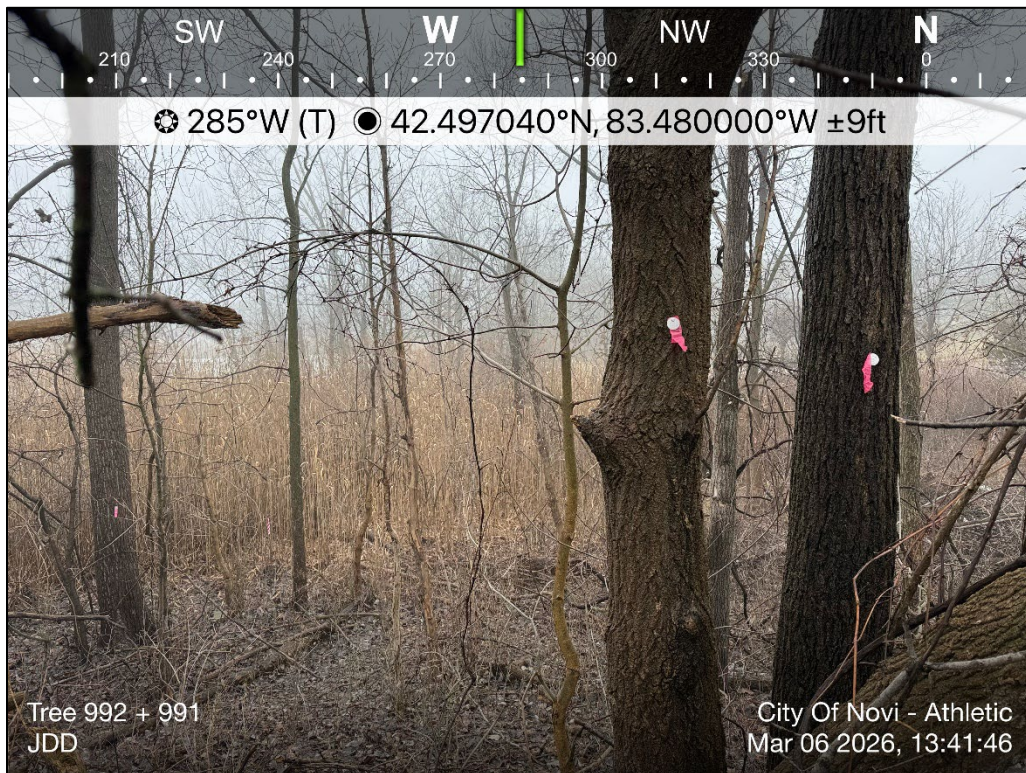
Overview of southeastern woodland



Southwestern woodland overview



Overview of western woodland



Trees 991 and 992 with typical tree tags



Evidence of abundant wildlife history (scat) in western woodland area



Tree 873 in western woodland



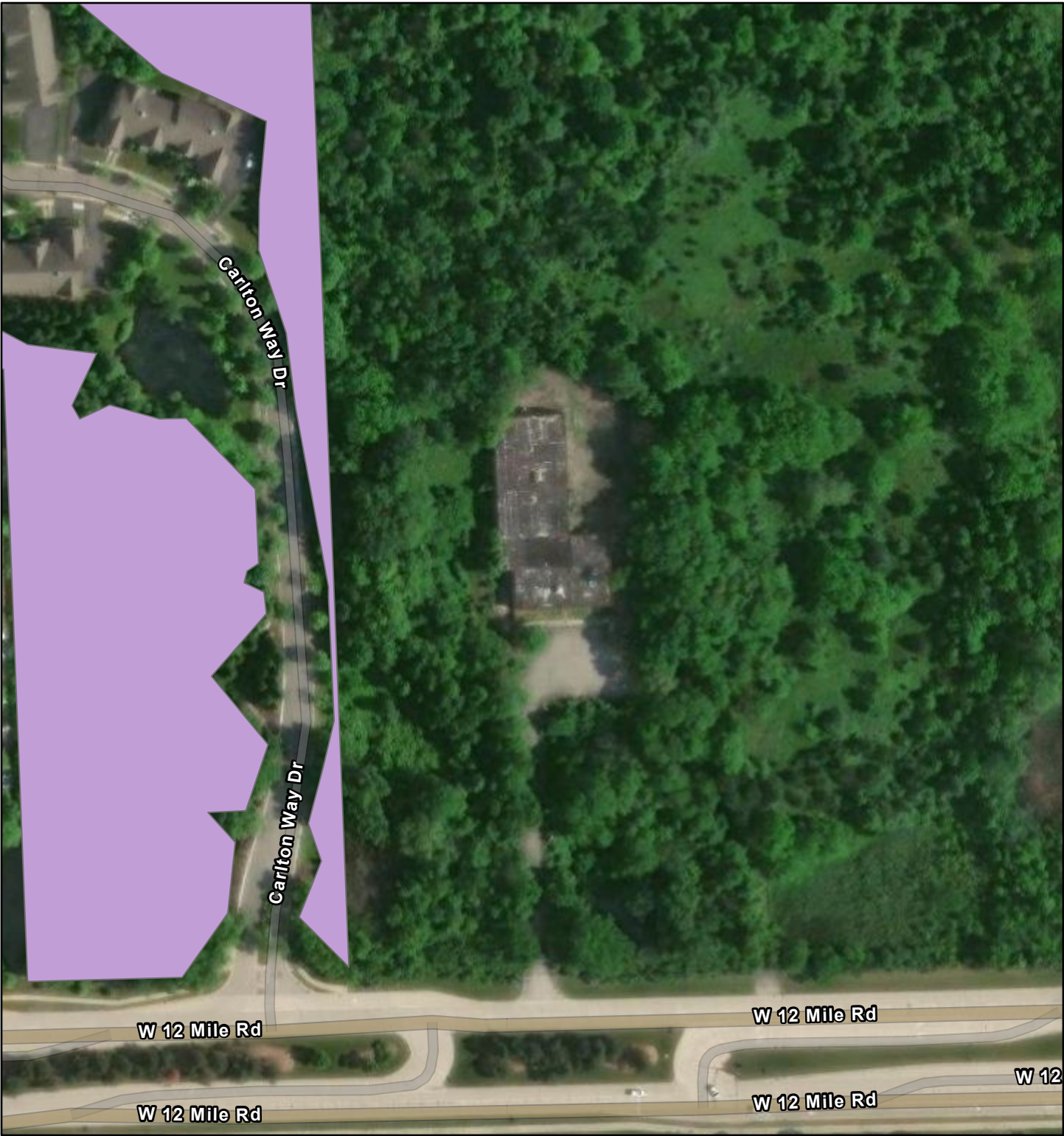
Overview of Wetland A with flagging



Overview of Wetland B with flagging

Attachment B
Conservation Easement Map

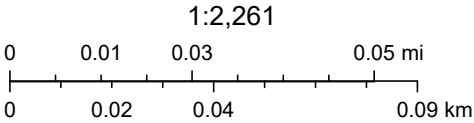
Conservation Easement Map



3/9/2026

Conservation Easement
Wetland & Woodland
Low Resolution 15m Imagery

High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. This data is provided by the City of Novi and derived from data collected by the City of Novi Community Development Department., Microsoft, Vantor

TRAFFIC REVIEW



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

Project name:
JSP26-08 – Optimus Sports Training Facility
Preliminary Traffic Review

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

From:
AECOM

Date:
March 9, 2026

CC:
Lindsay Bell, Humna Anjum, Diana Shanahan, Milad
Alesmail, Stacey Choi, Kate Purpura

Memo

Subject: JSP26-08 – Optimus Sports Training Facility Preliminary Traffic Review

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

GENERAL COMMENTS

1. The applicant, ZAF Investments, LLC, is proposing a private sports training facility utilizing an existing building.
2. The development is located on the north side of Twelve Mile Road, east of Carlton Way Drive. Twelve Mile Road is under the jurisdiction of the Road Commission for Oakland County.
3. The site is zoned OS-1 (Office Service).
4. There are no traffic related deviations required at this time.

TRAFFIC IMPACTS

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

ITE Code: 493 + 488 – Athletic Club + Soccer Field
Development-specific Quantity: 15,445 SF + 1 Soccer Field
Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	30 + 1 = 31	18 + 1 = 19	100	No
PM Peak-Hour Trips	52 + 16 = 68	33 + 11 = 44	100	No
Daily (One-Directional) Trips	41 + 71 = 112		750	No

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

Trip Impact Study Recommendation	
Type of Study:	Justification
None	N/A

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

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading Zone ZO 5.4	360 SF	Met	Noted that loading is to occur off hours. The applicant should indicate if the loading zone is to be striped and if so, provide details/notes.
12	Trash Receptacle ZO 5.4.4	Proposed	Met	
13	Emergency Vehicle Access	1 access point		See Fire review letter for approval of 1 access point. Turning movements provided.
14	Maneuvering Lane ZO 5.3.2	24'	Met	
15	End Islands ZO 5.3.12			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
15a	Adjacent to a travel way	Dimensioned	Met	
15b	Internal to parking bays	-	N/A	
16	Parking Spaces ZO 5.2.12	45 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' and 19'	Met	
19	Parking Space Width ZO 5.3.2	9'	Met	
20	Parking Space Front Curb Height ZO 5.3.2	4" sidewalk and 6"	Partially Met	6" curb indicated at 17' parking spaces, 4" required with 2' overhang.
21	Accessible Parking – number ADA	2 proposed	Met	
22	Accessible Parking – size ADA	17' x 8' with 8' aisle	Met	
23	Number of Van Accessible Space ADA	2 proposed	Met	
24	Bicycle Parking			
24a	Requirement ZO 5.16.1	8 proposed	Met	
24b	Location ZO 5.16.1	Indicated	Met	
24c	Clear Path from Street ZO 5.16.1	6' required, 5' proposed	Not Met	2' overhang not to be included in 6' clear path.
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	7' with 2' overhang	Met	
26	Sidewalk Ramps EDM 7.4 & R-28-K	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	-	N/A	
28	Cul-De-Sac O Figure VIII-F	-	N/A	
29	EyeBrow O Figure VIII-G	-	N/A	
30	Turnaround ZO 5.10	-	N/A	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing - sizes MMUTCD	Partially provided on detail	Partially Met	Include size of R7-8p sign. The supplemental penalty sign is not required.
33	Signing Table - quantities and sizes	Not provided	Not Met	Add signing table on the site plan sheet with the quantity and sizes of proposed signs.
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	-	N/A	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
36	Sign bottom height of 7' from final grade MMUTCD	Provided	Partially Met	The 7' bottom height should be from the ground to the bottom of the R7-8 sign and not the supplemental sign.
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	Not provided	Not Met	Provide note in future submittal.
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not provided	Not Met	Provide note in future submittal.
40	Parking space striping notes	Provided	Met	
41	The international symbol for accessibility pavement markings ADA	Provided	Met	
42	Crosswalk Pavement Marking Detail	Not provided	Not Met	Provide detail for proposed crosswalk markings shown on site plan.
43	Any Other Comments:	Remove stop bar and arrow pavement marking detail on sheet C-9.0 if not proposed on site plan. The applicant could propose a stop sign at 12 Mile Road.		

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

FAÇADE REVIEW



March 2, 2026

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

Façade Review Status:

Approved, No Façade Alterations are Proposed

Re: FACADE ORDINANCE REVIEW
Optimus Sports Training Facility, JSP26-08
Façade Region: 1, Zoning District: OS-1

Dear Ms. McBeth, City Planner;

The following Façade Review is based on the drawings prepared by ZABD Architects, dated 1/31/26. The percentages of materials for each façade are shown on the table below. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted in bold. In this case all façade materials are existing, no alterations are proposed to the exterior of the building.

