

MEMORANDUM

TO: CITY OF NOVI PLANNING COMMISSION
FROM: LINDSAY BELL, SENIOR PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP 17-37 ARMENIAN CHURCH AND CULTURAL CENTER: FINAL SITE PLAN AND SPECIAL LAND USE EXTENSION
DATE: OCTOBER 11, 2023

The subject property is located in section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in residential acreage (RA) zoning district. The applicant received Final Stamping Set approval for a church and a cultural center with accessory uses such as multipurpose hall, café, religious educational rooms, Armenian Genocide Memorial and recreational facility on November 11, 2023. The applicant is proposing to construct in three phases. The project area is approximately 19.30 acres.

The Planning Commission originally held a public hearing and approved the Preliminary Site Plan, Special Land Use, Wetland Permit, Woodland Permit and Storm Water Management Plan at the October 11, 2018 meeting. A revised Special Land Use Permit was granted by the Planning Commission on October 14, 2020 to permit a Place of Worship, a daycare in a residential district, and a proposed Armenian Genocide Memorial structure within the courtyard. All sitework is proposed to be completed in one phase and the building will be completed in multiple phases.

The applicant has received Final Site Plan approval and received Final Stamping Set approval on November 11, 2021. Final Stamping Set approval is valid for two years. The applicant is requesting a one-year extension of Final Site Plan, Special Land Use, Wetland Permit, Woodland Permit, and Stormwater Management Plan till November 11, 2024, as they are not yet ready to commence construction on the development due to economic conditions. The Zoning Ordinance allows for three, one-year extensions of Preliminary and Final Site Plan approvals.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of is **recommended**.

Following list of items that are attached to this memo:

1. Letter of request for extension dated October 2, 2023 from Julian Wargo Jr., PE.
2. A copy of the approved Final Stamping Set.
3. Action Summary from October 14, 2020 Planning Commission meeting
4. Minutes from October 14, 2020 Planning Commission meeting

MAPS

Location

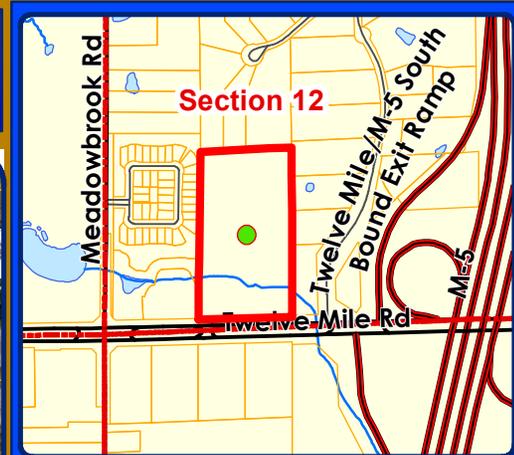
Zoning

Future Land Use

Natural Features

ARMENIAN CHURCH AND CULTURAL CENTER

LOCATION



LEGEND

 Subject Property



City of Novi

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

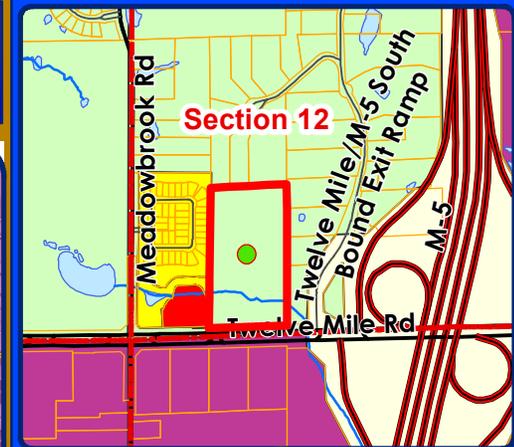
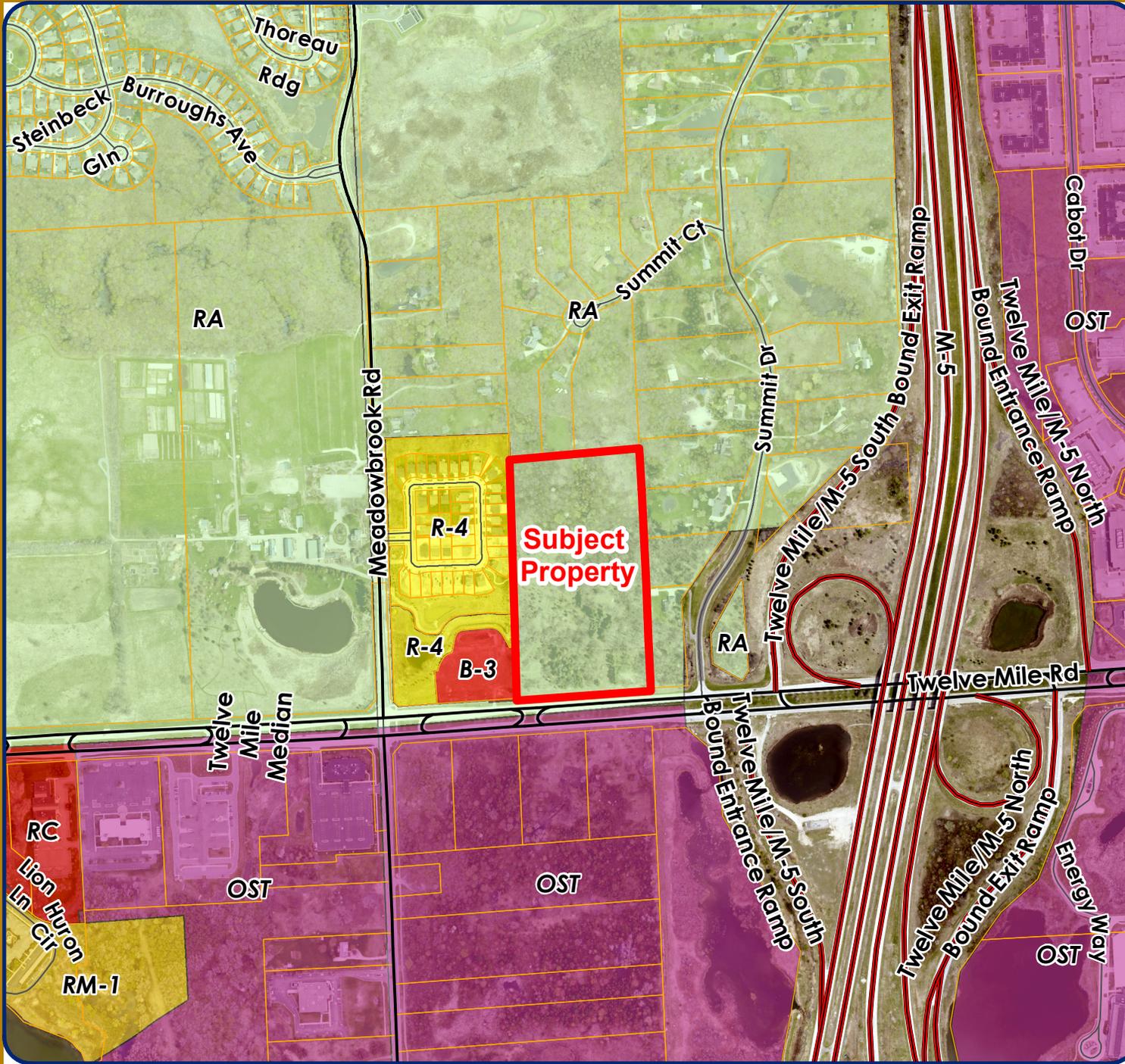
Map Author: Lindsay Bell
Date: 10/11/23
Project: ARMENIAN CHURCH AND CULTURAL CENTER
Version #: 1



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.

ARMENIAN CHURCH AND CULTURAL CENTER ZONING



LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- B-3: General Business District
- OST: Office Service Technology
- Subject Property

City of Novi

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

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0 165 330 660 990
Feet

1 inch = 742 feet

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ARMENIAN CHURCH AND CULTURAL CENTER

FUTURE LAND USE



LEGEND

- Single Family
- Community Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Subject Property



City of Novi

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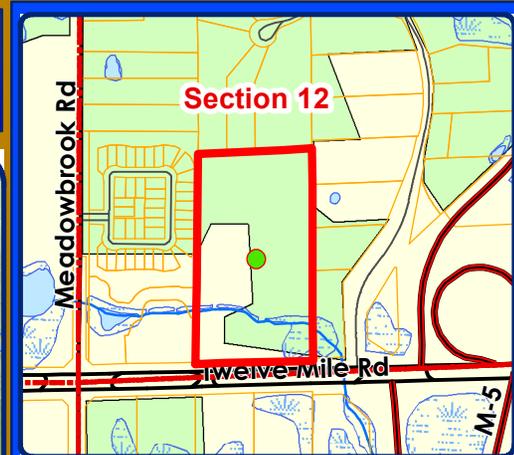
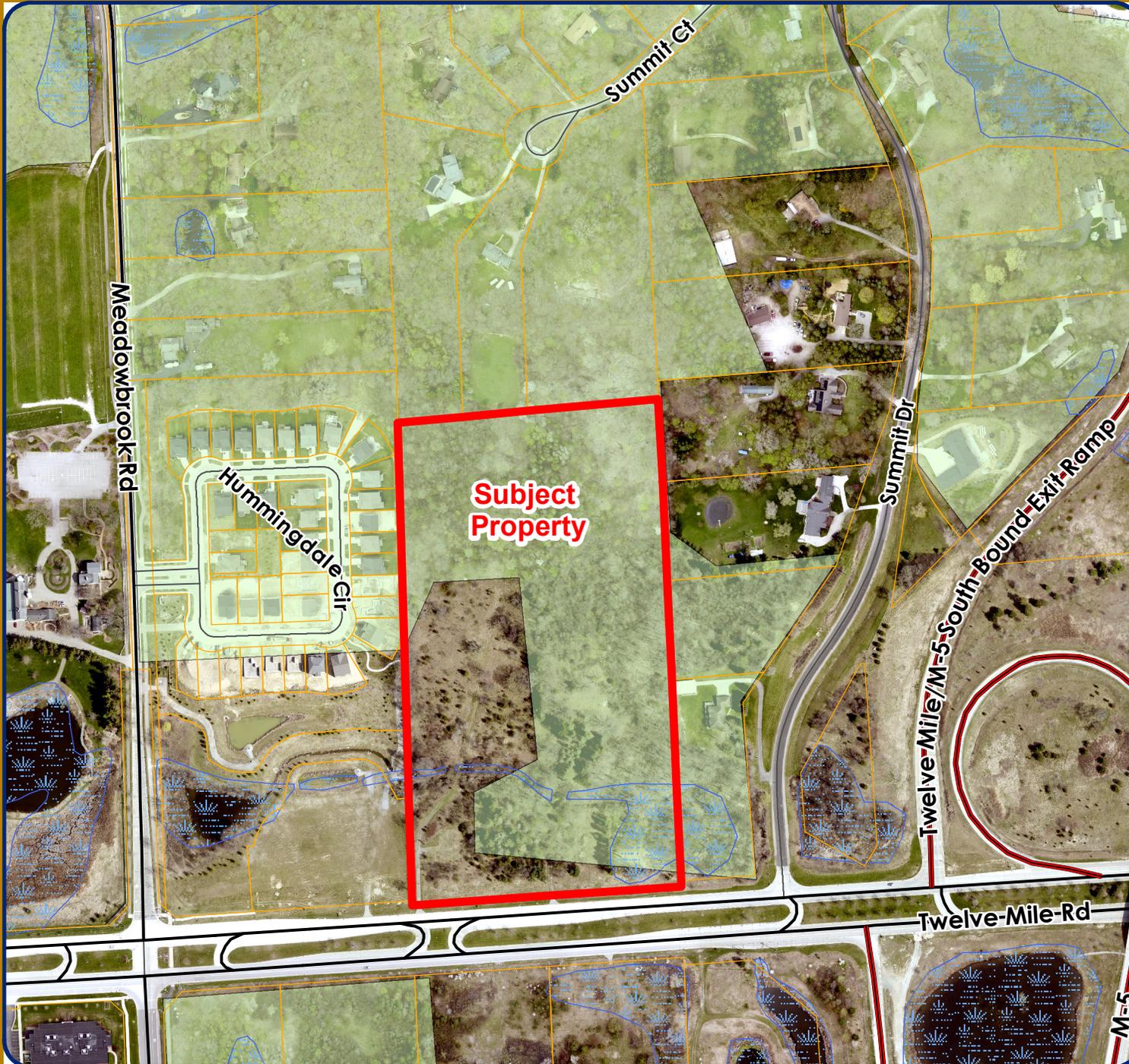


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ARMENIAN CHURCH AND CULTURAL CENTER

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property

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

Map Author: Lindsay Bell
Date: 10/11/23
Project: ARMENIAN CHURCH AND CULTURAL CENTER
Version #: 1

0 80 160 320 480 Feet
1 inch = 371 feet



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APPLICANT LETTER OF REQUEST

Z EIMET W OZNIAK
& ASSOCIATES

Civil Engineers & Land Surveyors

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

October 2, 2023

Ms. Lindsay Bell, Senior Planner
City of Novi Community Development
45175 Ten Mile Rd.
Novi, MI 48375

Re: Stamping Set extension for
Armenian Church and Cultural Center
City File No. JSP17-0037

Dear Ms. Bell:

On behalf of our client, the Armenian Community Center of Greater Detroit, we are requesting a 1-year extension from the Planning Commission for the Special Land Use, Preliminary Site Plan, Wetland Permit, Woodland Permit, and Stormwater Management Plan.