Façade Region 1	South (Front)	North	East	West	Ordinance Maximum (Minimum)
Brick, Existing	62%	26%	25%	13%	100% (30%)
Concrete Masonry Unit (CMU), existing	38%	74%	75%	87%	10%

As shown above, the minimum amount of Brick is not provided on the north, east and west facades and the percentage of CMU exceed the maximum amount allowed by the Ordinance on all facades. and the percentages of CMU exceed the maximum amount allowed by the Ordinance. The deviations do not represent a violation of the Façade Ordinance because no façade alterations are proposed. It should be noted that if exterior openings (doors and windows) materials or architectural features are affected by the proposed change of use within the building, the related facades may be required to be brought into full compliance.

Sincerely, DRN & Architects PC

Douglas R. Necci, AIA

FIRE REVIEW



June 5, 2026

TO: Lindsay Bell – Director of Planning
Diana Shanahan – Planner
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

RE: **Optimus Sports Training Facility** (Previously reviewed as - 12 Mile Training Facility)

PreApp25-13

PSP26-010

JSP26-0008

Project Description:

Remodel Existing vacant 14k+ sq/ft building.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- 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.
- Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all "fire lane – no parking" signs are to be shown on the site plans. **(Fire Prevention Ord.)**
- 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).)**
- **CORRECTED & APPROVED – from previous reviews on 2/25/26 & 4/12/26** - 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)) This will need to be recalculated on Plan set C-10.0. Plans show fire truck with 40' length. See attached Fire Truck Spec sheet and resubmit for 48' long apparatus with 50' outside turning radii.*

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

- 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. **(D.C.S. Sec.11-68(a))**
- Hydrants shall be installed in a manner to be in compliance with the City of Novi "Design and Construction Standards", Chapter 11 of the Code of Ordinances.
- 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.
- 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:

Plan has been reviewed and is recommended for Approval with Conditions, that all items listed above are followed for final occupancy.

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 LETTER

STONEFIELD

July 24, 2026

City of Novi Community Development Department
Planning Division
45175 Ten Mile Road
Novi, MI 48375
248-347-0475

RE: Planning Review #2
Proposed Private Recreational Athletic Facility
Parcel ID: 50-22-10-400-053 and 50-22-10-400-054
43700 Twelve Mile Road
City of Novi, Oakland County, Michigan

To whom it may concern:

Our office is submitting documents on behalf of the Applicant to address the comments within City review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Development Plans	06-01-2026	7	Stonefield Engineering & Design
Architectural Floorplan & Elevations	06-02-2026	7	ZADB
Colored Site Rendering	07-23-2026	7	Stonefield Engineering & Design
EGLE Wetlands Permit	07-20-2026	7	EGLE

The following is an itemized response to the comments contained within the City of Novi Planning Review Letter dated June 24, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Ordinance Requirements

- Bicycle Parking Lot Layout (Section 5.16.5.A): All bicycle parking spaces are required to be paved; layout of bicycle parking facilities should be in accordance with minimum requirements. Please provide layout dimensions per the illustration in Section 5.16.6 and add notes/sheet numbers to the site plan where details can be found.*

rPSP: Not resolved – The bicycle rack layout on sheet C-9.1 does not have the correct number of racks and is not dimensioned correctly. Please refer to the illustration in Section 5.16.6 of the amended Zoning Ordinance and revise the layout accordingly.

The bicycle rack layout will be updated according to the amended Zoning Ordinance.

- Lighting and Photometric Plan (Section 5.7): A lighting and photometric plan was provided; however additional information is required for these items. Refer to Planning Review Chart for additional information.*

rPSP: The applicant indicates in their response letter that no building fixtures exist, however, there are existing fixtures over each entry door. Please clarify the status of these fixtures.

STONEFIELDENG.COM

555 S OLD WOODWARD AVE, SUITE 12L, BIRMINGHAM, MI 48009 248.247.1115 T. 201.340.4472 F.

The existing fixtures are not in service and will be removed from the building as part of the site improvements.

7. *Facade Requirements (Section 5.15): Any alterations to the building facade are subject to the requirements in Section 5.15. Please indicate if any facade alterations are proposed, including any painting for color change, and if so, provide the relevant information on the facade drawings in the next submittal.*

rPSP: Not resolved – *Most existing doors have been added to the floor plans – the overhead door and man door on the north side is missing as well as the window on the north side (near restrooms). Existing doors and windows are indicated on the south elevation; however, some existing doors are missing from the east elevation, and no existing doors are shown on the north or west elevations.

Architectural Response: Floorplan and Elevations will be revised accordingly to accurately reflect the existing doors.

Planning Review Chart

Bicycle Parking Requirements (Section 5.16)

- *Bicycle Parking Lot Layout (Section 5.16.5.A)*

Provide bike pad layout detail with dimensions in next submittal.

The bicycle rack layout will be updated according to the amended Zoning Ordinance.

Sidewalk Requirements

- *Pedestrian Connectivity*

The applicant indicates that due to the existing steep slopes, providing a compliant and accessible sidewalk connection to Twelve Mile is not feasible.

Building exits connected to sidewalk adjacent to building.

The applicant is requesting a waiver for pedestrian connectivity between the access street and the site. Due to the existing steep slopes along the entry driveway, providing a compliant and safe sidewalk to 12 Mile Road is not feasible.

Accessory Uses (Section 4.19)

- *Dumpster Enclosure (Section 21-145. (c))*

Specify block color on Sheet C-9.1 in next submittal.

Block color shall match existing building. Color to be determined prior to Final Site Plan Approval.

Lighting and Photometric Plan (Section 5.7)

- *Lighting Plan (Section 5.7.2.A.i)*

Four existing light poles noted on demo plan to be removed, 12 new fixtures to be added.
Please clarify the status of the existing building fixtures.

The existing fixtures are not in service and will be removed from the building as part of the site improvements.

- *Lighting Plan Elements (Section 5.7.2.A.ii)*

Existing or proposed building lighting should be included in photometric calculations.

The existing fixtures are not in service and will be removed from the building. No building mounted lighting is proposed as part of the site improvements.

- *Building Lighting (Section 5.7.2.A.iii)*

Existing building lighting should be shown on the elevations, included in photometric calculations, and in the luminaire schedule.

The existing fixtures are not in service and will be removed from the building as part of the site improvements.

- *Color Spectrum Management (Section 5.7.3.F)*

Revise CCT to meet requirement or seek a variance from ZBA.

The color temperatures will be revised to 3,000 CCT to meet the required code.

- *Minimum Illumination Levels (foot-candles) (Section. 5.7.3.L)*

Indicate fc at infrequent entrances.

Minimum illumination levels at infrequent building entrances will be added to the Lighting Requirements table on the Lighting Plan.

Plan Review Center Report

Recommendation:

This project is recommended for approval for Preliminary Site Plan.

Landscape Waivers Require for the Proposed Layout and Landscaping

- *Lack of buffering berms north and west of the site. Supported by staff.*

The applicant is requesting a waiver for the buffering berms required along the north and west property lines, as supported by staff. A single line of closely spaced Green Giant Arborvitae is proposed along the entire north property as suggested by the City Landscape Architect. Also noted by the City Landscape Architect is that “no screening along the west line is needed because there is only the entry drive for the Carlton Forest development there.”

- *Some of the foundation landscaping area is located away from the building. Supported by staff.*

The applicant is requesting a waiver for the deficient percentage of building foundation landscaping. Supplemental building foundation landscaping is shown in the long interior parking lot island as suggested by the City Landscape Architect.

- *Deficiency in percentage of building perimeter with landscaping. Supported by staff.*

The applicant is requesting a waiver for the deficient percentage of building foundation landscaping. Supplemental building foundation landscaping is shown in the long interior parking lot island as suggested by the City Landscape Architect.

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

1. *The property is adjacent to residential property on the west and north sides of the property. No screening along the west line is needed because there is only the entry drive for the Carlton Forest development there. A line of large evergreen shrubs is now proposed along the north property line.*
2. *This requires a landscape waiver.*
3. *The waiver would be supported by staff for both frontages.*

The applicant is requesting a waiver for the buffering berms required along the north and west property lines, as supported by staff.

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

4. *12 subcanopy trees are provided as street trees under the overhead wires along 12 Mile Road. This meets requirement. If the Road Commission for Oakland County does not allow some or all of them they do not need to be planted but a copy of their decision must be provided to the city.*

A copy of the Road Commission for Oakland County decision will be provided to the city upon receipt.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

2. *Only 71% of the building perimeter is landscaped. This requires a landscape waiver. As the discrepancy is not great and the total area required is exceeded by the proposed landscaping, it is supported by staff.*

The applicant is requesting a waiver for the deficient percentage of building foundation landscaping. This is due to amount of existing doors limiting the available area for perimeter plantings.

3. *All of the landscape area required is not proposed by adding landscaping in the long island abutting the parking lot (16% of the total area provided). A waiver is required to place some of the landscaping away from the building. As the additional landscaping is very evident to site visitors and the total area required is exceeded by that proposed, the waiver is supported by staff.*

The applicant is requesting a waiver for the location of the supplemental building foundation landscaping which is proposed to be located in the long island abutting the parking lot. This is due to amount of existing doors limiting the available area for perimeter plantings.

Landscape Review Summary Chart

Landscape Plan Requirements (LDM 10)

- *Existing plant material / woodlands or wetlands*

Please add "or designated alternate" after landscape architect to the woodland replacement planting note.

The note will be updated accordingly on Sheets C-8.0 & C-8.1.

- *Existing and proposed utilities*

1. Please add the proposed water lines and/or well to the landscape plan.

Further due diligence is currently being completed to confirm current condition and location of the existing well and septic system - the existing locations will be added to the plans upon determination.

2. Please show all hydrants serving the site on the landscape plan

All existing hydrants are off-site and have been previously identified on the Fire Plan, C-10.

3. Trees should be at least 10 feet from hydrants, catch basins and manholes and 5 feet from underground lines.

A note will be added specifying the noted tree planting distances on Sheets C-8.0 and C-8.1.

4. The above are repeat comments. Please show the well location or proposed water lines on the plans.

Further due diligence is currently being completed to confirm current condition and location of the existing well and septic system - the existing locations will be added to the plans upon determination.

Parking Area Landscape Requirements (Zoning Sec. 5.5.3.c & LDM 5)

General (Zoning Sec 5.5.3.c.ii & LDM 5)

- *Plantings around Fire Hydrant*

1. Show all hydrants and Fire Department Connections on the Landscape Plan.

All existing hydrants are off-site and have been previously identified on the Fire Plan, sheet C-10. No fire hydrants are currently proposed as part of the site improvements.

2. Please be sure to provide at least 10 feet between hydrants, manholes and catch basins and trees.

A note will be added specifying the noted tree planting distances on Sheets C-8.0 and C-8.1.

- *Clear Zones*

Please remove the city clear vision zones.

The city clear vision zones will be removed from the Landscaping Plan.

All Categories

- *Number of canopy trees required*

Please move the NS near the 2 space bay to within 5 feet of the curb.

The location of the proposed NS will be revised accordingly.

Other Landscaping

Building Foundation Landscape Requirements (Zoning Sec. 5.5.3.d)

- *Interior Site Landscaping*

1. A landscape waiver is required for the location of some of the landscaping away from the building. It would be supported by staff.

The applicant is requesting a waiver for the location of the supplemental building foundation landscaping which is proposed to be located in the long island abutting the parking lot. This is due to amount of existing doors limiting the available area for perimeter plantings.

2. A landscape waiver is also required for the deficiency of the building perimeter not landscaped. As the deficiency is quite small and the required landscaping area is exceeded by what is provided, the waiver would be supported by staff.

The applicant is requesting a waiver for the deficient percentage of building foundation landscaping. This is due to amount of existing doors limiting the available area for perimeter plantings.

Landscaping Notes, Details and General Requirements

Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details

- *Multi-stem Tree*

Unless a tree-form (standard) serviceberry will be used, please add this detail.

No multi-stem trees are proposed as part of the site improvements. The Landscaping Plans propose a tree-form, single-stem Serviceberry - Please refer to sheets C-8.0 and C-8.1.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Erin McMachen, PE
Stonefield Engineering and Design, LLC



Annie Perkins
Stonefield Engineering and Design, LLC

STONEFIELD

April 8, 2026

City of Novi Community Development Department
Planning Division
45175 Ten Mile Road
Novi, MI 48375
248-347-0475

RE: Planning Review
Proposed Private Recreational Athletic Facility
Parcel ID: 50-22-10-400-053 and 50-22-10-400-054
43700 Twelve Mile Road
City of Novi, Oakland County, Michigan

To whom it may concern:

Our office is submitting documents on behalf of the Applicant to address the comments within City review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Plan Revision Resubmittal Form	04-08-2026	1	ZAF Investments, LLC
Site Development Plans	04-08-2026	7	Stonefield Engineering & Design
Architectural Floorplan & Elevations	04-03-2026	7	ZADB
Hazardous Materials Packet	02-06-2026	1	Optimus Sports Training Facility
Project Narrative	02-06-2026	1	Optimus Sports Training Facility
Preliminary Site Plan Application	02-06-2026	1	ZAF Investments, LLC
Preliminary Site Plan Checklist	02-16-2026	1	Stonefield Engineering & Design
Wetlands Delineation Report	12-03-2026	1	ASTI Environmental
Economic Impact Statement	04-08-2026	1	Optimus Sports Training Facility
Cost Estimate	04-08-2026	1	Stonefield Engineering & Design
Noise Impact Statement	-	1	Optimus Sports Training Facility
Existing Building Photos	-	1	ZADB
Draft Storm Drainage Facility Maintenance Easement Agreement	04-08-2026	1	ZAF Investments, LLC

STONEFIELDENG.COM

555 S OLD WOODWARD AVE, SUITE 12L, BIRMINGHAM, MI 48009 248.247.1115 T. 201.340.4472 F.

The following is an itemized response to the comments contained within the City of Novi Planning Review Letter dated March 9, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Special Land Use Considerations

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.

The proposed private recreational athletic facility is not anticipated to cause any detrimental impact on existing thoroughfares. While the facility supports a broad spectrum of users, the focus is on smaller training programs for a personalized experience catered to each individual's needs. Consequently, overall traffic volumes to the site are not expected to increase excessively. Additionally, no road work activity within the I2 Mile Road right-of-way is proposed as part of the site improvements nor are any modifications to the existing entry drive; the existing vehicular turning patterns, acceleration/ deceleration lanes are maintained. The off-street parking requirements for a private club are met, and the proposed number of parking spaces is sufficient for the maximum occupancy.

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.

The proposed private recreational athletic facility is not anticipated to cause any detrimental impact on the capabilities of public services and facilities. No water service leads are proposed; the existing well on-site shall continue to provide domestic water to the building. The existing septic system on-site is proposed to be reutilized so as to not impact the public sanitary sewer. All stormwater runoff is proposed to be captured and detained on-site with the proposed underground detention system. The site is accessible for police and fire protection as no modifications to the existing entry drive or I2 Mile Road are proposed and all proposed curb radii are compliant with the ordinance.

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.

The proposed private recreational athletic facility is compatible with the natural features and characteristics of the land as the site improvements have been designed to reduce disturbing the existing wetlands and woodlands on-site to the maximum extent practicable. The off-street parking area has been designed in a manner to provide sufficient parking for the use, avoiding excessive parking, so as to reduce the number of trees/ wooded areas to be removed. All dead, declining trees in poor condition shall be removed and replaced in kind. Additionally, the existing wetlands on-site will not be impacted by any of the proposed site improvements and the wetland setback will be maintained throughout the re-development.

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.

The proposed private recreational athletic facility is compatible with the adjacent uses of land as the site is zoned Office Service, the same as the parcels located to the east and west and is comparable in size. The proposed sports training facility serves as a transitional use between the existing gas station to the east, the existing medical building to the west, and the residential area to the north. The facility will function as a community-centered hub for athletic development, inclusive of a broad range of users.

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.

The proposed private recreational athletic facility is consistent with the Community Office future land use shown on the City's Master Plan for Land Use. As described in the City's Master Plan, community office space is designated for office uses that primarily serve the residents of the city and may also include facilities for human care and indoor or outdoor recreation. The training model of the proposed athletic facility is aimed to promote human performance, strength and conditioning, and injury prevention with safe progression for all participant groups. The proposed facility also includes an outdoor artificial turf area and natural grass soccer field for residents who choose to utilize them.

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.

The proposed private recreational athletic facility will promote the use of land in a socially and economically desirable manner. The facility will not only serve the local residents of Novi but also attract international athletes, cultivating a global network of professionals focused on health and prosperity. During the re-development of the site, it is anticipated that 7-10 jobs will be created for the construction of the proposed site improvements. The facility will also create approximately four full-time jobs and 16 part-time jobs once it is operational. Please see attached Economic Impact Statement.

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

As stated in Section 4.38 of the zoning ordinance, public or private indoor recreation facilities (in the B-3, OS-1, OSC, and OST districts), including but not limited to, health and fitness facilities and clubs greater than 2,000 square feet in size, swimming pools, tennis and racquetball courts, roller skating facilities, ice skating facilities, soccer facilities, baseball and softball practice areas, indoor archery ranges and similar indoor recreational uses, and private outdoor recreational facilities, including but not limited to, playfields, playgrounds, soccer fields, swimming pools, tennis and racquetball courts and ice skating facilities are permitted as special land use.

- b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The proposed private recreational athletic facility is in harmony with purposes and conforms to the applicable site design regulations of the office service zoning district as all of the site design requirements have been met.

Ordinance Requirements

1. Parking – Private Club (Section 5.2.12.B): One parking space is required for each 3 persons allowed within the maximum occupancy. The applicant has initially assumed a maximum occupancy of 100 people, resulting in 33 spaces required. However, the applicant notes that actual occupancy will be confirmed as Building Permit Plans are developed. A total of 45 parking spaces are proposed, which the applicant believes to be sufficient to support the anticipated daily uses of small group training and/or individual training. *Please provide the confirmed maximum occupancy so that required parking can be determined.*

Please refer to the attached updated Architectural Plans, sheet A.1, for the total occupant load.

2. Bicycle Parking Lot Layout (Section 5.16.5.A): All bicycle parking spaces are required to be paved; layout of bicycle parking facilities should be in accordance with minimum requirements. *Please provide layout dimensions per the illustration in Section 5.16.6 and add notes/sheet numbers to the site plan where details can be found.*

The proposed bicycle parking layout has been updated to reflect the illustration shown in Section 5.16.6 and a note has been added to indicate the applicable detail on sheet C-9.0. Please see updated plan sheet C-3.0.

3. 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. Bicycle parking is accessible from the access drive off Twelve Mile; however, the 7-foot sidewalk adjacent to the building has a 2-foot parking overhang, resulting in a 5-foot clear path. *Please revise the plan to meet the 6-foot minimum clear path requirement.*

The proposed sidewalk adjacent to the building has been updated to 8 FT wide, providing a 6-foot clear path. Please see updated plan sheet C-3.0.

4. Public or Private Indoor and Private Outdoor Recreational Facilities (Section 4.38): In the OS-I district, recreational facilities are permitted as a Special Land Use subject to approval by the Planning Commission. A noise impact statement is required subject to the standards of Section 5.14.10.B. *Please provide a noise impact statement in the next submittal.*

Please see attached Noise Impact Statement.

6. Woodland Protection (Code of Ordinances, Chapter 37): The site contains City regulated woodlands. An updated tree survey/inventory should be provided to determine the total tree replacement requirement. The boundary of the existing conservation easement should be added to the plans. *A Woodland Use Permit is required to perform construction on any site containing regulated woodlands. Refer to the Woodland review letter for additional information.*

The Demolition and Tree Removal Plan has been revised to provide an updated ‘Woodland Replacement’ table that accurately lists the amount of trees to be removed per size category. A total of 31 existing trees are indicated to be removed, 29 of which are regulated per the ordinance. No existing woodlands are to be disturbed within the existing conservation easement. 63 total replacement trees are required. Please see the updated plan sheet C-2.0.

The Tree Inventory has been revised to accurately indicate the 31 existing trees to be removed. 29 existing trees to be removed are regulated, 2 existing trees to be removed are not regulated due to being dead- please see the updated sheet C-2.2.

Woodland Use Permit has been submitted to the City within a separate submission package.

7. Facade Requirements (Section 5.15): Any alterations to the building facade are subject to the requirements in Section 5.15. Please indicate if any facade alterations are proposed, including any painting for color change, and if so, provide the relevant information on the facade drawings in the next submittal.

No alterations to the existing facade are proposed as part of the site improvements; all existing coping, brick, masonry and storefront are to remain. Please refer to the updated Architectural Plans, sheet A.2, for existing building materials/colors. Existing Building Photos have also been included with this submission.

8. Fences (Section 5.11): Fences are subject to the requirements in Section 5.11. The applicant should indicate any fences proposed for the outdoor activity areas in their next submittal.

Fences will not be necessary for any outdoor activities; therefore, no fences are proposed as part of the site improvements.

9. Property Split/Combination: Proposed property combination must be submitted to the Assessing Department for approval. Lot splits or combinations are to be completed prior to Stamping Set approval; new parcel ID numbers to be indicated on the Stamping Set.

The proposed property combination will be submitted to the Assessing Department prior to final approval.

The following is an itemized response to the comments contained within the Planning Review Chart dated March 9, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

OS-I District Required Conditions (Section 3.17)

Parking and Loading Requirements

- Provide Actual maximum occupancy to determine parking count.

Please refer to the updated Architectural Plans, sheet A.1, for the total occupant load.

- 6" curb indicated at 17' parking spaces, please revise to 4" curb with 2' overhang.

The note indicating proposed 6" curb at 17 FT parking spaces has been revised to 4" curb with 2' overhang. Please see updated plan sheet C-3.0.

- Provide details/notes for loading zone striping. The applicant may wish to consider alternately if the existing loading dock area can be used to avoid conflicts with parked vehicles or pedestrian access.

Loading area is visually depicted on the Site Plan, however no striping is proposed for the loading area. All loading related activities are to occur outside of operational hours so as to not impede vehicular traffic/parking.

Bicycle Parking Requirements

- The applicant could consider providing bike parking spaces in multiple locations.

The location of the proposed parking spaces remains the same as previously shown on the Preliminary Site Plans as this location provides the shortest distance to the building entrance while maintaining a 6-foot clear path for pedestrians.

- Provide bike pad layout with dimensions in next submittal.

The bicycle parking layout is dimensioned on the Site Plan, sheet C-3.0. The concrete walkway detail provided on sheet C-9.0 also applies to the proposed bike pad cross-section.

- Add notes/sheet numbers to site plan where bike parking details can be found.

The proposed bicycle parking layout has been updated to reflect the illustration shown in Section 5.16.6 and a note has been added to indicate the applicable detail on sheet C-9.0 for the proposed hoop rack installation.