The project start was delayed due to economic conditions.

All the permits have been extended. It is anticipated that construction will commence around November 1, 2023, with the pre-construction meeting to be scheduled shortly before.

Please contact us if you have any questions or comments.

Very truly yours,



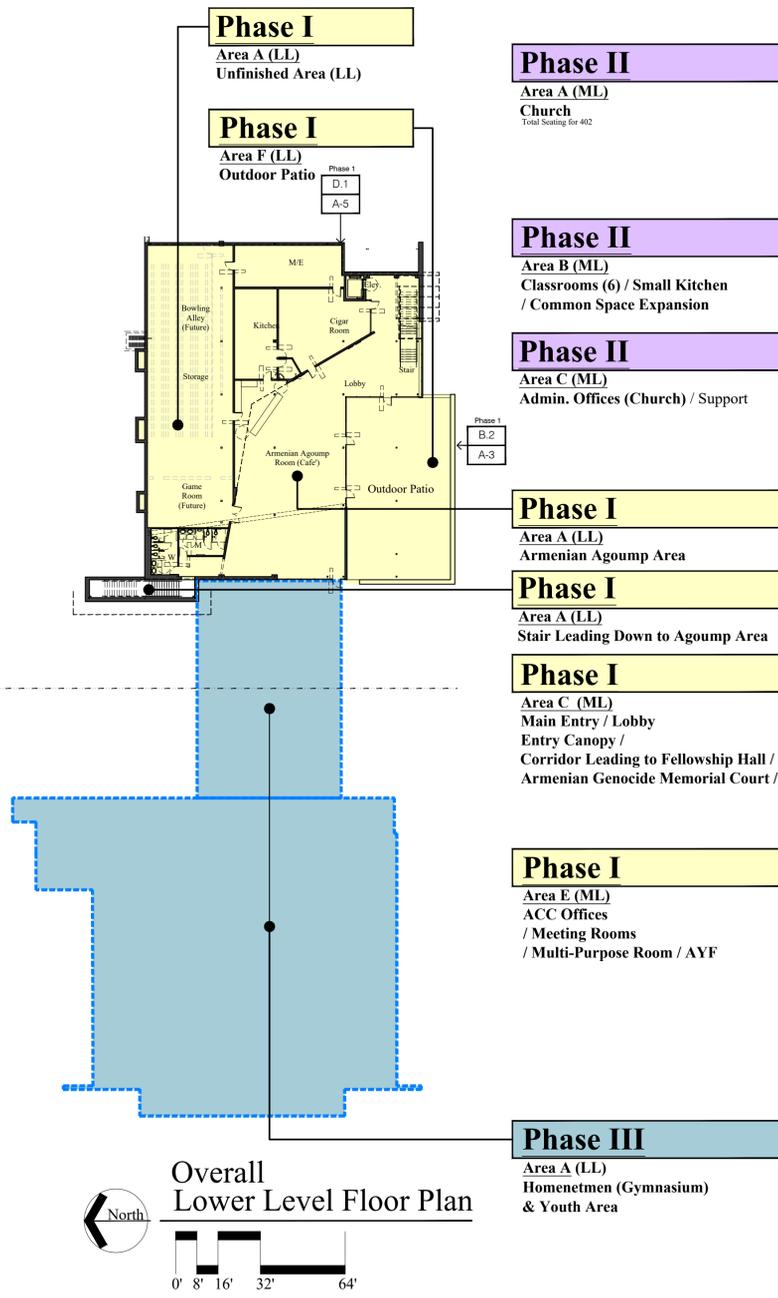
Julian J. Wargo, Jr., PE

J:14109.Letter40

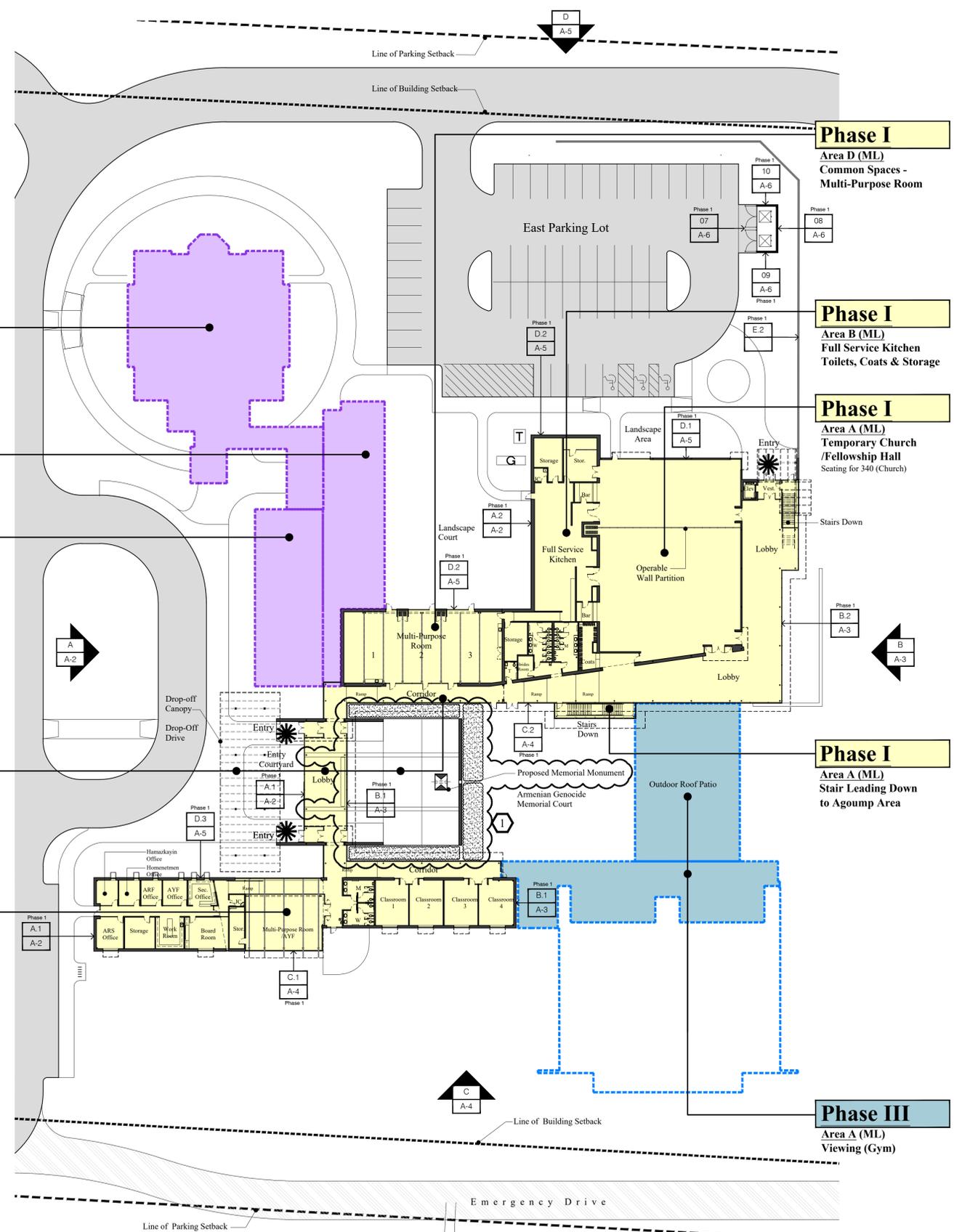
SITE PLAN

(Full plan set available for viewing at the Community Development Department.)

P:\SDSK\PROJ\201528 - ARMENIAN\04 - SD\01 - MODEL\A-PLANS\A-SD-201528.DWG, July 29, 2021



Overall Lower Level Floor Plan



Overall - Main Level Floor Plan



PHASE LEGEND

	Phase I	<p>Area A</p> <p>Main Level = 13,065 sf Lower Level = 7,372 sf (Finished) Lower Level = 4,067 sf (Unfinished) Total = 24,504 sf</p> <p>Temporary Church / Fellowship Hall (ML) Armenian Agoump Area (LL) Kitchen (LL) Cigar Room (LL) Outdoor Patio (LL) Stair Leading Down to Agoump Area Storage - Unfinished Area (Yellow)</p>
	Phase I	<p>Area B</p> <p>Main Level = 4,941 sf Full Service Kitchen (ML) Toilets, Coats & Storage</p>
	Phase I	<p>Area C</p> <p>Main Level = 2,529 sf Main Entry / Lobby Entry Canopy Corridor Leading to Fellowship Hall Armenian Genocide Memorial Court.</p>
	Phase I	<p>Area D</p> <p>Main Level = 3,215 sf Common Space - Multi-Purpose Room</p>
	Phase I	<p>Area E</p> <p>Main Level = 8,015 sf ACC Offices Classrooms Multi-Purpose Room / AYF</p>
	Phase I	<p>Area F</p> <p>Main Level = 2,913 sf Outdoor Patio (Exterior Area - Excluded in Area Calculation)</p>
Phase I - Total Area = 43,204 SF		
	Phase II	<p>Area A</p> <p>Main Level = 8,686 sf Choir Loft = 1,517 sf Church</p>
	Phase II	<p>Area B</p> <p>Main Level = 4,721 sf Classrooms (6) Small Kitchen Multi-Purpose Room Expansion</p>
	Phase II	<p>Area C</p> <p>Main Level = 3,231 sf Administrative Offices (Church) / Support</p>
	Phase III	<p>Area A</p> <p>Main Level = 4,223 sf Lower Level = 18,533 sf Gymnasium & Youth Area</p>

Revisions

FSS Approval
7-30-21

Architect's Seal

THIS REGISTRATION SEAL IS FOR THE ARCHITECTURAL DRAWINGS ONLY AND DOES NOT APPLY TO ANY INDIVIDUALS. INDIVIDUALS REQUIRED FOR EACH ENGINEER DISCIPLINE.