- 2' parking overhang not to be included in 6' required clear path.

The proposed sidewalk adjacent to the building has been updated to 8 FT wide, providing a 6-foot clear path. Please see updated plan sheet C-3.0.

Sidewalk Requirements

- Please provide sidewalk connection from Twelve Mile Road.

Due to the existing steep slopes across the site, providing a compliant and accessible sidewalk connection to Twelve Mile Road is not feasible.

Accessory Uses (Section 4.19)

Dumpster Enclosure

- Provide color of CMU, please note color should match the building.

Please note that the trash enclosure detail provided on sheet C-9.1 calls for the block color to match the building. Please also refer to the submitted Existing Building Photos along with the updated Architectural Plans, sheet A.2, for existing building materials/colors.

Use Standards

- Please provide a noise impact statement in the next submittal.

Please refer to the Noise Impact Statement provided with this submittal.

Lighting and Photometric Plan (Section 5.7)

- Existing light poles appear to be shown on the demo plan but are not called out for removal or indicated on the photometric plan, please clarify the status of these.

Notes indicating the four existing light poles to be removed have been added to the Demo Plan, sheet C-2.0 for clarity.

- Any 0's should be eliminated from the area being lit, so the average to minimum ratio can be accurately provided.

The Lighting Plan has been updated such that the area being lit, all pedestrian and vehicular use areas, has a minimum of 0.1 FC. The average to minimum calculation is now provided- please see updated plan sheet C-6.0.

- Please indicate if any building lighting is proposed.

No additional building lighting is proposed; please note, as reflected on the Lighting Plan, the main building entrance to the lobby is illuminated at 1.0 FC by the proposed exterior lighting.

- Electrical service to light fixtures to be underground. Add note to plan.

Note has been added to the Lighting Plan- please see updated plan sheet C-6.0.

- No flashing light permitted. Add note to plan.

Note has been added to the Lighting Plan- please see updated plan sheet C-6.0.

- Please provide average to minimum light level calculation.

The Lighting Plan has been updated such that the area being lit, all pedestrian and vehicular use areas, has a minimum of 0.1 FC. The average to minimum calculation is now provided- please see updated plan sheet C-6.0.

- Please provide CRI and CCT.

A Lighting Plan Details sheet has been added to the plan set with the supplemental information- please see plan sheet C-6.1.

- Indicate any after-hours lighting proposed.

Site lighting for outdoor training will be turned off approximately 30 minutes after close of business.

- Please indicate whether there will be any security lighting in the next submittal.

No additional security lighting is proposed with the site improvements; existing security lighting will remain.

Other Permits and Approvals

- Parcel combination to be completed prior to stamping set approval.

The proposed property combination will be submitted to the Assessing Department prior to final approval.

Building Code and Other Standard Requirements

- Once parcel combination is complete, indicate new parcel ID number on plans.

The proposed property combination will be submitted to the Assessing Department prior to final approval.

- Please include an economic impact statement in the next submittal for the benefit of the Planning Commissioners.

Please see attached Economic Impact Statement.

The following is an itemized response to the comments contained within the Plan Review Center Report Engineering Review dated March 9, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Comments

1. Provide a minimum of two ties to established section or quarter section corners.

Survey has been updated. See attached Site Development Plans.

2. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, refer to [City of Novi Survey Benchmarks Arch Map](#).

Survey has been updated. See attached Site Development Plans.

3. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

A note has been added to the Site Plan - please see updated plan sheet C-3.0.

4. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.

A table has been added to the Site Plan indicating the type, size, and quantities of the proposed permanent signs. Footnote one of the table indicates that all signs shall be in accordance with MMUTCD standards- please see updated plan sheet C-3.0.

5. Traffic signs in the Road Commission for Oakland County (RCOC) right-of-way will be installed by RCOC.

No traffic signs within the RCOC right-of-way are proposed as part of the site improvements.

6. Provide a traffic control plan for the proposed road work activity.

No road work activity is proposed as part of the site improvements. Consequently, a traffic control plan is not provided.

7. 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.

Note has been added to the Stormwater Management Plan on Sheet C-4.1. Stormwater Profiles have been added to Sheet C-4.2 with compacted sand backfill illustrated and labeled.

8. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.

Construction Material Quantities Table has been added to Sheet C-4.1.

9. 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.

Note has been added to Sheet C-4.1.

10. Show the locations of all light poles on the site 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.

The site plan has been updated to show the proposed light pole locations. The proposed light pole locations do not conflict with existing utilities and are not within a utility easement. A Lighting Plan Details sheet, C-6.1, has been added to the plan set to provide fixture information such as typical foundation depth.

11. The [Non-Domestic User Survey Form](#) for sanitary sewer flow shall be submitted to the City so it can be forwarded to Oakland County.

The re-development proposes to continue utilizing the existing septic system; no sanitary discharge to public system is proposed.

12. The dedication of the master-planned right-of-way is requested for the project on Twelve Mile Road. Label the proposed right-of-way as 90-foot half-width right-of-way.

The proposed right-of-way label has been updated accordingly on the Site Plan- please see updated plan sheet C-3.0.

13. A [Right-of-Way Permit](#) will be required from the City of Novi and Oakland County.

Plans have been submitted to RCOC for a right-of-way permit for the proposed sidewalk along 12 Mile Road.

14. Only at the time of the printed Stamping Set submittal, provide the City's standard detail sheets for 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](#).

Acknowledged - The City's standard detail sheets for storm sewer and paving will be included with the final submittal.

Water Main

15. No water main or water service leads are proposed. The existing well shall continue to provide domestic water to the building.

Correct.

Irrigation

16. Indicate on the site plan whether irrigation is proposed. If so, include containment notes on irrigation sheets.

Irrigation plans with containment notes will be provided prior to the final submittal.

17. 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).

Irrigation service to be confirmed, due diligence is being completed on the existing well to confirm feasibility of service.

18. 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."

Acknowledged - This note is included on the Landscaping Plan and will be added to the irrigation plan prior to the final submittal. Please see updated sheets C-8.0 and C-8.1.

Sanitary Sewer

19. No sanitary sewer or sanitary sewer leads are proposed. The development proposes to continue utilizing the existing septic system. If any alterations are necessary after televising the existing system (or if the system requires replacement), contact [Oakland County](#) for a septic permit.

Acknowledged - We will apply for a septic permit should it be deemed necessary upon completion of televising the existing sanitary sewer system.

Storm Sewer

20. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.

The site is bound by the discharge point at the existing wetlands and maintaining a discharge point outside of the required wetlands setback. The system was able to be lowered from the basin inlet by 0.81'. A minimum cover of 2.12' is provided at D-101 (from top of 18" pipe to grate).

21. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger. Currently, the storm water collection pipes do not meet this standard. Resize proposed storm sewer pipes accordingly.

Stormwater Profiles have been added to Sheet C-4.2. All Stormwater Pipes have been upsized to minimum 12" CL IV RCP. Drainage structures have also been added to the rear of the site to capture additional stormwater runoff from the turf / landscape areas.

22. HDPE is not typically allowed for 12-inch storm sewer. Consider reinforced concrete sewer pipe.

All stormwater pipe has been revised to Class IV Reinforced Concrete Pipe

23. 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.

Stormwater Profiles, including 10-year HGL, have been added to Sheet C-4.2.

24. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Schedule has been provided on Sheet C-4.1.

25. Provide a storm sewer basis of design table.

Stormwater Conveyance Calculations including capacity and flow rates for 10-year storm (Basis of Design) and Stormwater Detention Calculations are included on Sheet C-4.2.

Storm Water Management Plan

26. 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).

Stormwater Calculations on Sheet C-4.2 have been revised accordingly to be consistent with Chapter 5 of the Novi Engineering Design Manual.

27. Provide confirmation from EGLE that the wetland is an acceptable outlet for the underground detention system.

Plans have been submitted to EGLE for Joint Permit Application to allow discharge to the wetlands. EGLE will typically allow discharge as the area flows to the wetlands under exiting conditions and the conditions are being improved post-construction with the addition of water quality and stormwater detention. EGLE Permit to be provided once received.

28. Provide drainage area and runoff coefficient calculations specific to each capture zone.

Sheet C-5.1 has been added to the plan set showing Inlet Drainage Areas.

29. For any developments less than 5 acres, the time of concentration shall be 10 minutes. Update the calculations accordingly.

Time of concentration has been revised to 10 minutes.

30. 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.

Stormwater Access Easement has been depicted on the plans (C-4.1.). Easement documents to be provided upon approval of the stormwater system.

31. Provide manufacturer's details and sizing calculations for the pretreatment structure on the plans. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr).

Water Quality Unit Specifications and Calculations have been added to the Construction Details, See Detail #1 & #2 on Sheet C-9.2.

32. Pretreatment structure shall limit the concentration of Total Suspended Solids (TSS) to 80% based on the 110-micron particle size. The NJDEP standard of 50% removal is also allowable, as it is for the target median particle size of 75- microns.

80% treatment for 110-micron particle size provided with Contech CS-5.

33. Provide release rate calculations for the three design storm events (VCP-R, VED and VI00). Outlet Control Structure calculations should show storage and outlet elevations for CPRC – Extended Detention (VED) and 100-Year Storage Volume (VI00).

Please see updated Stormwater Calculations on Sheet C-4.2.

Underground Detention Requirements

34. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.

In the event the proposed stormwater basin cannot accept flow, runoff will surcharge at the lowest structure (D-101) and overtop the adjacent curb. From there, flow will be conveyed overland toward the adjacent wetland area, which serves as the receiving drainage course. Overland flow direction has been illustrated with flow arrows on the Stormwater Management Plan (Sheet C-4.1).

35. Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity, the high-water elevation of the groundwater table, and feasibility of infiltration.

A geotechnical report with soil-boring information within the proposed underground detention system area is currently underway and will be provided with the next submittal.

36. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.

A geotechnical report with soil-boring information within the proposed underground detention system area is currently underway and will be provided with the next submittal.

37. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.

A note has been added to the Stormwater Management Plan - please see updated sheet C-4.1.

38. Provide a note on the underground detention detail that aggregate porosity will be tested, and results provided to the City's inspecting engineers.

Note has been added to the bottom left of the Underground Chamber Specifications on Sheet C-9.3.

39. Provide an 8-inch inspection port on 4th and 8th storage row.

10" Inspection ports added to chamber system. ADS offers 4", 6" and 10" inspection ports. See revised specifications on Sheet C-9.3.

40. For isolator rows, provide a 12-inch inspection port on the opposite side of the system inlet.

10" Inspection port added to chamber system. ADS offers 4", 6" and 10" inspection ports. See revised specifications on Sheet C-9.3.

41. Provide critical elevations (CPVC, CPRC – extended detention, 100-year, and pavement elevation) for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 foot of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.

Cross section for the underground chamber system is included within the specifications on Sheet C-9.3. Critical elevations have been noted on the ADS stage storage table, see Detail #4 on Sheet C-9.2.

42. In order to prevent scouring (per Table 4 of StormTech manual), do not exceed the maximum inlet flow rates.

Noted, maximum inflow rate is noted as 5.50 cfs for an 18" pipe. Per the Conveyance calculations on Sheet C-4.2 maximum inflow under typical conditions (10-Year Storm) is 4.13 cfs.

Paving & Grading

43. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.

A construction materials table has been added to the Site Plan to quantify the proposed paving- please see updated plan sheet C-3.0.

44. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.

The sidewalk ramp and detectable warning details from the current MDOT specifications have been added to sheet C-9.0.

45. Label specific ramp locations on the plans where the detectable warning surface is to be installed.

The proposed ramp locations with detectable warning surfaces are now labelled on the Site Plan- please see updated plan sheet C-3.0.

46. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.

The ramp details illustrating the detectable warning surfaces have been updated accordingly on sheet C-9.0.

47. 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.

A note to use 21AA crushed limestone base for any pavement within 100 feet of a water course has been added to the asphalt pavement cross-section detail on sheet C-9.0.

48. Revise the on-site asphalt pavement cross-section to a minimum of 1.5 inches of MDOT 5EML/5EMH on 2.5 inches of MDOT 3C/4EML on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.

The on-site pavement cross-section detail has been updated accordingly on sheet C-9.0.

49. Revise Dumpster Pad details to meet city standards, 8" concrete on 8" 21AA aggregate base.

The dumpster pad cross-section detail has been updated accordingly on sheet C-9.0.

50. Remove or revise any curb details that do not match or exceed Novi paving standards that will be attached to the stamping set.

The previously shown concrete curb detail has been removed from our details, and the City of Novi Paving Standard Details plan sheet has been added to the plan set.

51. Provide a line designation representing the effective 19-foot stall length for 17- foot perimeter stalls.

A 2-foot-long dashed line has been added to the 17-foot parking stalls to represent the effective 19-foot parking stall length- please see updated plan sheet C-3.0.

52. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4- inches high (rather than the standard 6-inch height to be provided adjacent to 19-foot stalls). Additionally, 2-foot overhang should be provided adjacent to 17- foot parking stalls.

The note indicating proposed 6" curb at 17 FT parking spaces has been revised to 4" curb with 2' overhang. Please see updated plan sheet C-3.0.

Soil Erosion & Sediment Control

53. 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.

Plans and Application Packet have been submitted for Soil Erosion Permit.

The following must be submitted with the next submittal

54. 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.*

Please accept this memo as our response letter to address the comments received in the Preliminary Site Plan review and highlight changes made to the Site Improvement Plans; All changes to the plans have been discussed in this response letter.

55. 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).

Please see attached Cost Estimate.

Required Legal Documents

56. 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.

Please see attached Draft Storm Drainage Facility Maintenance Easement Agreement.

57. 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 and acceptance by the City.

To be provided prior to final approval .

The following must be addressed prior to construction

58. 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.*

Acknowledged.

59. 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.

Acknowledged.

60. 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.

Acknowledged- A note has also been added to the Stormwater Management Plan.

61. Construction inspection fees must be paid to the Community Development Department. ***fees are subject to change.*

Acknowledged.

62. Legal escrow fees 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.*

Acknowledged.

63. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.

Acknowledged.

64. A storm water performance guarantee 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.

Acknowledged.

65. A street sign financial guarantee in the amount of \$400 per traffic control sign proposed must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.

Acknowledged.

66. A traffic control inspection fee 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.

Acknowledged.

67. 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.

Plans have been submitted to Novi for Soil Erosion Control Permit.

68. 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.

Plans have been submitted to Novi for a Right-of-Way permit.

69. 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.*

Plans have been submitted to RCOC for a Right-of-Way permit.

The following is an itemized response to the comments contained within the Landscaping Plan Review Center Report dated March 4, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Recommendation:

LANDSCAPE WAIVERS REQUIRED FOR THE PROPOSED LAYOUT AND LANDSCAPING:

- No screening berm is provided on the west or north property lines between the site and RA- zoned property— *supported by staff for the west property line but not the north property line*

The Landscaping Plan has been revised to propose a 4'-6" high wall along the north property line adjacent to the residential zoned property. The proposed wall will supplement the existing natural berm that will provide screening of similar height at the northeast corner of the site. Please see updated plan sheets C-8.0 and C-8.1.

The applicant is requesting a waiver for the screening berm required along the west property line as supported by staff. Please see updated plan sheets C-8.1.

- Less than 75% of the building has landscaping and the required foundation landscaped area is not provided— *not supported by staff*

The Landscaping Plan has been revised to provide 78.5% building foundation landscaping along the building perimeter. Foundation landscaping areas are provided along the west, south, and east perimeters consisting of a mix of dense shrub plantings. Please see updated plan sheets C-8.0 and C-8.1.

Please revise the layout/landscaping to remove the need for the two unsupported waivers.

The Landscaping Plan has been revised to remove the need for the two unsupported waivers. Please see updated plan sheets C-8-0 and C-8.1.

Please add the City Project number, JSP26-0008, to the bottom right corner of the cover sheet.

The City Project number has been added to the titleblock and is now shown in the bottom right corner of all plan sheets within the set.

Ordinance Considerations

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

2. No woodland replacement calculations are provided. *Please add them and plant as many of the required replacements on the site as possible.* They should not be within the parking lot area.

The Demolition & Tree Removal plan provides an updated 'Woodland Replacement' table that accurately lists the amount of trees to be removed per size category. A total of 31 existing trees are called out to be removed, 29 of which are regulated per the ordinance. 63 total replacement trees are required. Please see the updated plan sheet C-2.0.

The Landscaping Plan has been revised to provide 41 replacement trees throughout the site where feasible. The planting layout ensures no disturbance is made within the 25 ft wetland setback and does not provide replacement trees within the parking lot area. Please see the updated plan sheets C-8.0 and C-8.1.

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

4. Please provide the required berm or an acceptable substitute that provides sufficient visual and audible buffering.

The Landscaping Plan has been revised to propose a 4'-6" high wall along the north property line adjacent to the residential zoned property. The proposed wall will supplement the existing natural berm that will provide screening of similar height at the northeast corner of the site. Please see updated plan sheets C-8.0 and C-8.1.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

1. Although the calculations indicate that more than the required landscaping area is provided, most of the proposed landscaping is very sparse.

The Landscaping Plan has been revised to increase the amount of plantings proposed within the required landscaped areas along the building perimeters. Foundation landscaping areas are provided along the west, south, and east perimeters consisting of a mix of dense shrub plantings. Please see updated plan sheets C-8.0 and C-8.1.

2. Only 49% of the building has landscaping. This is not acceptable. As the use of the building is changing, and the building and landscaping have been long abandoned, preservation of the existing condition is not acceptable. 75% coverage is the minimum, but as much of the building as possible should have at least a 4' wide strip of landscaping at the building foundation.

The Landscaping Plan has been revised to provide 78.5% building foundation landscaping along the building perimeter. Foundation landscaping areas are provided along the west, south, and east perimeters with consideration of existing points of ingress/egress to remain along the façade. Please see updated plan sheets C-8.0 and C-8.1.

3. A landscape waiver is required for the proposed foundation landscaping. It is not supported by staff. Please provide all of the required landscaping.

The Landscaping Plan has been revised to provide all the required landscaping along the building foundation. Please see updated plan sheets C-8.0 and C-8.1.

Plant List (LDM 4.)

1. 9 of 11 species used (81.8%) are native to Michigan.

Acknowledged; all species proposed on the Landscaping Plan have been selected from the suggested plant materials list provided in the City of Novi Landscape Design Manual.

2. The number of red maples should be reduced to meet the tree diversity requirement.

The Landscaping Plan has been revised to ensure no more than 15% of a single species is proposed per the Tree Species Diversity requirements of the City of Novi Landscape Design Manual. A note has been added to the Landscaping Plan noting that when fewer than 200 trees are proposed, no more than 15% shall be of a single species. Please see updated plan sheets C-8.0 and C-8.1.

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.

Acknowledged; irrigation plans will be provided prior to the final submittal.

2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans.

Acknowledged; irrigation plans will be provided prior to the final submittal.

The following is an itemized response to the comments contained within the Landscape Review Summary Chart dated March 4, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Landscape Plan Requirements (LDM 10)

- Owner information is on the cover sheet. Include the same information on the landscape plan.

Acknowledged. The owner information is provided in the top left corner of the Landscaping Plan. Please see sheets C-8.0 and C-8.1.

- Please move the survey sheet to the beginning of the set, before the Demolition Plan.

Survey has been inserted into the plan set after the Cover Sheet and before the Demolition Plan.

1. Where possible, please plant woodland replacements on the site.

The Landscaping Plan has been revised to provide 41 replacement trees throughout the site where feasible. The planting layout ensures no disturbance is made within the 25 ft wetland setback. Please see the updated plan sheets C-8.0 and C-8.1.

2. See the Merjent letter for a complete review of the woodlands and wetlands.

Acknowledged.

1. Please add the proposed water lines and/or well to the landscape plan.

Further due diligence is currently being completed to confirm current condition and location of the existing well and septic system.

2. Please show all hydrants serving the site on the landscape plan.

All existing hydrants are off-site and have been identified on the Fire Plan, C-10.

3. Trees should be at least 10 feet from hydrants, catch basins and manholes and 5 feet from underground lines.

The Landscaping Plan includes a note specifying the noted tree planting distances. Please see the plan sheets C-8.0 and C-8.1.

- Please add notes indicating snow deposit areas on landscape plan that won't hurt proposed or existing landscaping.

The Landscaping Plan has been revised to indicate snow deposit areas. Please see the updated plan sheet C-8.0.

Landscaping Requirements

Berms, Walls and ROW Planting Requirements

Residential Adjacent to Non-residential (Zoning Sec 5.5.3.a.v & LDM 1.a.(1))

1. A landscape waiver is required for the lack of berms.

The Landscaping Plan has been revised to propose a 4'-6" high wall along the north property line adjacent to the residential zoned property. The proposed wall will supplement the existing natural berm that will provide screening of similar height at the northeast corner of the site. Please see updated plan sheets C-8.0 and C-8.1.

The applicant is requesting a waiver for the screening berm required along the west property line as supported by staff. Please see updated plan sheets C-8.1.

2. As the west property line is only along the entry drive for the Carlton West multifamily residential development, the waiver would be supported by staff.

Acknowledged.

3. The required berm or an acceptable substitute that provides sufficient visual and audible buffering for adjacent residences shall be added along the north property line.

The Landscaping Plan has been revised to propose a 4'-6" high wall along the north property line adjacent to the residential zoned property. The proposed wall will supplement the existing natural berm that will provide screening of similar height at the northeast corner of the site. Please see updated plan sheets C-8.0 and C-8.1.

Berm requirements (Zoning Sec 5.5.3.b.ii)

- Although the preserved woods is not high quality, and the preserved trees are not subcanopy trees, the woods are dense enough that a waiver to not provide the required subcanopy trees would be supported by staff.

The Landscaping Plan has been revised to indicate a waiver for the required subcanopy trees along West 12 Mile Road as supported by staff. Please see the updated plan sheets C-8.0 and C-8.1.

- I. Please add the Road Commission for Oakland County clear vision zone and use that for the calculation. It would reduce the number of required trees.

The Landscaping Plan has been revised to indicate the 500 ft corner sight distance per the Road Commission for Oakland County corner sight distance table. Please see the updated plan sheets C-8.0 and C-8.1.

2. If the RCOC does not allow some or all of the street trees required by the City, they do not need to be planted but a copy of their decision must be sent to me.

Plans have been submitted to RCOC for review. Will advise on acceptance of street trees.

General (Zoning Sec 5.5.3.c.ii & LDM 5)

- I. Show all hydrants and Fire Department Connections on the Landscape Plan.

All existing hydrants are off-site and have been identified on the Fire Plan, C-10. Building is not sprinklered, no FDC.

2. Please be sure to provide at least 10 feet between hydrants, manholes and catch basins and trees.

The Landscaping Plan includes a note specifying the noted tree planting distances. Please see the plan sheets C-8.0 and C-8.1.