Constantine George Pappas AIA
Architecture / Planning
1025 S. Washington Ave. Royal Oak, MI 48067
P. 248.629.8998 F. 248.298.3192
www.cgp-architecture.com

Project

Armenian Church and Cultural Center
Section 12, City of Novi,
Oakland County, Michigan

Project No. 201528

Drawn / Checked
EPC / EPC

Approved:
CGP

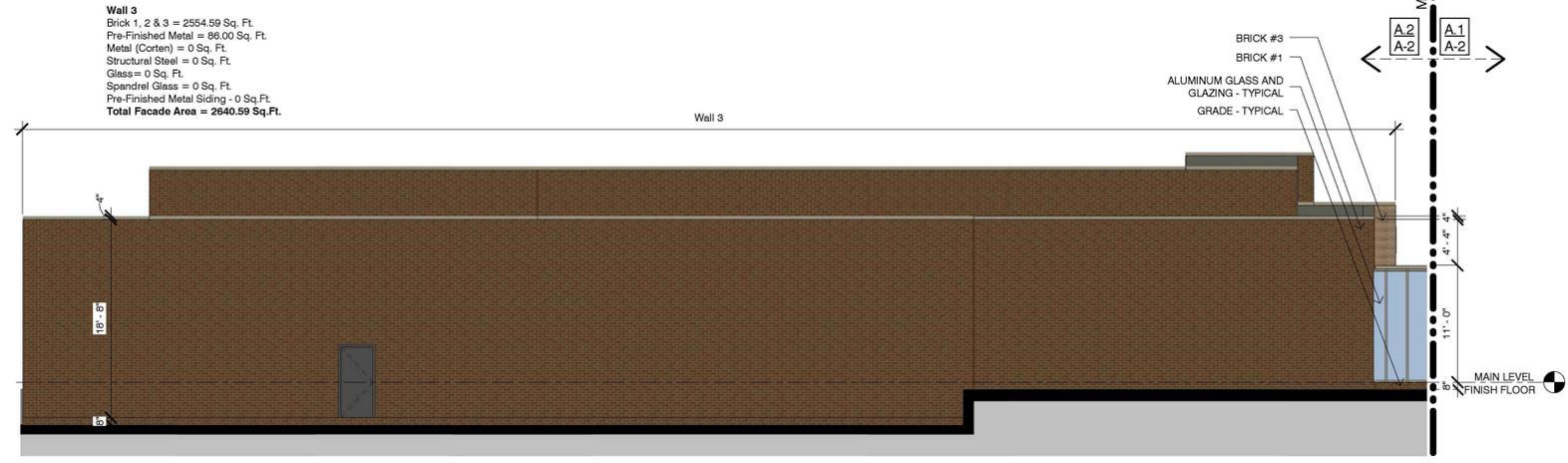
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7-30-21

Sheet Title

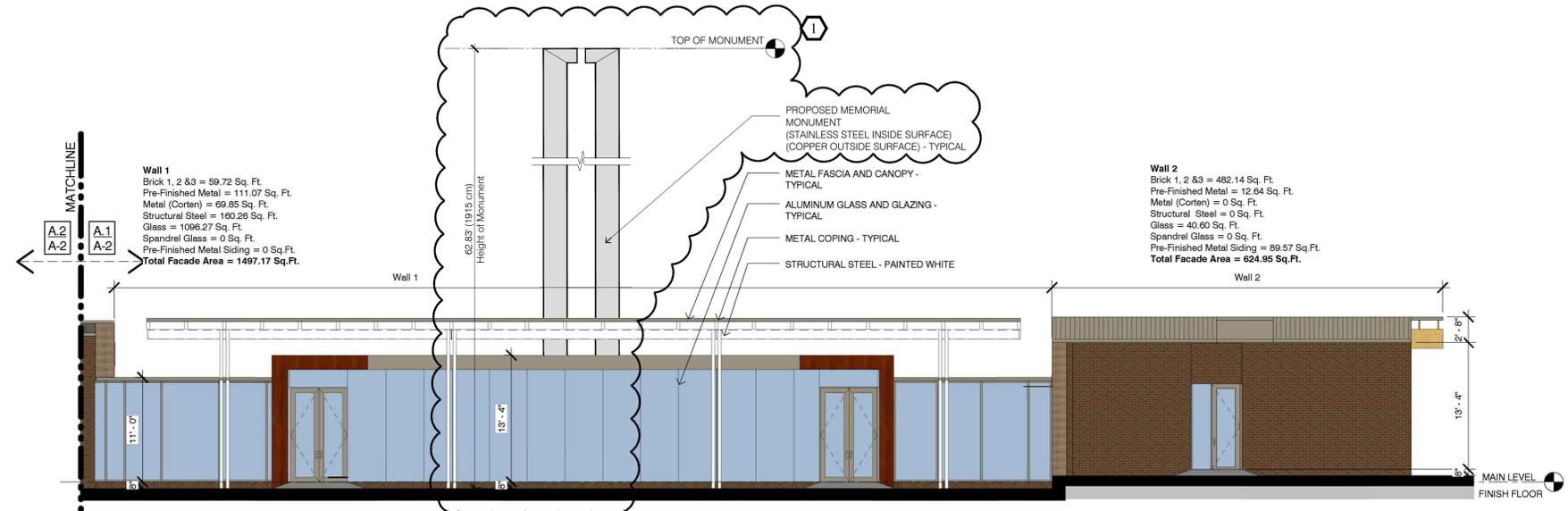
Overall Plans
& Area Calculations

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Sheet No.
A1



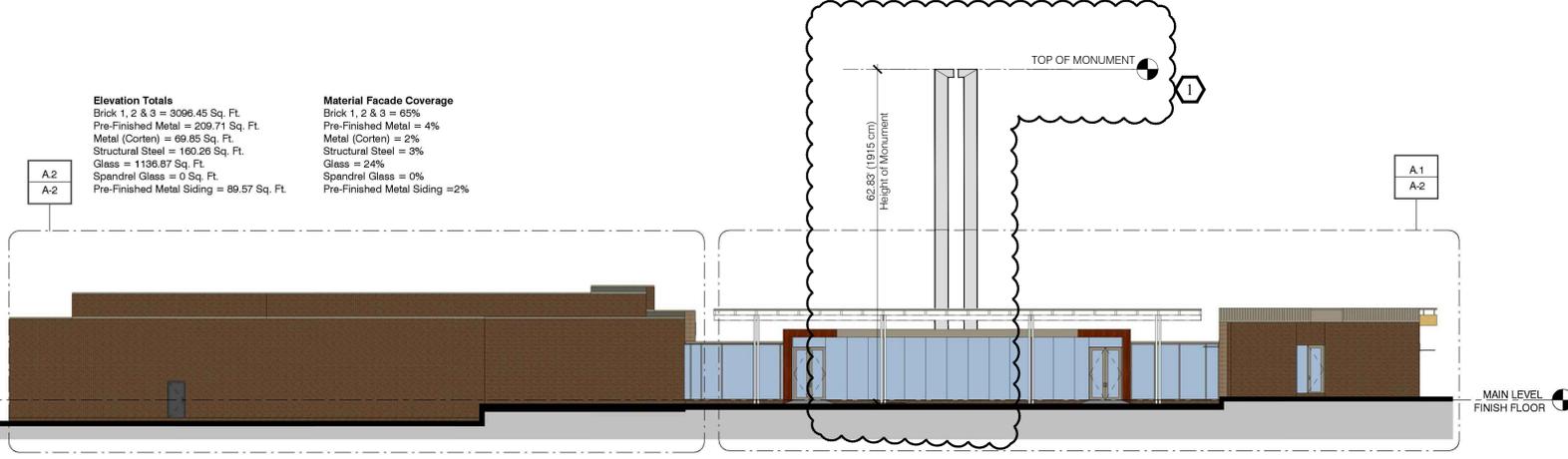
A.2
 A-2
 Partial Enlarged Building Elevation A.2
 1/8" = 1'-0"



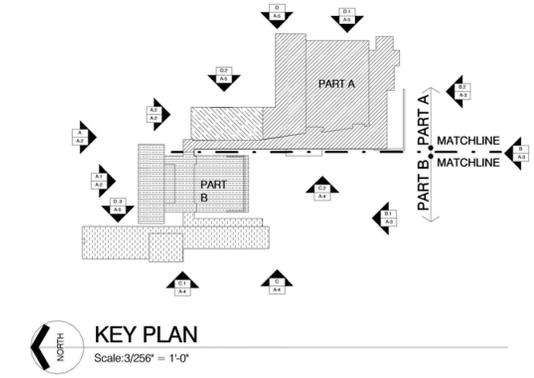
A.1
 A-2
 Partial Enlarged Building Elevation A.1
 1/8" = 1'-0"

FACADE MATERIAL LEGEND

	BRICK 1		STRUCTURAL STEEL
	BRICK 2		GLASS
	BRICK 3		SPANDREL GLASS
	PRE-FINISHED METAL		PRE-FINISHED METAL SIDING
	PRE-FINISHED METAL		METAL-CORTEN



A
 A-2
 Overall Building Elevation A
 1/16" = 1'-0"



Revisions
 FSS Approval
 7-30-21

Architect's Seal
 THIS REGISTRATION
 NUMBER IS VALID FOR
 ARCHITECTURAL
 DRAWINGS ONLY
 AND
 DOES NOT SATISFY
 ANY INDIVIDUAL
 PROJECTS
 NEEDED FOR EACH
 ENGINEER DISCIPLINE

Project
 Armenian Church and Cultural Center
 Section 12, City of Novi,
 Oakland County, Michigan

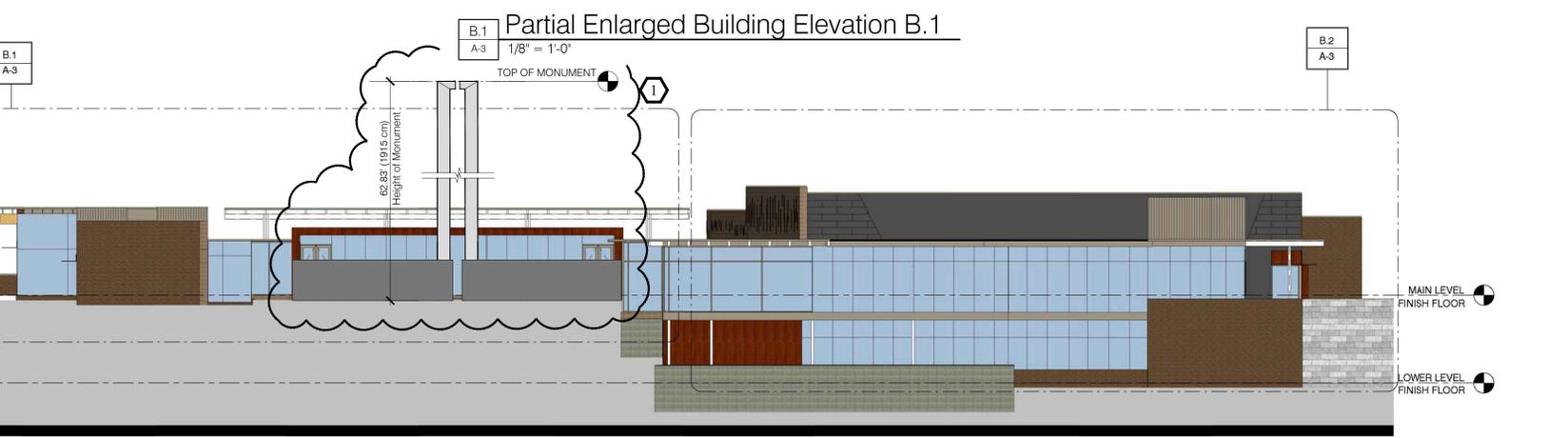
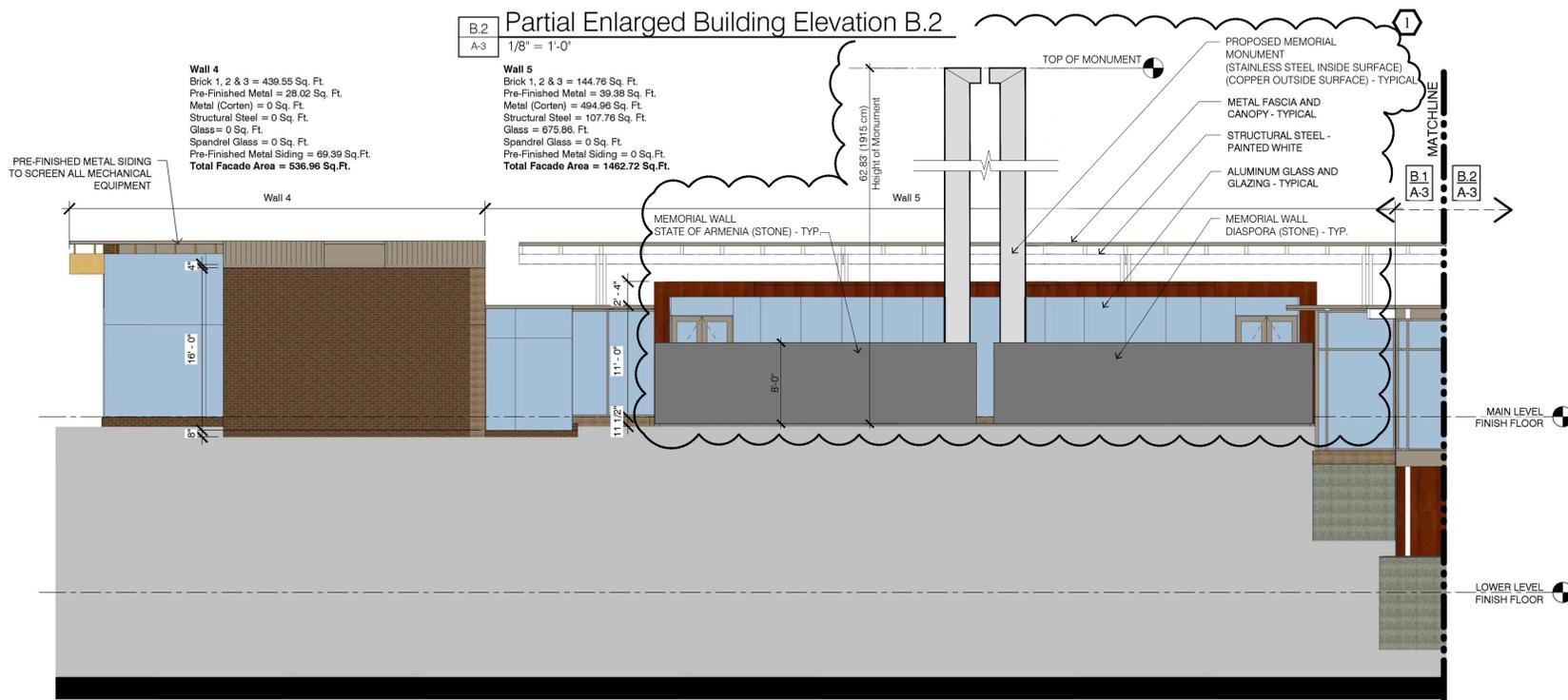
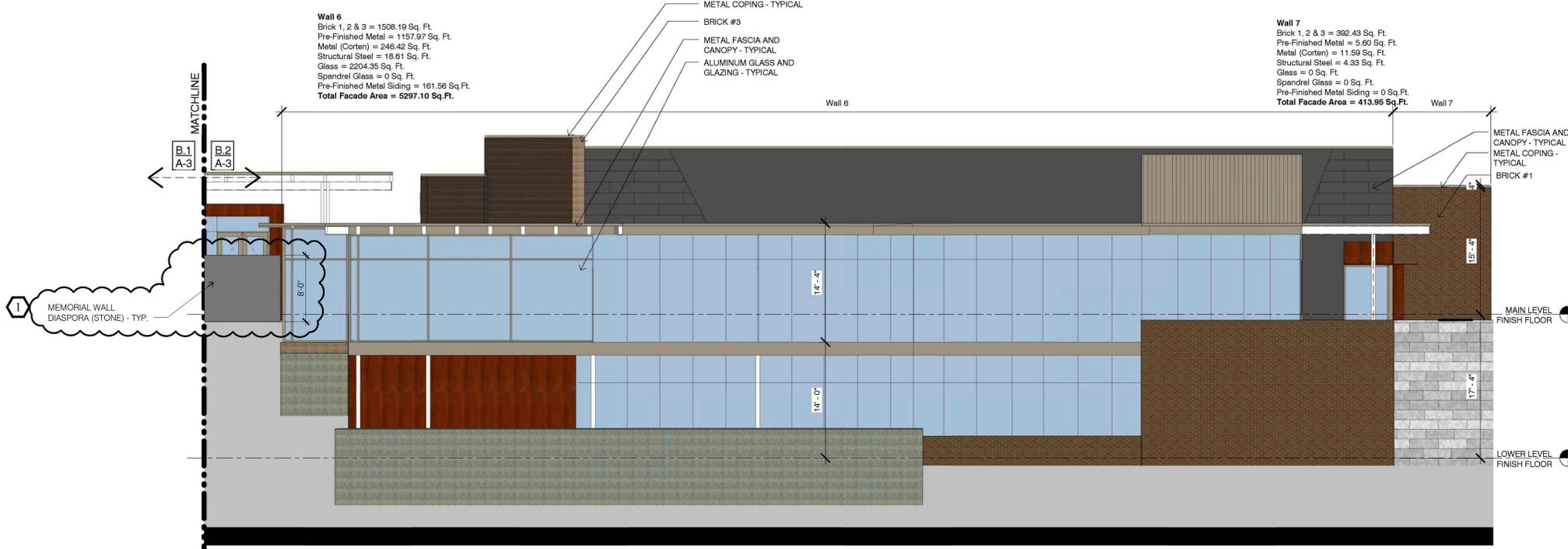
Project
 Armenian Church and Cultural Center
 Section 12, City of Novi,
 Oakland County, Michigan

Drawn / Checked
 JMF / EPC
 Approved:
 CGP
 Date:
 7-30-21

Sheet Title
 Elevation A

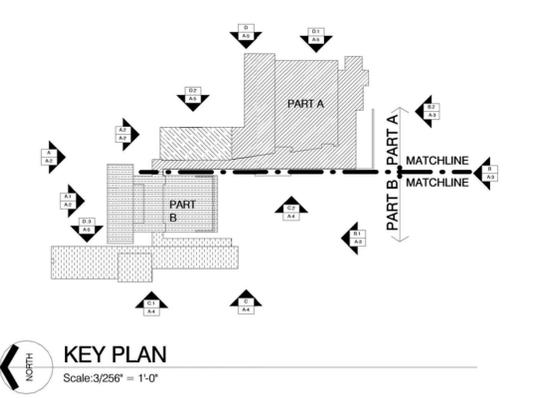
Sheet No.
 A-2

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FACADE MATERIAL LEGEND

	BRICK 1		STRUCTURAL STEEL
	BRICK 2		GLASS
	BRICK 3		SPANDREL GLASS
	PRE-FINISHED METAL		PRE-FINISHED METAL SIDING
	PRE-FINISHED METAL		METAL-CORTEN



Elevation Totals
 Brick 1, 2 & 3 = 2408.93 Sq. Ft.
 Pre-Finished Metal = 1230.97 Sq. Ft.
 Metal (Corten) = 752.97 Sq. Ft.
 Structural Steel = 130.70 Sq. Ft.
 Glass = 2880.21 Sq. Ft.
 Spandrel Glass = 0 Sq. Ft.
 Pre-Finished Metal Siding = 230.95 Sq. Ft.

Material Facade Coverage
 Brick 1, 2 & 3 = 32%
 Pre-Finished Metal = 16%
 Metal (Corten) = 10%
 Structural Steel = 2%
 Glass = 38%
 Spandrel Glass = 0%
 Pre-Finished Metal Siding = 3%

Revisions
 1 FSS Approval 7-30-21

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Project
 Armenian Church and Cultural Center
 Section 12, City of Novi,
 Oakland County, Michigan
 Project No. 201528

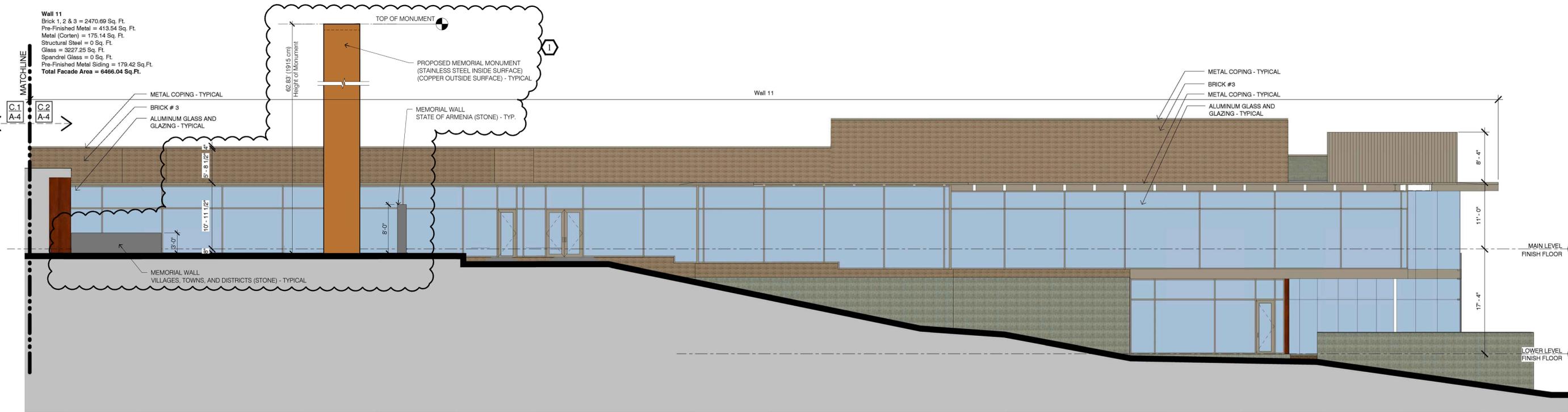
Sheet Title
 Elevation B
 A-3

Drawn / Checked
 JMF / EPC

Approved:
 CGP

Date:
 7-30-21

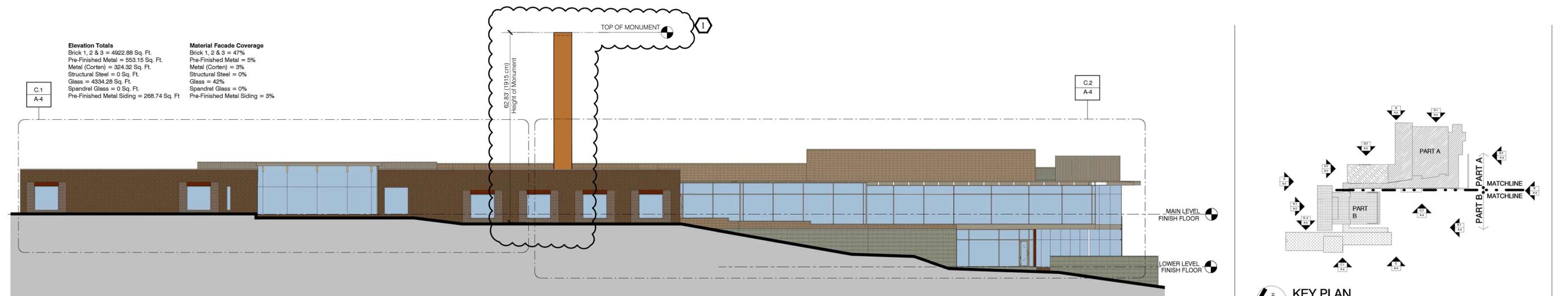
Copyright 2018
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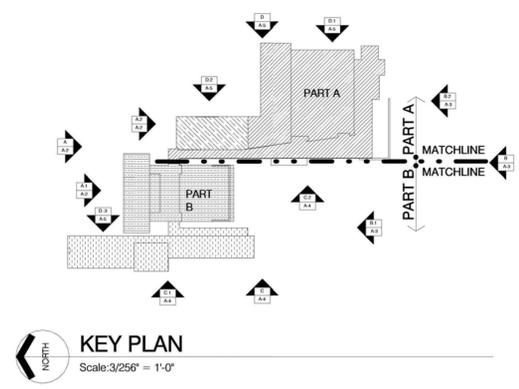
C.2
A-4
Partial Enlarged Building Elevation C.2
1/8" = 1'-0"



C.1
A-4
Partial Enlarged Building Elevation C.1
1/8" = 1'-0"



C
A-4
Overall Building Elevation C
1/16" = 1'-0"