3. If necessary, islands should be widened to provide proper spacing between hydrants or other utility structures.

Acknowledged; proper spacing has been provided.

- I. Please show the RCOC corner clearance zones for the entrance.

The Landscaping Plan has been revised to indicate the 500 ft corner sight distance per the Road Commission for Oakland County corner sight distance table. Please see the updated plan sheets C-8.0 and C-8.1.

2. Keep all trees and shrubs taller than 30" out of zones.

Acknowledged. No trees or shrubs are proposed within the Road Commission for Oakland County's sight distance triangles.

Other Landscaping

Other Screening (Zoning Sec 3.14, 3.15, 4.55, 4.56)

- If a loading zone is proposed, provide proper screening for the loading area such that the area is screened from 12 Mile Road.

The Landscaping Plan has been revised to indicate the proposed loading area which is located immediately south of the existing building to remain. The proposed loading area is located approximately 300 ft away from the West 12 Mile Road right-of-way and will be screened by existing woodlands to remain and additional proposed trees. Please see the updated plan sheet C-8.1.

Building Foundation Landscape Requirements (Zoning Sec. 5.5.3.d)

1. The landscaping portrayed in the 5390sf box is extremely sparse on the west side. This would require a landscape waiver. It would not be supported by staff.

The Landscaping Plan has been revised to increase the amount of plantings proposed within the required landscaped areas along the building perimeters. Foundation landscaping areas are provided along the west, south, and east perimeters consisting of a mix of dense shrub plantings. Please see updated plan sheets C-8.0 and C-8.1.

2. Please add many more plants than are shown in the landscape area.

The Landscaping Plan has been revised to increase the amount of plantings proposed within the required landscaped areas along the building perimeters. Foundation landscaping areas are provided along the west, south, and east perimeters consisting of a mix of dense shrub plantings. Please see updated plan sheets C-8.0 and C-8.1.

3. As the entire building's perimeter is being reworked to some extent, the waiver requested for less than 75% of it being landscaped would not be supported by staff.

The Landscaping Plan has been revised to provide 78.5% building foundation landscaping along the building perimeter. Foundation landscaping areas are provided along the west, south, and east perimeters with consideration of existing points of ingress/egress to remain along the façade. Please see updated plan sheets C-8.0 and C-8.1.

4. Please add landscaping around most of the building perimeter that is lacking it.

The Landscaping Plan has been revised to provide 78.5% building foundation landscaping along the building perimeter. Foundation landscaping areas are provided along the west, south, and east perimeters with consideration of existing points of ingress/egress to remain along the façade. Please see updated plan sheets C-8.0 and C-8.1.

Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.e & LDM 3)

1. As contractors may not know what either weed looks like, please survey the site and detention pond for any populations of *Phragmites australis* and/or Japanese knotweed.

The Landscaping Plan has been revised to indicate no *Phragmites australis* and/or Japanese Knotweed appear to be present on site. Should they be present, they are to be removed. Please see the updated plan sheets C-8.0 and C-8.1.

2. If any is found, please add the locations to the demolition plan and add plans for its complete removal.

The Landscaping Plan has been revised to indicate no *Phragmites australis* and/or Japanese Knotweed appear to be present on site. Should they be present, they are to be removed. Please see the updated plan sheets C-8.0 and C-8.1.

3. If none is found, please indicate that on the survey or landscape plan.

The Landscaping Plan has been revised to indicate no *Phragmites australis* and/or Japanese Knotweed appear to be present on site. Should they be present, they are to be removed. Please see the updated plan sheets C-8.0 and C-8.1.

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))

- The irrigation system must meet the requirements listed at the end of the chart.

Acknowledged; irrigation plans will be provided meeting the requirements listed prior to the final submittal.

Plant List (LDM 4, I I) – Include all cost estimates

- Please reduce the number of red maples to no more than 8 trees (15% of 56 total trees).

The Landscaping Plan has been revised to ensure no more than 15% of a single species is proposed per the Tree Species Diversity requirements of the City of Novi Landscape Design Manual. A note has been added to the Landscaping Plan noting that when fewer than 200 trees are proposed, no more than 15% shall be of a single species. Please see updated plan sheets C-8.0 and C-8.1.

Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details

- Unless a tree-form serviceberry will be used, please add this detail.

Acknowledged; the Landscaping Plan proposes a tree-form, single-stem Serviceberry.

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.

Acknowledged; irrigation plans will be provided prior to the final submittal.

- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.

Acknowledged; irrigation plans will be provided prior to the final submittal.

- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.

Acknowledged; irrigation plans will be provided prior to the final submittal.

- The RPZ must be installed a minimum of 12-inches above FINISHED grade.

Acknowledged; irrigation plans will be provided prior to the final submittal.

- Attached is a handout that addresses winterization installation requirements to assist with this.

Acknowledged.

- A plumbing permit is required.

Acknowledged.

- The assembly must be tested after installation with results recorded on the City of Novi test report form.

Acknowledged.

The following is an itemized response to the comments contained within the Merjent Woodland & Wetland Review Letter dated March 9, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Woodland Review Comments:

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.

Woodland Use Permit has been submitted to the City in separate submission.

6. Woodland Replacement. Based on a review of the plan, the applicant is proposing to remove 26 regulated trees (29 total; three of which are dead/very poor). The number of trees to be cut that have a DBH of eight inches or more should be summarized by replacement category (Section 37-8) on the plan, in a style similar or equivalent to the table provided below.

Consequently, the applicant is required to:

- a. Update the Tree Inventory: Reclassify all living trees within the updated woodland boundary, including *Robinia pseudoacacia* and *Acer negundo* as regulated trees.

The Demolition and Tree Removal Plan has been revised to provide an updated 'Woodland Replacement' table that accurately lists the amount of trees to be removed per size category. A total of 31 existing trees are called out to be removed, 29 of which are regulated per the ordinance. 63 total replacement trees are required. Please see the updated plan sheet C-2.0.

The Tree Inventory has been revised to accurately indicate the 31 existing trees to be removed. All living trees have been reclassified as regulated trees, including *Robinia pseudoacacia* and *Acer negundo*. 29 existing trees to be removed are regulated, 2 existing trees to be removed are not regulated due to being dead. Please see the updated sheet C-2.2.

- b. Recalculate Replacements: Revise the total replacement tree requirement to include the removal of these species.

The Demolition and Tree Removal Plan has been revised to provide an updated 'Woodland Replacement' table that accurately lists the amount of trees to be removed per size category. A total of 31 existing trees are called out to be removed, 29 of which are regulated per the ordinance. 63 total replacement trees are required. Please see the updated plan sheet C-2.0.

- c. Update Site Plans: Ensure the woodland boundary and individual tree markers reflect this comprehensive data.

Acknowledged.

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.

Required edit: critical root zones should be depicted around all trees within 50 feet of construction. The applicant should display an additional sheet showing the proposed limits of disturbance with remaining trees with critical root zones within 50 feet of the final grade. To ensure a proactive and accurate impact assessment, the applicant must estimate the CRZ prior to any site disturbance by updating the plans with approximate buffer areas for each tree. A standard industry buffer for root protection is a one-foot radius for every inch of DBH. In future submittals, the applicant shall illustrate these protective zones by generating circular buffers based on this 1:1 ratio (e.g., a 20-inch DBH tree requires a 20-foot radius [40-foot diameter] buffer). To maintain plan legibility given the density of these buffers, this data should be presented on a dedicated "Tree Preservation" sheet within the plan set. While a calculated buffer often underestimates the extent of the actual biological drip line, this method provides a quantifiable metric to estimate tree replacement requirements and potential impacts before approval is granted without requiring additional on-site surveys. An example graphic demonstrating these approximate buffers is provided below.

The Demolition & Tree Removal Plan has been revised to indicate the critical root zones for all existing trees within 50 ft on construction. A grey dashed line has been added to the plan to clarify the location of the 50 ft offset from the proposed limit of disturbance. Please see the updated plan sheet C-2.0.

A Tree Preservation Plan has been added to the plan set indicating the proposed limits of disturbance and all remaining trees. The critical root zones are indicated for all remaining trees within 50 ft of the limits of disturbance. Please see the updated plan sheet C-2.1.

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.

Required edit:

- a. Pursuant to Chapter 37, Section 37-9, the location and extent of tree protection fence should be added to the site plan. The applicant has shown the limits of disturbance (LOD) and protection around certain trees. However, remaining woodland areas also need to be protected, typically by showing tree protection fence around the LOD. This typically may also be in line with silt fence locations.

The Site Plan has been updated to show the proposed tree fence locations- please see updated plan sheet C-3.0.

10. The applicant has identified “Specimen Trees” in their provided Tree Survey. Please note that per City of Novi Chapter 37, a specimen tree survey is not a standard requirement for site plan approval unless the applicant is specifically nominating those trees for protected status under Section 37-6.5. If these trees are not being formally nominated, the applicant may remove the 'Specimen' designation from the plan. This will clarify that these trees are to be evaluated under the standard Regulated Woodland Tree requirements rather than the more restrictive specimen tree preservation standards, which could impact the proposed layout of the proposed project. Unless the applicant intends to formally nominate these trees for protection, which triggers the stringent preservation requirements of Section 37-6.5/37-9 – this information is not a prerequisite for site plan approval. To avoid unnecessary regulatory constraints on the proposed project layout, it is recommended that the applicant clarify if these trees are being nominated. If not, the “Specimen” designation should be removed, and the trees should be mitigated as standard “Regulated Woodland Trees” per the requirements of Section 37-8.

The Tree Inventory has been revised to remove any identification of “Specimen Trees” as recommended. Please see the updated plan sheet C-2.2.

Wetland Review Comments

2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6 (2[M]) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change.

Required edits:

- The applicant should keep the wetland buffer visible throughout all plan sheets.
 - Sheet C-7.0 should show the extent of the wetland setback to show it is protected by any proposed silt fence.

The wetland buffer is now shown throughout all plan sheets. The proposed silt fence does not interfere with the wetland buffer- please see updated plan sheet C-7.0.

5. 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.
- An existing conservation easement (woodland and wetland) is present west of the site. Any remaining woodlands and wetlands on-site are requested to be added to the existing conservation easement (Attachment B).

Acknowledged.

The following is an itemized response to the comments contained within the **AECOM Traffic Review Letter** dated **March 9, 2026**. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Traffic Review

Internal Site Operations

11. Noted that loading is to occur off hours. The applicant should indicate if the loading zone is to be striped and if so, provide details/notes.

Loading area is visually depicted on the site plan, however no striping is proposed for the loading area. All loading related activities are to occur outside of operational hours so as to not impede vehicular traffic/parking

20. 6" curb indicated at 17' parking spaces, 4" required with 2' overhang.

The note indicating proposed 6" curb at 17 FT parking spaces has been revised to 4" curb with 2' overhang. Please see updated plan sheet C-3.0.

- 24c. 2' overhang not to be included in 6' clear path.

The proposed sidewalk adjacent to the building has been updated to 8 FT wide, providing a 6-foot clear path. Please see updated plan sheet C-3.0.

Signing and Striping

32. Include size of R7-8p sign. The supplemental penalty sign is not required.

A table has been added to the Site Plan indicating the type, size, and quantities of the proposed permanent signs- please see updated plan sheet C-3.0.

33. Add signing table on the site plan sheet with the quantity and sizes of proposed signs.

A table has been added to the Site Plan indicating the type, size, and quantities of the proposed permanent signs- please see updated plan sheet C-3.0.

36. The 7' bottom height should be from the ground to the bottom of the R7-8 sign and not the supplemental sign.

The accessible parking sign detail has been updated accordingly on sheet C-9.0.