Revisions
1
FSS Approval
7-30-21

Architects Seal
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AIA
George Pappas
Architecture / Planning
1025 S. Washington Ave. Royal Oak, MI 48067
P. 248.629.8998 F. 248.298.3192
www.cgp-architecture.com

Project
Armenian Church and Cultural Center
Section 12, City of Novi,
Oakland County, Michigan

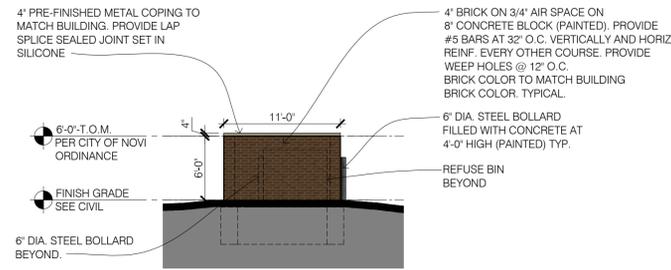
Drawn / Checked
JMF / EPC
Approved:
CGP

Date:
7-30-21

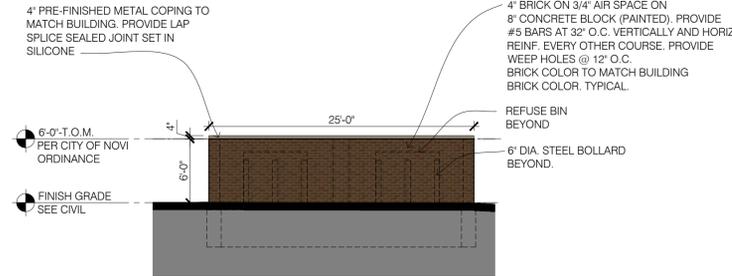
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A-4

Project No. 201528

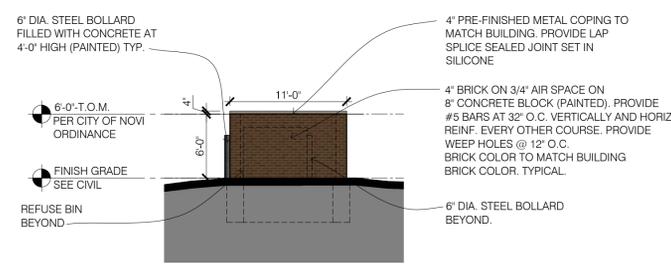
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Do Not Scale Print - Use Figured Dimensions



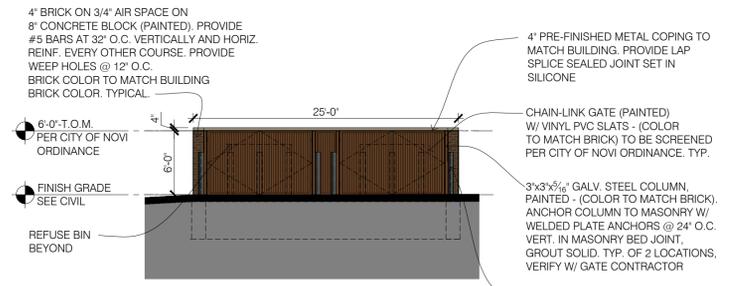
10 DUMPSTER ELEVATION
A-6 Scale: 1/8"=1'-0"



08 DUMPSTER ELEVATION
A-6 Scale: 1/8"=1'-0"



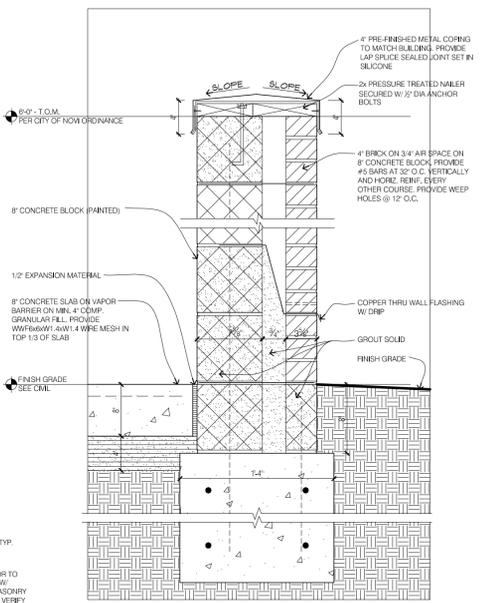
09 DUMPSTER ELEVATION
A-6 Scale: 1/8"=1'-0"



07 DUMPSTER ELEVATION
A-6 Scale: 1/8"=1'-0"



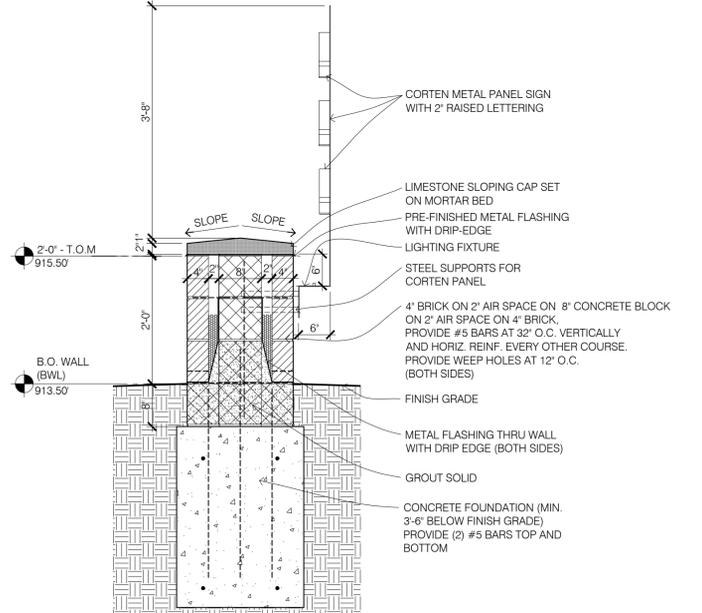
06 TYPICAL PLAN DETAIL @ DUMPSTER SCREEN WALL LOCATION
A-6 Scale: NOT TO SCALE



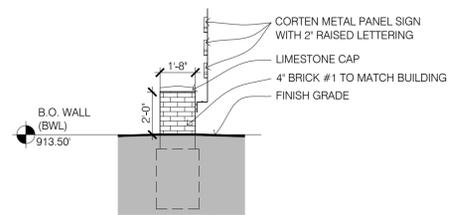
05 TYPICAL SECTION DETAIL @ DUMPSTER SCREEN WALL LOCATION
A-6 Scale: NOT TO SCALE



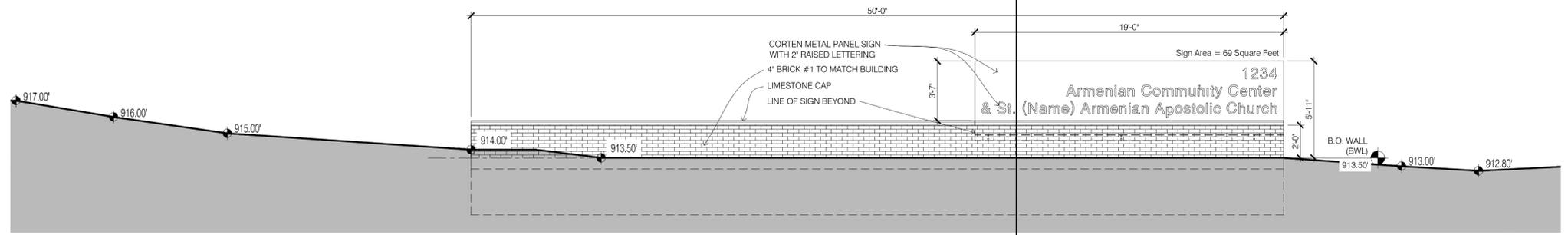
04 SIGN FRONT SIDE PERSPECTIVE
A-6 Scale: NOT TO SCALE



03 SECTION THRU SIGN
A-6 Scale: 3/4"=1'-0"



02 SIGN RIGHT SIDE ELEVATION
A-6 Scale: 1/4"=1'-0"



01 SIGN FRONT SIDE ELEVATION
A-6 Scale: 1/4"=1'-0"

Revisions

Architect's Seal

Project

Sheet Title

Drawn / Checked

Sign Elevations, Section, and Garbage Screening Details

Sheet No.

FSS Approval 7-30-21

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Armenian Church and Cultural Center
Section 12, City of Novi,
Oakland County, Michigan
Project No. 201528

Approved: CGP Date: 7-30-21

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A-6

P:\SDSK\PROJ\201528 - ARMENIAN - SD\01 - MODEL\A-ELEV\A-SD-SIGN-201528.DWG July 29 2021

Facade Materials



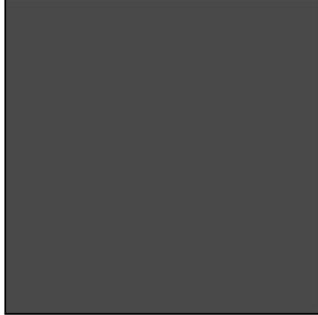
Brick #1
 Manufacturer: Cloud Ceramics
 Color: Kansa Gold Velour



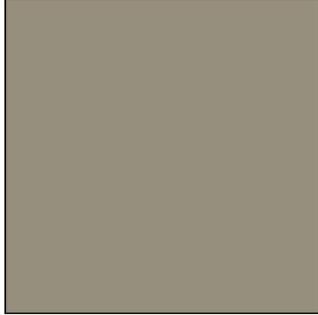
Brick #2
 Manufacturer: Cloud Ceramics
 Color: Kansa Gold Shadowtex



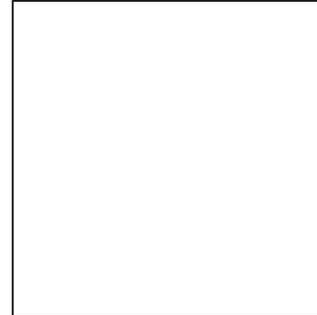
Brick #3
 Manufacturer: Yankee
 Color: Beige Smooth



Pre-Finished Metal
 Color: Grey



Pre-Finished Metal
 Color: Champagne



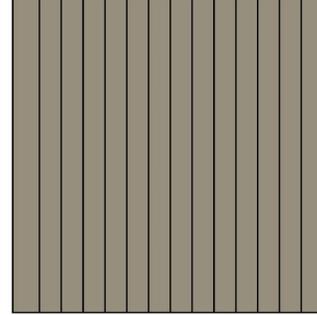
Structural Steel
 Color: Painted (Color Selected By Architect)



Glass
 Color: Clear or Slightly Tinted



Spandrel Glass
 Color: White



Pre-Finished Metal Siding
 Color: Champagne



Metal - Corten

Sheet Title

Facade Materials

Drawn / Checked
JMF/ EPC

Approved:
CCGP

Date:
7-30-21

Project

Armenian Church and Cultural Center
 Section 12, City of Novi,
 Oakland County, Michigan

Project No. 201528

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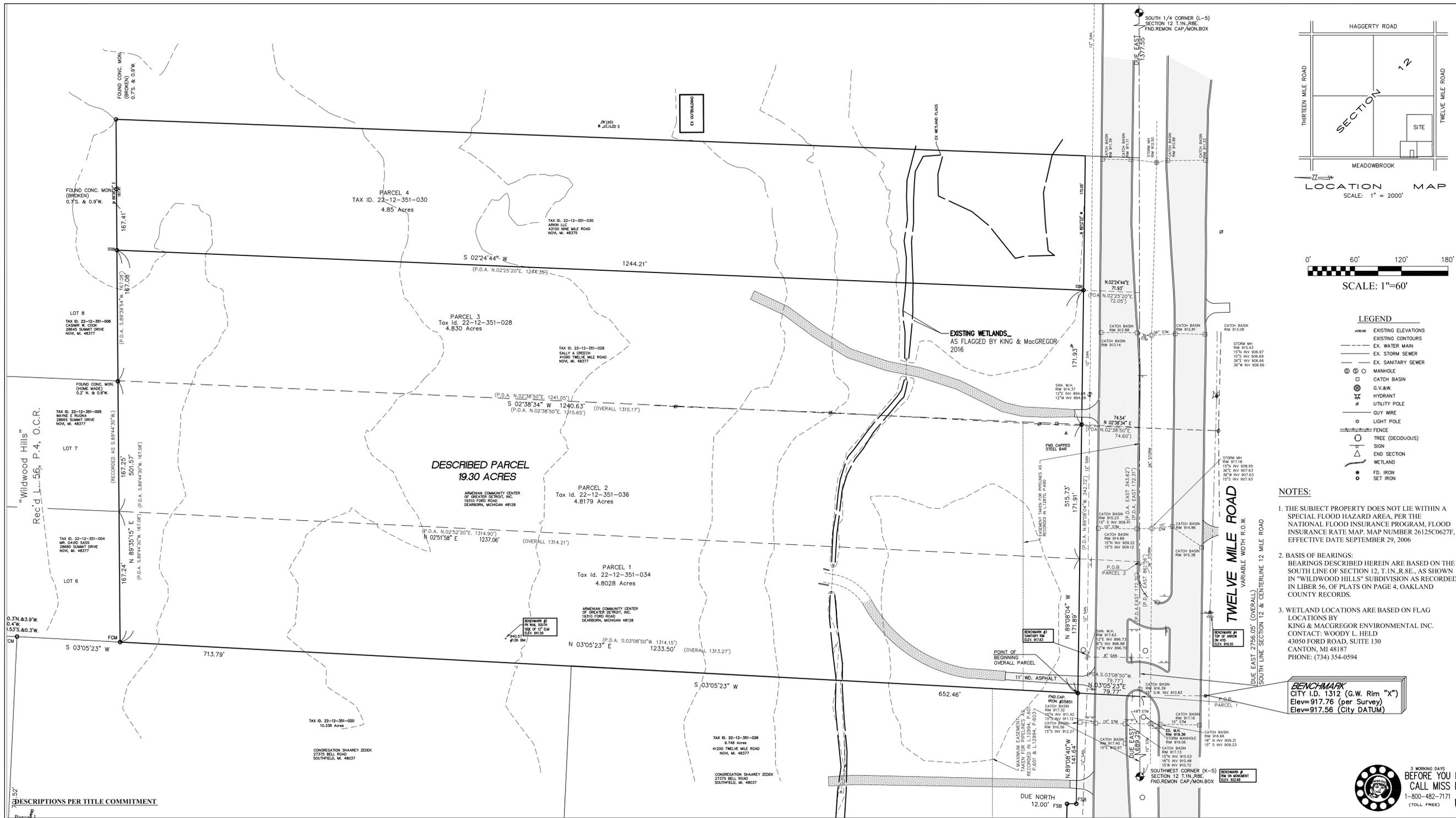
Architect's Seal

THIS REGISTRATION SEAL IS FOR THE ARCHITECTURAL DRAWINGS ONLY AND DOES NOT INDICATE ANY INDUSTRY REQUIREMENTS NEEDED FOR EACH ENGINEER DISCIPLINE



Revisions

FSS Approval
7-30-21



- LEGEND**
- EXISTING ELEVATIONS
 - EXISTING CONTOURS
 - EX. WATER MAIN
 - EX. STORM SEWER
 - EX. SANITARY SEWER
 - ⊙ MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ G.V.&W.
 - ⊙ HYDRANT
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ LIGHT POLE
 - FENCE
 - TREE (DECEADUOUS)
 - SIGN
 - END SECTION
 - WETLAND
 - ⊙ FLD. IRON
 - ⊙ SET IRON

- NOTES:**
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, PER THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NUMBER 26125C0627, EFFECTIVE DATE SEPTEMBER 29, 2006
 - BASIS OF BEARINGS: BEARINGS DESCRIBED HEREIN ARE BASED ON THE SOUTH LINE OF SECTION 12, T.1N.,R.8E., AS SHOWN IN "WILDWOOD HILLS" SUBDIVISION AS RECORDED IN LIBER 56, OF PLATS ON PAGE 4, OAKLAND COUNTY RECORDS.
 - WETLAND LOCATIONS ARE BASED ON FLAG LOCATIONS BY KING & MACGREGOR ENVIRONMENTAL INC. CONTACT: WOODY L. HELD 43050 FORD ROAD, SUITE 130 CANTON, MI 48187 PHONE: (734) 354-0594

BENCHMARK
CITY I.D. 1312 (G.W. Rim "X")
Elev=917.76 (per Survey)
Elev=917.56 (City DATUM)

DESCRIPTIONS PER TITLE COMMITMENT

Parcel 1
(Tax Id. 22-12-351-034)
Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 689.25 feet, from the Southwest Corner; thence East, 172.31 feet; thence North 02°52'20" East, 1314.90 feet; thence South 89°44'30" West, 167.08 feet; thence South 03°08'50" West, 1314.15 feet to the Point of Beginning. EXCEPT that part in parcel described as beginning at a point distant East, 689.25 feet, from the Southwest Corner; thence East, 343.62 feet; thence North 02°38'50" East, 74.60 feet; thence North 89°08'04" West, 342.72 feet; thence South 03°08'50" West, 79.77 feet, to the Point of Beginning.

Parcel 2
(Tax Id. 22-12-351-036)
Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 861.56 feet, from the Southwest Corner; thence East, 172.31 feet; thence North 02°38'50" East, 1315.65 feet; thence South 89°44'30" West, 167.08 feet; thence South 02°52'20" West, 1314.90 feet to the Point of Beginning. EXCEPT that part in parcel described as beginning at a point distant East, 689.25 feet, from the Southwest Corner; thence East, 343.62 feet; thence North 02°38'50" East, 74.60 feet; thence North 89°08'04" West, 342.72 feet; thence South 03°08'50" West, 79.77 feet, to the Point of Beginning.

Parcel 3
(Tax Id. 22-12-351-028)
Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 1206.18 feet and North 02°25'20" East, 72.05 feet, from the Southwest Corner of said Section 12; thence North 02°25'20" East, 1244.35 feet; thence South 89°39'54" West, 167.08 feet; thence South 02°38'50" West, 1241.05 feet; thence South 89°08'40" East, 171.93 feet, to the Point of Beginning.

Parcel 4
(Tax Id. 22-12-351-030)
Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant East, 1378.50 feet and N 02°11'50" E, 69.47 feet from the Southwest Corner; Thence N 02°11'50" E 1247.68 feet, Thence S 89°44'30" W 167.08 feet, Thence S 02°25'20" W 1244.35 feet, Thence S 89°08'40" E 171.94 feet the point of beginning/ Parcel contains 4.85 acres of land.

OVERALL LEGAL DESCRIPTION (COMBINED)
Part of the Southwest 1/4 of Section 12, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan, described as Beginning at a point distant East, 689.25 feet & N 03°05'23" E, 79.77 feet from the Southwest Corner; Thence N 03°05'23" E 1233.50 feet, Thence N 89°35'15" E 501.57 feet, Thence N 89°39'20" E, 167.40 feet; Thence S 02°11'37" W 1247.40 feet, Thence N 89°12'33" W, 172.03 feet; Thence N 89°08'04" W, 515.73 feet the point of beginning. Parcel contains 19.30 acres of land.

BENCHMARKS (Per Original Survey by Ambit):

- NORTH EDGE OF RIM ON MON. BOX AT THE "X" OF 12 MI. & MEADOWBROOK. ELEVATION=922.68 (U.S.G.S.)
- PK NAIL ON SOUTH SIDE OF 12" ELM 31' EAST OF THE WESTERLY PROPERTY LINE OF SUBJECT PROPERTY & 816' NORTH OF THE CENTERLINE OF 12 MI. ROAD. ELEVATION=941.50 (U.S.G.S.)
- SANITARY RIM 47' EAST OF THE WESTERLY PROPERTY LINE OF SUBJECT PROPERTY AND 68' NORTH OF THE CENTERLINE OF 12 MILE ROAD. ELEVATION=917.63 (U.S.G.S.)
- TOP OF HYDRANT ARROW LOCATED 800' E. OF MEADOWBROOK & 90' S. OF THE CENTERLINE OF 12 MILE ROAD. ELEVATION=919.55 (U.S.G.S.)

BENCHMARKS (City):
CHISLED "X" ON NORTH SIDE OF GATE VALVE RIM - CITY I.D. 1312
ELEVATION=917.76 (PER ESTABLISHED SURVEY DATUM)
ELEVATION = 917.56 (PER CITY DATUM)

NOTE:
This Survey reflects previous easements indicated from previous Titework and surveys (See references below).
Titework was submitted only for:
Tax Parcel No. 22-12-351-028 dated May 1, 2013
Tax Parcel No. 22-12-351-030 dated February 17, 2016

EASEMENTS:
Easements shown hereon are those listed in the commitment for title insurance provided by: Seaver Title Agency, File No. 63-11205362-SCM, Dated December 5, 2011

Schedule B-II exceptions

- Interest of Susan Crum, as Trustee of the Susan Crum Revocable Trust Agreement, as disclosed by seller's assignment of land contract recorded in Liber 24197, Page 222, Oakland County Records. Not an easement, has not been shown.
- Easement for pipelines in favor of Consumers Power company and the covenants, conditions and restrictions contained in instrument recorded in Liber 12870, Page 690, Oakland County Records. Has been shown.
- Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 2626, Page 102, Oakland County Records. (parcel 2)
Not an easement, has not been shown.
- Covenants, conditions and restrictions and other provisions but omitting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin as contained in instrument recorded in Liber 3101, Page 176, Oakland County Records. (parcel 1)
Not an easement, has not been shown.

SURVEYOR'S CERTIFICATE
TO: **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ARMENIAN COMMUNITY CENTER OF GREATER DETROIT, INC, A MICHIGAN NON-PROFIT CORPORATION**

RE: Survey Entitled "NSPS-ALTA Survey" dated **April 3, 2019**, prepared by THOMAS M SMITH, PS The undersigned hereby certifies that the above-referenced survey was prepared from an actual on-the-ground instrument survey of the subject premises; that the same accurately shows the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the locations thereof with respect to the boundaries are accurately shown as the same were situated on **April 3, 2019**; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises, unless shown thereon; that all buildings and structures, if any, lie wholly within all applicable building restriction lines, if any, and do not violate any restriction or other recorded agreements set forth in the title insurance commitment for the subject premises dated **05-01-13**, issued to you by **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**, Commitment No. **OX-09102853**; that all easements and rights of way which are appurtenant to or burden the subject premises and (i) are referred to in the Title Commitment or (ii) are apparent from a visual inspection are delineated thereon, and are located other than through the existing building shown hereon; that all parking spaces, if any, are delineated thereon; and that, except as otherwise shown thereon, the subject premises are not located within any flood hazard or flood way area or district as designed by Federal, state or municipal authority.

Access to and egress from the subject premises and the improvements and structures thereon to **12 MILE ROAD**, a public way, are provided by the means indicated thereon. Municipal water, storm sewer facilities and telephone, gas and electric services of public utilities are available in the locations indicated thereon.

The undersigned hereby certifies that the square footage of each parcel delineated on the above referenced survey is as set forth thereon, that all such parcels are contiguous without any strips, gaps or gores existing between any of said parcels, and that said parcels, when combined, form and create one complete and uninterrupted parcel without any strips, gaps or gores.

This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by NSPS and ACSM in 2016.