38. FHWA Standard Alphabet series used for all sign language (MMUTCD). Provide note in future submittal.

A sign data table has been added to the Site Plan with a footnote indicating that all signs shall be in accordance with FHWA MMUTCD standards- please see updated plan sheet C-3.0.

39. High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity (MMUTCD). Provide note in future submittal.

A sign data table has been added to the Site Plan with a footnote indicating that all signs shall be in accordance with FHWA MMUTCD standards- please see updated plan sheet C-3.0.

42. Provide detail for proposed crosswalk markings shown on site plan.

Please see the crosswalk detail added to sheet C-9.1.

43. Remove stop bar and arrow pavement marking detail on sheet C-9.0 if not proposed on site plan. The applicant could propose a stop sign at 12 Mile Road.

The stop bar detail has been removed from the details sheet. The directional arrows are proposed, and a label has been added to the Site Plan, sheet C-3.0. A proposed stop sign has been added to the driveway at 12 Mile Road.

The following is an itemized response to the comments contained within the City of Novi Fire Review Letter dated February 25, 2026. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Comments:

- All fire hydrants MUST be installed and operational prior to any combustible material is brought on site. IFC 2015 3312.1

No hydrants proposed, existing hydrants surrounding the site are noted on the Fire Plan, C-10.0.

- 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.

Acknowledged; this will be completed accordingly.

- Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all “fire lane – no parking” signs are to be shown on the site plans. (*Fire Prevention Ord.*)

Acknowledged; the applicable signs will be provided in future submittals as deemed necessary by the Fire Chief.

- 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).*)

Please advise on desired sign locations.

- 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)*) *This will need to be recalculated on Plan set C-10.0. Plans show fire truck with 40' length. See attached Fire Truck Spec sheet and resubmit for 48' long apparatus with 50' outside turning radii.*

The fire truck turning analysis has been recalculated using the provided Fire Truck Spec sheet-please see updated plan sheet C-10.0.

- 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. (D.C.S. Sec. 11-68(a))

All existing hydrants surrounding the site are noted on the Fire Plan, C-10.0. Flow tests have been requested.

- Hydrants shall be installed in a manner to be in compliance with the City of Novi “Design and Construction Standards”, Chapter 11 of the Code of Ordinances.

No hydrants proposed, existing hydrants surrounding the site are noted on the Fire Plan, C-10.0.

- 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.

Please advise on current coverage. No hydrants proposed, existing hydrants surrounding the site are noted on the Fire Plan, C-10.0.

- 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.

The hazardous chemical survey was completed and included in the prior submission as part of the Hazardous Materials Packet. Please see attached Hazardous Materials Packet.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Erin McMachen

emcmachen@stonefieldeng.com

Stonefield Engineering and Design, LLC



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting
July 22, 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 Avdoulos, Member Reddi, Member Verma

Absent Excused: Member Dismondy, Member Lynch, Member Roney

Staff: Lindsay Bell, Director of Planning; Elizabeth Saarela, City Attorney; Diana Shanahan, Planner; Brad Doane, Planner

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 July 22, 2026, Planning Commission Agenda.

ROLL CALL ON MOTION TO APPROVE THE JULY 22, 2026, PLANNING COMMISSION AGENDA MADE BY MEMBER VERMA AND SECONDED BY MEMBER AVDOULOS. Motion carried 4-0.

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. Ann Nelke at 48646 Windfall Road stated she would like to express her opposition to the Providence Meadows project, JZ25-24. The Master Plan notes on pages 38-39 that 91% of Novi has been developed. Of the remaining 9% of the land, approximately 4% is vacant land and the remaining 5% consists of sites that could be redeveloped. Bearing in mind approved projects such as The Grove, Townes at Main Street, City West, Sakura, Gateway, Camelot Parc, Central Park South, and Novi 10 the percentage of vacant land could be as low as 2%. It was stated that per the approved projects 61% of the trees will be destroyed. Ms. Nelke noted that it is estimated to take 60-80 years for a replacement tree to provide the health benefits of an existing mature tree. Most of the approved projects consist of three-story townhomes and apartments. It was stated that 80% of residents from all age groups are not in favor of more townhomes or apartments. Ms. Nelke inquired where the opportunities are for a starter home or downsize option. Merjent, the city's environmental consultant, did not recommend approval of the project. The review letter stated that the acres of woodlands on the south and west should be added to and included in the regulated woodlands map and ought to have from day one. It was noted that we are all aware of the recent heat wave and temperature indices over one hundred degrees. The Master Plan data showed that woodland areas are up to thirty degrees cooler than paved or highly developed areas. Pollution particulates from recent wildfire smoke raised the air quality index to over five hundred. One mature healthy tree can absorb and mitigate one half cubic ton of carbon dioxide, carbon monoxide, nitrogen dioxide, and other harmful

toxins. Our air quality in general is not optimal due to increased traffic from I-96 and Grand River Avenue. Once the small percentage of remaining undeveloped land is gone, it cannot be replaced. It was expressed that eighty-nine percent of Novi residents wish to see these natural spaces protected and preserved. It is imperative at this critical juncture to adhere to our Zoning Ordinance and Future Land Use Map per the Novi 2050 Strategic Plan. Ms. Nelke expressed that this is a pivotal moment for Novi's future, health, and integrity.

Ms. Julie Gold at 22032 Greentree Road stated that people are drawn to Novi due to the excellent schools, safe community, and beauty of mature trees. Addressing the need for more housing while ignoring the problems created by that growth is irresponsible. Approximately six thousand trees are slated for removal to accommodate development projects already under construction or in process. Cutting down the very trees that make Novi desirable to address a housing shortage ultimately destroys one of the core reasons people choose to live in Novi. Ms. Gold urged the Planning Commission to look beyond inconvenience and examine the public safety consequences of increased traffic when considering additional high-density development. It was expressed that increased traffic will cause additional air pollution resulting in higher health care costs for children and seniors, particularly when the trees that help filter air congestion are removed. Additionally, traffic congestion increases long term road repair costs. Every additional vehicle on the road slows response times for emergency personnel which makes traffic congestion not only an inconvenience, but also a safety concern. Population growth may require additional public safety officers, firefighters, teachers, and nurses yet Novi's housing costs continue to rise far beyond the average salaries of these essential workers. The average home value is just under \$500,000 and the median rent is \$2,250.00; these costs are higher than what many essential workers can comfortably afford. When essential workers are forced to live outside of Novi, they face longer commute times. Eventually these workers may decide to find jobs closer to their homes, leading to attrition. If we continue to approve dense developments without addressing traffic, affordability, tree removal, and strain on infrastructure we will undermine the safety, stability, and livability of our own community. Ms. Gold expressed the need to consider shifting demographics, citing that SEMCOG's trends show increased demand for townhome style housing but also a growing need for senior housing. It was noted that many of the current housing proposals do not address senior affordability or accessibility. There are seven housing developments under construction and around twelve in process. Of those developments there are 165 single family units compared to 1,687 multi family units, if effect we are telling longtime residents including seniors looking to downsize that we will not have a place for them to live. Ms. Gold requested that the big picture be kept in mind when determining if each development reflects the interests of Novi residents.

Ms. Diane Jamrog at 24614 Hampton Hill stated that she would like to express disappointment regarding what she believes is overdevelopment in the City. She noted her involvement in opposing a development at Ten Mile and Novi Road many years ago and stated that she remains opposed to the current development going into that area. The congestion on Ten Mile Road during rush hour prevents traffic from flowing easily. It was stated the loss of mature trees is a concern. Ms. Jamrog inquired if there is an opportunity for voters to weigh in on the preservation of green space and expressed, she would like to see this issue brought to the voters.

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. PSLU26-0004 ORANGETHEORY

Public hearing at the request of CHL Fitness Novi LLC for Special Land Use approval for a fitness center. The subject site is located at 41630 Ten Mile Road and consists of a portion of the approximately 11.02-acre site, situated north of Ten Mile Road and west of Meadowbrook Road (Section 23).

Planner Brad Doane stated that Orangetheory Fitness is requesting Special Land Use approval to operate an indoor recreational facility within the Novi Ten Shopping Center. The subject site is located near the intersection of Ten Mile Road and Meadowbrook Road. The subject property is zoned B-3: General Business District. The property to the north and west is zoned RM-2 Multiple Family. Properties to the east are zoned RM-2 Multiple Family and B-1 Local Business, while property to the south is zoned R-4 Single Family and B-1 Local Business. The Future Land Use map designates the subject property as Neighborhood Commercial. Property to the north and west is designated Multiple Family, to the east is designated Neighborhood Commercial and Community Office, and to the south is designated as Single Family and Neighborhood Commercial. No regulated natural features are present on the site.

Orangetheory Fitness is proposing to occupy an approximately 2,940 square foot tenant space. The applicant's scope of work also includes interior tenant improvements for an adjacent 1,910 square foot tenant space for a permitted use in the B-3 district and is therefore not part of the Special Land Use approval request.

Planner Doane stated that Special Land Use approval is required for public or private indoor and private outdoor recreational facilities greater than 2,000 square feet in the B-3 General Business District. As there are no site changes proposed, the Planning Commission is asked to consider the use itself and how it complies with the conditions of Special Land Use approval.

The Special Land Use considerations include how the use will impact existing traffic, public utilities and facilities, natural features, and adjacent uses. Given that the applicant intends to use an existing space and there is a shared parking agreement in place, staff has found that there is no expected negative impact. Additionally, it is consistent with the goals of the City's Master Plan to attract new businesses to the City.

The Planning Commission is asked to approve or deny the Special Land Use permit. Representing the project tonight are owners Chad Layton and Holly Layton, landlord Albert Ludwig, and architect Bill Moustakeas. Staff are also available for any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Mr. Chad Layton stated that he currently owns and operates Orangetheory Fitness in South Lyon. He expressed that he is enthusiastic about expanding and bringing Orangetheory Fitness to Novi.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium.

Ms. Julie Gold at 22032 Greentree Road stated that regarding the Orangetheory Fitness Special Land Use

Permit it is understood that the project may satisfy Article 5 by bringing in new business. However, Article 6 states that the business should contribute to the productive use of a vacant tenant space. The space that Orangetheory Fitness will occupy was not vacant. It was home to Hattie's Hallmark for thirty years. The owners of Hattie's Hallmark are two of the kindest women you will meet. Ms. Gold expressed that even in the age of ecards and Amazon gift cards she would purchase cards from Hattie's Hallmark to support the business. While Novi does not currently have an Orangetheory Fitness, it does have multiple gyms and fitness centers. There are also numerous truly vacant commercial spaces throughout Novi that could have accommodated this use without displacing Hattie's Hallmark. Ms. Gold stated she would like it on record that Hattie's Hallmark was a beloved part of Novi for over thirty years and will be missed.

Ms. Diane Jamrog at 24614 Hampton Hill stated that while living in Meadowbrook Glens subdivision Hattie's Hallmark was a staple in the community. It was devastating to see they are losing their lease. There are many gyms in the City, and it is not understood why Orangetheory Fitness could not find another location.

Seeing no one else 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 Avdoulos stated he understands the concern regarding Hattie's Hallmark. However, individual occupancy of tenant spaces is not something the Planning Commission exercises authority over. It was noted that the project has gone through the process of Plan Review and meets the requirements.

Motion to approve the PSLU26-0004 Orangetheory Fitness Special Land Use Permit made by Member Avdoulos and seconded by Member Verma.