DATED: April 3, 2019

THOMAS M SMITH, PS 31606

Scale:	1" = 60'
Drawn:	TMS
Checked:	TCS
Approved:	THOMAS
Date:	4/03/2019
Job no.	16-078
Sheet No.	CS1.0

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

SE Sujak Engineering PLC CIVIL ENGINEERING \$ PLANNING \$ DESIGN \$ 401 Coolidge Highway Troy, MI 48068 Phone: (248) 885-8431 Fax: (248) 885-8432 Email: SujakEngineering@Comcast.net	THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED. © 2019 SUJAK ENGINEERING, P.L.C.
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PHASING TABLE:	
PHASE I - TEMPORARY CHURCH, CULTURAL CENTER, MEMORIAL TOWER, AND CHILDCARE CENTER	<ul style="list-style-type: none"> CLEARING AND MASS GRADING, INCLUDING PREPARING PADS FOR FUTURE PHASES OF BUILDING (PHASE II & III) CONSTRUCTION OF DETENTION POND AND OUTLET TO TOWNLINE DRAIN DRIVE APPROACHES TO TWELVE MILE ROAD AND DRAIN CROSSINGS INSTALLATION OF ALL UNDERGROUND UTILITIES (STORM SEWER, SANITARY SEWER, AND WATER MAIN) AND FRANCHISED UTILITIES (GAS, CTV, FIBER, AND ELECTRICITY) INSTALLATION OF PARKING LOTS, DRIVES, CURBS, AND WALKS WETLAND RESTORATION AND MAINTENANCE LANDSCAPING AROUND BUILDING WOODLAND REMOVALS AND REPLACEMENTS
PHASE II - PERMANENT CHURCH AND ADMINISTRATIVE OFFICES	<ul style="list-style-type: none"> INSTALLATION OF WALKS LANDSCAPING AROUND BUILDING
PHASE III - GYMNASIUM AND YOUTH CENTER	<ul style="list-style-type: none"> LANDSCAPING AROUND BUILDING
FUTURE - LAND BANK PARKING AND RELATED WOODLAND REMOVALS	

TOPOGRAPHIC AND BOUNDARY DATA, INCLUDING PROPERTY LINES, LEGAL DESCRIPTIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED FROM SURVEY FOR THIS SITE PREPARED BY:

SUJAK ENGINEERING, PLC
4031 COOLIDGE HIGHWAY
TROY, MI 48068
JOB NO. 16-078 DATED 3/06/2017

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

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

TOTAL NUMBER OF PARKING SPACES: 265

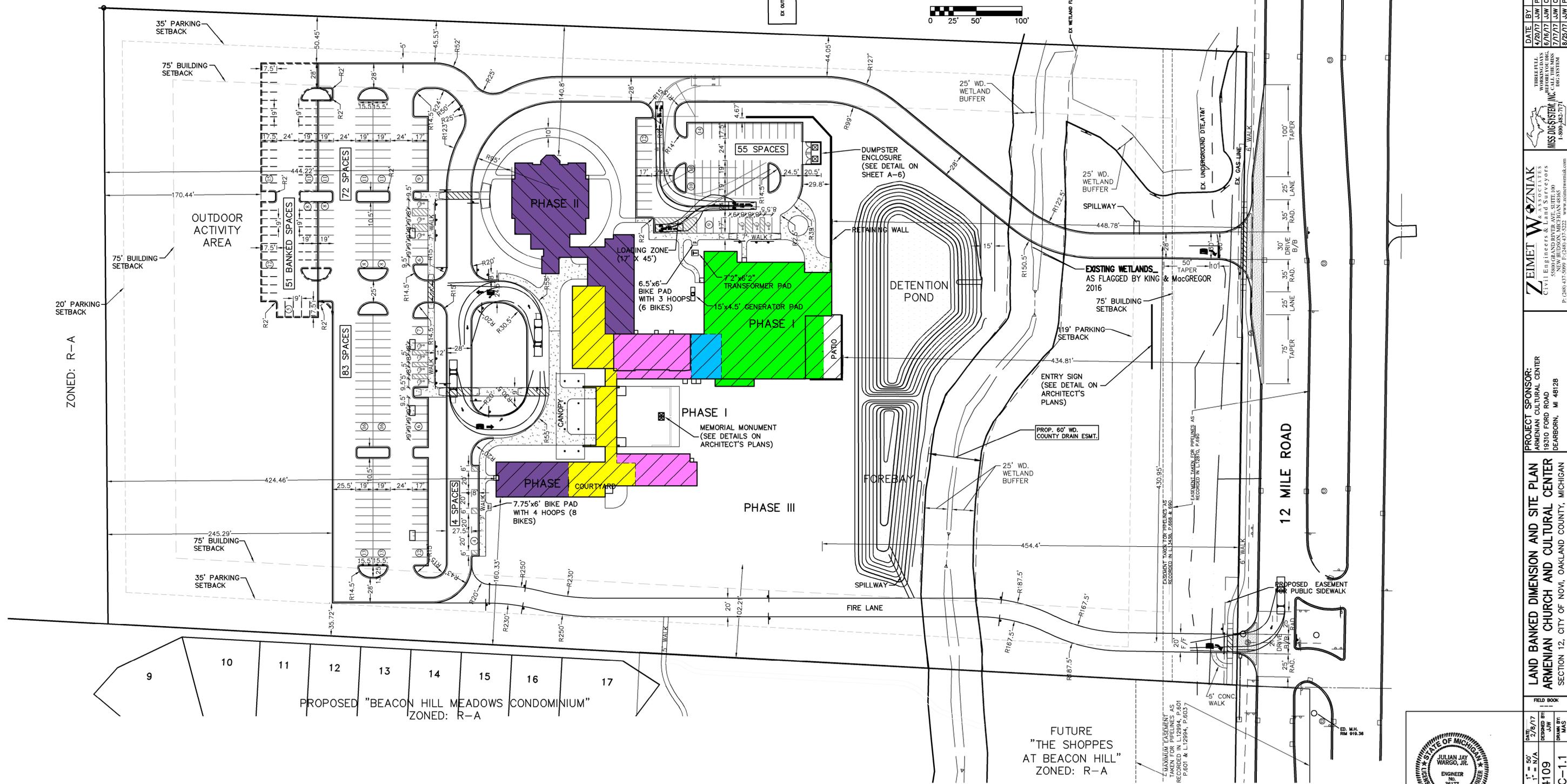
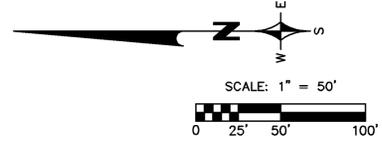
NOTE:
NO ROOF TOP EQUIPMENT IS PROPOSED.

BUILDING LEGEND:

	TEMPORARY CHURCH/FELLOWSHIP HALL AND KITCHEN
	RESTROOMS
	MULTI-PURPOSE ROOM AND CLASSROOMS
	LOBBY AND ART GALLERY
	CHURCH AND CLASSROOMS AND OFFICES

	PHASE I
	PHASE II

ZONED: R-A



DATE	BY	REVISIONS
7/20/21	JWW	FSS APPROVAL
8/12/20	JWW	FINAL STAMPING
12/27/19	JWW	ESS REVIEW
6/24/19	JWW	FINAL STAMPING
5/9/19	JWW	ISSUED FOR BIDS
4/26/19	JWW	RFP REVIEW AND BIDS
10/5/17	JWW	PSP REVIEW
10/5/17	JWW	PRE-APP SUBMITTAL
6/16/17	JWW	OWNER REVIEW
10/14/18	JWW	DD REVIEW
10/3/18	JWW	PERMITS
2/7/18	JWW	RFP REVIEW

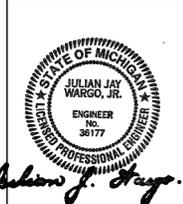
THREEFELLA ENGINEERS & ARCHITECTS
1000 GRAND RIVER AVE SUITE 100
DEARBORN, MI 48128
P: (313) 437-9999 F: (313) 437-9222 WWW.THREEFELLA.COM

ZEIMET WOZNAK & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
5808 GRAND RIVER AVE SUITE 100
DEARBORN, MI 48128
P: (313) 437-9999 F: (313) 437-9222 WWW.ZEIMETWOZNAK.COM

PROJECT SPONSOR:
ARMENIAN CULTURAL CENTER
19310 FORD ROAD
DEARBORN, MI 48128

LAND BANKED DIMENSION AND SITE PLAN
ARMENIAN CHURCH AND CULTURAL CENTER
SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE	BY	REVISIONS
2/6/17	JWW	DESIGNED BY
1/11/17	JWW	DESIGNED BY
1/11/17	JWW	DESIGNED BY
1/11/17	JWW	DESIGNED BY



NOT FOR CONSTRUCTION
SIDWELL #22-12-351-028, -030, -034, -036

Julian J. Wargo, Jr.

Z:\Projects\14109\dwg\14109 ALT DIMENSION PLAN.dwg, C-1.1 LAND BANKED DIMENSION AND SITE PLAN, 7/26/2021 7:46:37 AM, ddbmbyer

7/20/21	JWW	FSS APPROVAL
9/12/20	JWW	FINAL STAMPING
12/27/19	JWW	EFFS REVIEW
6/24/19	JWW	FINAL STAMPING
6/13/19	JWW	PER CITY/MDCO
5/28/18	JWW	ISSUED FOR BIDS
9/14/18	JWW	DD REVIEW
10/3/18	JWW	PERMITS
2/7/19	JWW	RFP REVIEW
8/29/17	JWW	PSP SUBMITTAL
10/5/17	JWW	PSP REVIEW
4/26/18	JWW	RFP REVIEW
4/26/18	JWW	BIDS

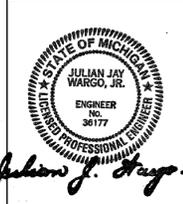
THREEFELLA
SURVEYING
MARKING INC.
MISSOISSIPPI, INC.
CALIFORNIA
606 SYSTEM
1-800-882-7171
www.threefella.com

ZEMET WIZANIA
CIVIL ENGINEERS & LAND SURVEYORS
5808 GRAND RIVER AVE. SUITE 100
DEARBORN, MI 48128
P: (313) 437-5092 F: (313) 437-5222 www.zemetwizania.com

PROJECT SPONSOR:
ARMENIAN CULTURAL CENTER
19310 FORD ROAD
DEARBORN, MI 48128

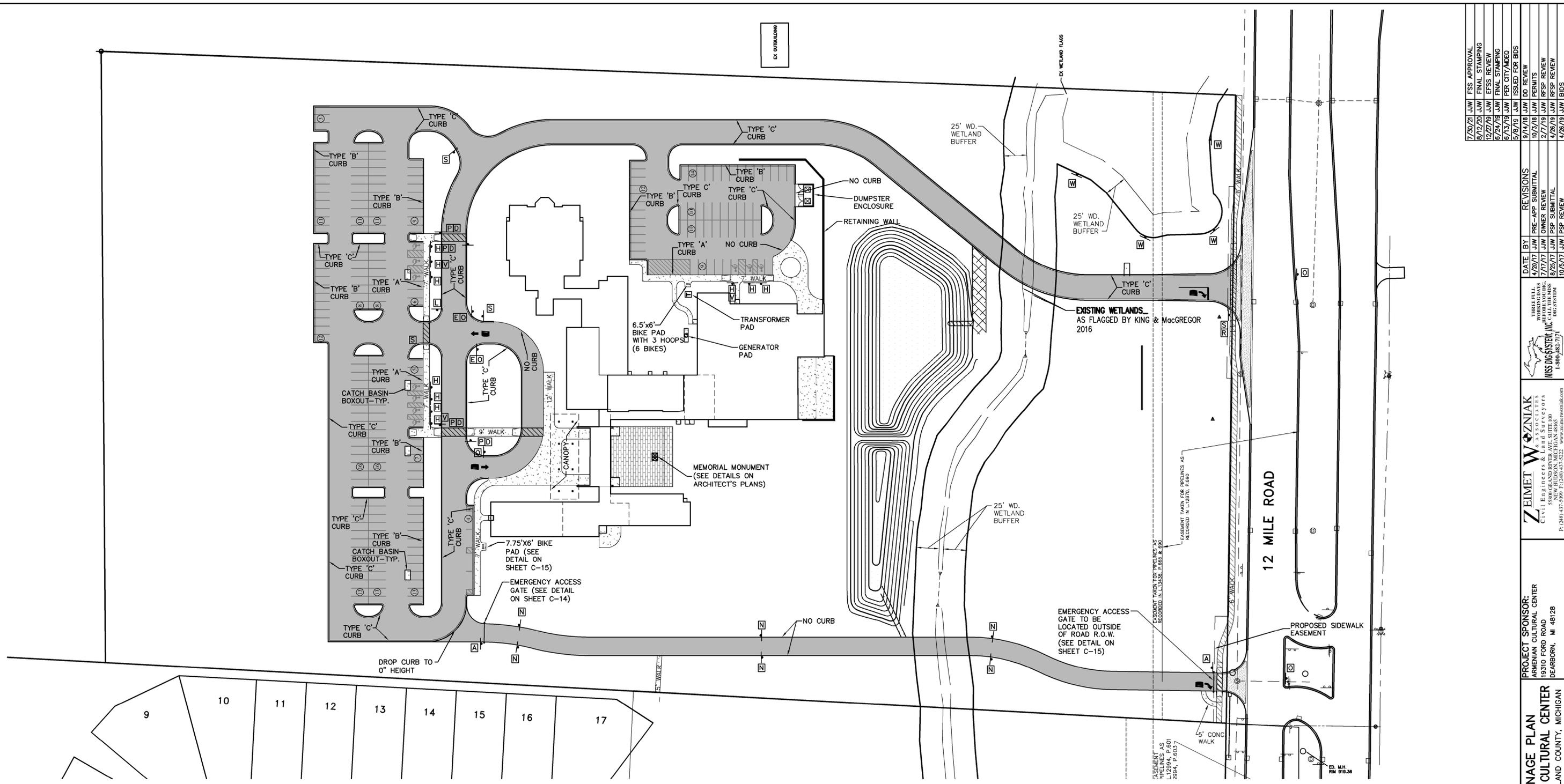
PAVING AND SIGNAGE PLAN
ARMENIAN CHURCH AND CULTURAL CENTER
SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FIELD BOOK:
DATE: 2/6/17
DESIGNED BY: JULIAN JAY WARGO, JR.
JOB NO: 14109
SHEET NO: C-2



Julian J. Wargo, Jr.