In the matter of Orangetheory PSLU26-0004, motion to approve the Special Land Use Permit based on and subject to the following:

a. 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 use is being operated out of an existing building with sufficient parking available for the plaza);***
- 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 serve existing and planned uses in the area *(No impacts to utilities are anticipated);***
- iii. **The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(No impacts to existing natural features are proposed);***
- 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;**
- v. **The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);***
- vi. **The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development***

and productive use of a vacant tenant space);

- 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, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;
- b. 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 Electronic Stamping Set submittal.

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 PSLU26-0004 ORANGETHEORY FITNESS SPECIAL LAND USE PERMIT, MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA. *Motion carried 4-0.*

2. PSLU26-0002 MALLI'S KITCHEN

Public hearing at the request of Karmen Santourian for Special Land Use approval to operate a restaurant and food store. The subject site is located at 24059 Meadowbrook Road and consists of a portion of the approximately 2.68-acre site, situated south of Ten Mile Road and west of Meadowbrook Road (Section 26).

Planner Diana Shanahan stated that on behalf of the proposed tenant, Malli's Kitchen, the applicant and property owner of Peach Tree Plaza is requesting Special Land Use approval to allow a new restaurant tenant within the shopping plaza. The Peach Tree Plaza is located near the intersection of Ten Mile Road and Meadowbrook Road. The subject property is zoned B-1: Local Business District, which is consistent with the zoning of the adjacent properties to the north and east. Properties to the west and south are zoned R-4 One Family Residential. The Future Land Use map designates the subject property and the neighboring properties to the north and east as Neighborhood Commercial, while properties to the west and south are designated as Single Family. No regulated natural features are present on the site.

As there are no site changes proposed, the Planning Commission is asked to consider the use itself and how it complies with the conditions of Special Land Use approval. The Special Land Use considerations include how the use will impact existing traffic, public utilities and facilities, natural features, and adjacent uses. Given that the applicant intends to use an existing space and there is a shared parking agreement in place, staff has found that there is no expected negative impact. Additionally, it is consistent with the goals of the City's Master Plan to attract new businesses to the City.

Planner Shanahan stated that additional Special Land Use considerations in the B-1 District apply to sit-down and carry-out restaurants. The Planning Commission may recall Text Amendment 18.236, adopted in 2018, which permits certain restaurants in the B-1 district as a Special Land Use subject to specified conditions. Under the current ordinance, restaurants may be approved when located within a planned commercial center containing at least 15,000 square feet of gross floor area. The Zoning Ordinance further limits restaurant uses to no more than 20% of the gross floor area of the shopping center, and no individual restaurant may occupy more than 2,500 square feet.

An approved Special Land Use runs with the tenant space. As a result, a substantially similar restaurant may occupy the same tenant space, utilizing the same floor area without requiring additional Planning Commission approval. Peach Tree Plaza contains approximately 25,000 square feet of gross floor area. Based on the ordinance limitation, a maximum of approximately 5,000 square feet (20%) may be permitted for restaurant use within the plaza.

Malli's Kitchen is proposing to occupy an approximately 1,100 square foot tenant space as a kitchen and specialty food store offering Indian cuisine. While Malli's Kitchen is the proposed tenant, the applicant in this case is the property owner.

Staff have identified two existing tenants within the plaza whose current operations raise compliance concerns. Anu Sushi received Special Land Use approval in October 2020 to operate a carry-out restaurant within a single tenant space. Since that approval, the business has expanded into an adjoining unit and now occupies 2,200 square feet. Under the Ordinance, expansion into additional tenant space requires amended or new Special Land Use approval. However, the property owner has indicated that Anu Sushi is no longer operating as a restaurant. Additionally, the applicant has leased space within the plaza to Markhor Tea, which is currently operating as a restaurant use. Neither the property owner nor Markhor Tea has applied for or received Special Land Use approval for restaurant operations.

The motion sheet before the Planning Commission has been revised to add the condition that prior to occupancy being granted to Malli's Kitchen, the applicant shall ensure that the retail center and all restaurant tenants are brought into compliance with Ordinance requirements for Special Land Use approval. Staff further recommend that, as a condition of approval for Malli's Kitchen, the property owner provides written termination of any Special Land Use approval not in use.

The Planning Commission is asked to approve or deny the Special Land Use permit. The project representative tonight is Karmen Santourian, property owner. Staff are also available for any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Ms. Karmen Santourian stated she is here this evening with Mr. Jeff Lee, the project attorney, and the Balla family. Malli Balla and her family are proud Novi residents and first-time entrepreneurs who would like to share their unique food and culture with the Novi community.

Ms. Malli Balla stated that she is a mother of two college students and has always been passionate about cooking. She relayed the recipes she prepares have been passed down for generations and it is her hope to keep those recipes and traditions alive through Malli's Kitchen. Ms. Balla expressed that cooking is one of the things she most enjoys in life and nothing makes her happier than seeing people enjoy what she has prepared. The kitchen is the heart of the home and that is what is envisioned for Malli's Kitchen. It will be a place where people can have access to food that feels like it was prepared in their own kitchens. The food will be fresh, comforting, and made with care. Malli's Kitchen will provide an option for freshly prepared food that has the quality of a home cooked meal. The food featured will include traditional South Indian dishes that are both tasty and nutritious. The store will offer both vegetarian and non-vegetarian curries, rice items, and a variety of sweet and savory snacks. Malli's Kitchen will not include a dining area; the intent of the kitchen is to provide food which customers can purchase to be enjoyed at home with their family. Ms. Balla stated through Malli's Kitchen she hopes to bring the food she grew up with to the people of Novi.

Mr. Jeff Lee stated that Malli is a talented chef who would like to share her passion for preparing healthy Southern Indian cuisine with the community. Mr. Lee thanked Planner Diana Shanahan for the June 2, 2026, Planning Review that invited the applicant to provide additional information. He noted that additional information was provided in a response dated June 18, 2026, which covered all areas of concern. It was stated that Malli's Kitchen will have no interior dining tables and will exclusively furnish prepared foods for takeout. Anu Sushi, while considered a restaurant, operates 100% as a wholesaler and

their doors are closed to the public. It was relayed that Malli's Kitchen has received overwhelming support from the community as witnessed by the 132 letters and emails that have been sent in. It was noted that there were two objections submitted. The first objection is related to noise, garbage collection, lawn mowing, and snow removal. Mr. Lee stated that the individual who submitted the objection lives over 200 feet from the proposed restaurant. The second objection was related to traffic. It was stated that the use is not detrimental to traffic, nearby residents, or public services. The use is compatible with the natural features and adjacent land. The use is consistent with the goals and objectives of the Master Plan and will promote the land in a socially desirable manner. Mr. Lee respectfully requested that Special Land Use approval be granted to permit Malli's Kitchen to occupy space at the Peachtree Plaza.

Chair Pehrson opened the public hearing and requested that those in attendance indicate their support or objection by a show of hands. Following the show of hands, Chair Pehrson invited members of the audience who wished to speak to approach the podium.

Ms. Judy Allen at 41560 Tamara Drive stated her family has lived in Novi for three generations. She noted that she lives on the other side of the wall which separates Peachtree Plaza from the residential subdivision. Over the years many businesses have come and gone from the plaza, some of which were harmful. Ms. Allen noted that she has witnessed frequent responses by public safety. Additionally, trucks have been observed at all hours of the day and night. It was expressed that there are upstanding businesses as well as questionable businesses which attract a nightlife. Over the years the owners and tenants have not been kind to the neighbors. It was noted when going online to view the responses that those who are in support do not live adjacent to the plaza. Ms. Allen stated that it is for these reasons she objects to the project.

In response, a member of the audience asked for consideration regarding whether the property should be left empty and attract such misuse or be given to a woman entrepreneur whose customers are the highly educated Indian population who would respect the property and business.

Ms. Sruthima Thallapally at 25842 Arcadia Drive stated that she has been a proud Novi resident for twenty-five years. She noted she is a single mother of three children and works full time. A quality meal at the end of the day is a wish come true. She expressed that she has been a guest at Malli's table many times and her food is awesome. If she opens her doors, it will be a benefit to the community.

Chair Pehrson relayed that all the public hearing comments received will be placed into the record and turned the matter over to the Planning Commission.

Member Reddi stated that encouraging entrepreneurs is a good thing for the community.

Member Verma inquired whether Malli's Kitchen will be going into a vacant tenant space.

Planner Shanahan confirmed that Malli's Kitchen will be going into a vacant tenant space.

Member Verma inquired of the applicant why there will be no seating.

Ms. Malli Balla stated that there will be no seating because she will be managing the kitchen herself and would like to prepare food for families to enjoy at home.

Member Avdoulos stated he has no comment.

Motion to approve the PSLU26-0002 Malli's Kitchen Special Land Use Permit made by Member Avdoulos and seconded by Member Verma.

In the matter of Malli's Kitchen PSLU26-0002, motion to approve the Special Land Use Permit based on and subject to the following:

a. 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 use is being operated out of an existing building with sufficient parking available for the plaza);*
- 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 serve existing and planned uses in the area *(No impacts to utilities are anticipated);*
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(No impacts to existing natural features are proposed);*
- 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;
- v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(The proposed business fulfills one of the Master plan objectives to attract new businesses to the City of Novi);*
- vi. The proposed use will promote the use of land in a socially and economically desirable manner *(The proposed business contributes to economic development and productive use of a vacant tenant space);*
- 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, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located;

b. In the B-1 district, restaurants (sit-down and fast-food carryout) within a planned commercial center of at least 15,000 square feet of gross floor area are permitted as a Special Land Use subject to the following:

1. No more than 20 (twenty) percent of the gross floor area of any such planned commercial center may be used for sit-down or carry-out restaurants, and no single restaurant use shall exceed 2,500 (two-thousand five hundred) square feet. *(The proposed 1,100 square foot restaurant meets the square footage limitation, however, additional information will be required from the applicant/property owner to determine 20 percent of gross floor area of the plaza currently attributed to restaurant use);*
2. The hours of operation of any such restaurant shall not extend beyond the hours of 7 a.m. to 10 p.m., except that deliveries only may take place until 1 a.m. *(The proposed hours of operation will comply);*
3. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building *(No outdoor food preparation is proposed);*
4. In addition to the provisions of the Special Land Use requirements found in Section 6.2.C, the Planning Commission shall consider the proximity of the proposed restaurant to any adjacent residential districts, and any adverse effects that may be expected to the residential districts due to potential smells, noise, or location of the trash receptacles *(The proposed restaurant is located approximately 220 feet from the nearest residential property line and will utilize the existing dumpster for the plaza located at the northwest boundary of the property);* and
5. Once established, a subsequent substantially similar restaurant may occupy the same tenant space, utilizing the same (or less) floor area without the need for the

Planning Commission to again review a request for Special Land Use consideration (*This proposed tenant space has not previously received Special Land Use approval to operate a restaurant.*).

- c. Prior to occupancy being granted to Malli's Kitchen, the applicant shall ensure that the retail center and all restaurant tenants are brought into compliance with Ordinance requirements for Special Land Use approval, including written termination of Special Land Uses not in use.
- 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 Electronic Stamping Set submittal.

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 PSLU26-0002 MALLI'S KITCHEN SPECIAL LAND USE PERMIT, MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE JULY 8, 2026 PLANNING COMMISSION MINUTES

Motion to approve the July 8, 2026 Planning Commission Minutes.

ROLL CALL ON MOTION TO APPROVE THE JULY 8, 2026, PLANNING COMMISSION MINUTES MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER VERMA. *Motion carried 4-0.*

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 July 22, 2026, meeting made by Member Verma and seconded by Member Avdoulos and all in favor said aye.

Meeting adjourned at 7:47 PM.