NOT FOR CONSTRUCTION
SIDWELL #22-12-351-028, -030, -034, -036



TRAFFIC SIGNING REQUIREMENTS:

ITEM	MUTCD CODE	QUANTITY	SIZE	DESCRIPTION
A	R5-11	2	30"x24"	AUTHORIZED VEHICLES ONLY
D	W16-7P	4	24"x12"	DOWNWARD ARROW
E	R5-1	2	30"x30"	DO NOT ENTER
H	R7-8	10	12"x18"	RESERVED PARKING ONLY
L	R3-2	1	24"x24"	NO LEFT TURN
N	R7-1	6	12"x8"	NO PARKING ANY TIME
O	R6-1	6	36"x12"	ONE WAY
P	W11-2	4	30"x30"	PEDESTRIAN CROSSING
R	R3-31	1	30"x24"	RIGHT TURN ONLY
S	R1-1	4	30"x30"	STOP
V	R7-8P	3	12"x6"	VAN ACCESSIBLE
W	----	4	12"x18"	WETLAND CONSERVATION EASEMENT

PAVEMENT LEGEND: (REFER TO SPECIFICATIONS ON SHEET C-14)

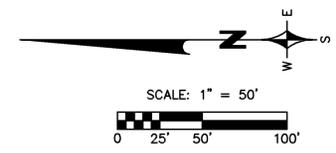
	ASPHALT PAVEMENT
	ON-SITE CONCRETE SIDEWALK
	12 MILE ROAD NON-MOTORIZED PATHWAY
	STORMWATER MAINTENANCE DRIVE
	12 MILE ROAD ENTRANCE PAVEMENT

FULL PAVEMENT MARKING SPECIFICATIONS:

- BARRIER-FREE PARKING SPACES AND ASSOCIATED CROSS-HATCHED ACCESS AISLES SHALL BE MARKED IN BLUE.
- NON-BARRIER-FREE PARKING SPACES AND CROSS-WALKS SHALL BE MARKED IN WHITE.
- ABUTTING BARRIER-FREE AND NON-BARRIER-PARKING SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (I.E. WHEELCHAIR) SHALL BE MARKED IN WHITE.
- SEE ADDITIONAL DETAILS ON SHEET C-15.2.

SIGN NOTES:

- ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
- TRAFFIC CONTROL SIGNS SHALL USE THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARD ALPHABET SERIES. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
- SEE ADDITIONAL DETAILS ON SHEET C-15.



Z:\Projects\14109.dwg\14109 DIMENSION SITE PAVING PLAN.dwg C-2 PAVING AND SIGNAGE PLAN 7/26/2021 7:47:50 AM dbimbrwyer

7/30/21	JWW	FSS APPROVAL
9/12/20	JWW	FINAL STAMPING
12/27/19	JWW	EFFS REVIEW
6/24/19	JWW	FINAL STAMPING
6/13/19	JWW	PER QTY/MDEO
5/28/19	JWW	ISSUED FOR BIDS
10/5/18	JWW	PERMITS
2/7/19	JWW	RFP REVIEW
1/17/19	JWW	MDEO REVIEW
4/26/18	JWW	RFP REVIEW
4/26/18	JWW	DD REVIEW

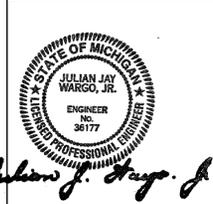
THREKLELLA
HARRIS-YOUNG
CALL: THREKLELLA
MSS DESIGN INC.
1-800-882-7171

ZEMET WIZANIA
REGISTERED PROFESSIONAL ENGINEER
Civil Engineer & Land Surveyors
5808 GRAND RIVER AVE. SUITE 100
DEARBORN, MI 48128
P: (313) 437-9999 F: (313) 437-9222 WWW.ZEMETWIZANIA.COM

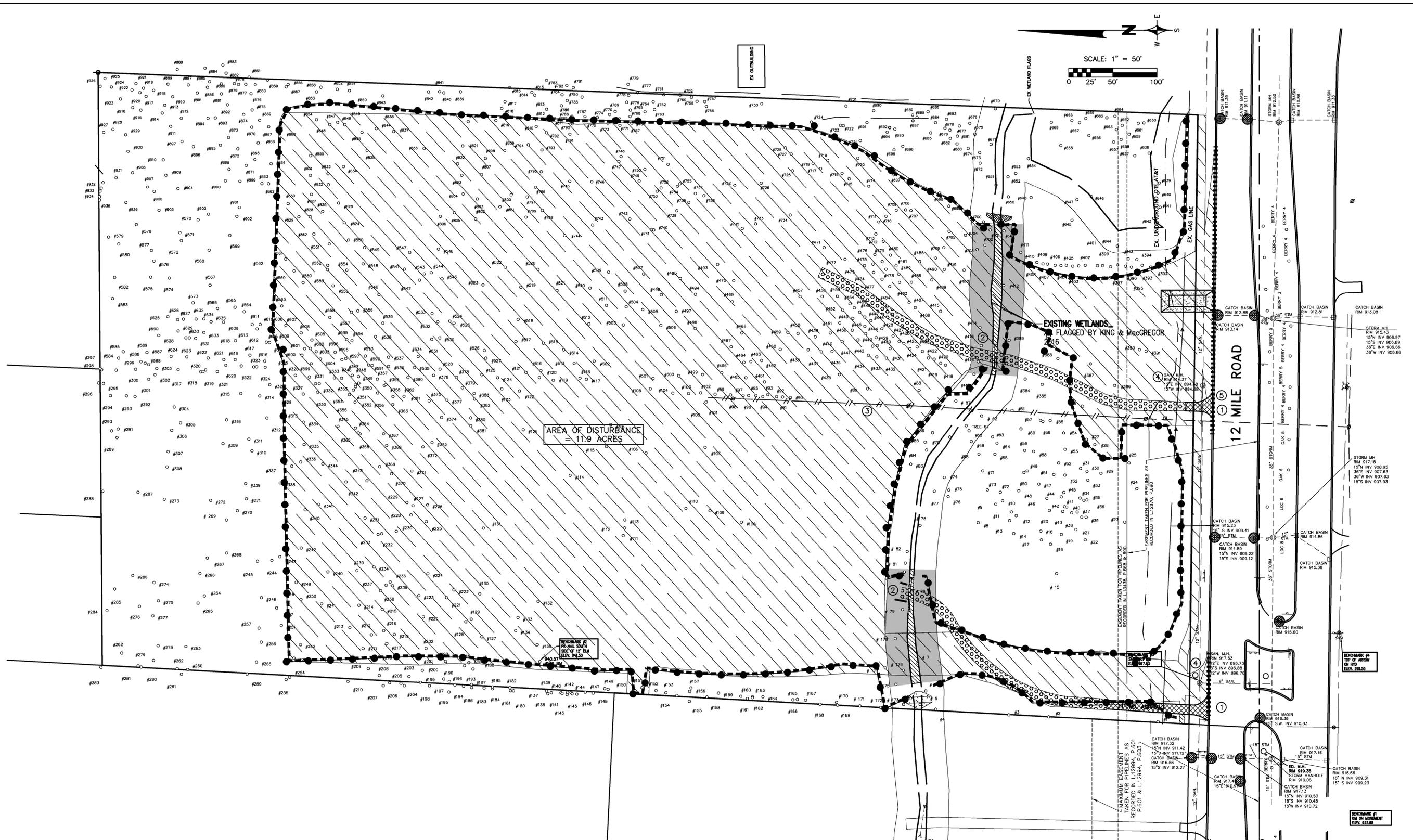
PROJECT SPONSOR:
ARMENIAN CULTURAL CENTER
19310 FORD ROAD
DEARBORN, MI 48128

SITE PREPARATION PLAN
ARMENIAN CHURCH AND CULTURAL CENTER
SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE: 2/6/17
SCALE: 1" = 50'
JOB NO: 14109
SHEET NO: C-3

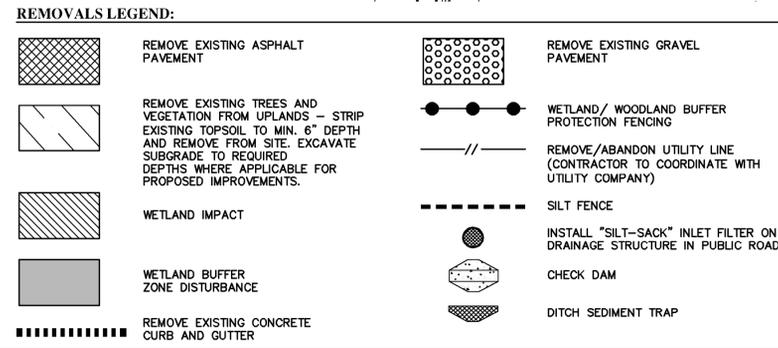


NOT FOR CONSTRUCTION
SIDWELL #22-12-351-028, -030, -034, -036

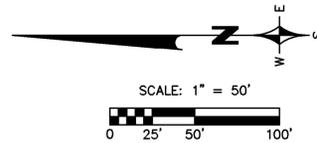


- NOTE KEY:**
- CLOSE CURB DROP AT EXISTING DRIVEWAY APRON.
 - REMOVE CULVERT AND RESTORE STREAM BOTTOM AND BANKS.
 - REMOVE UTILITY POLE (CONTRACTOR TO COORDINATE WORK WITH FRANCHISE UTILITY CO.)
 - ADJUST FRAME AND COVER/REBUILD STRUCTURE AS NEEDED. ANY UTILITY STRUCTURE REQUIRING MORE THAN 18 INCHES OF TOTAL ADJUSTMENT (MEASURED FROM THE TOP OF CONE TO BOTTOM OF CASTING) WILL REQUIRE PRE-CAST RISERS OR BRICK BENEATH THE CONE AS DETERMINED NECESSARY.
 - MAINTAIN EXISTING DRIVEWAY FOR CONSTRUCTION TRAFFIC— ABANDON AND REMOVE ONCE NEW DRIVEWAY IS COMPLETED AND AVAILABLE FOR CONSTRUCTION TRAFFIC.

- SITE PREPARATION NOTES:**
- ALL TEMPORARY AND PERMANENT EROSION CONTROLS SHALL FOLLOW THE CITY'S STANDARDS.
 - REFER TO LANDSCAPE PLANS FOR ALL TREE REMOVAL AND TEMPORARY TREE PROTECTION.
 - PROTECT ALL EXISTING UTILITIES, STRUCTURES, SIGNS AND POSTS IN TWELVE MILE ROAD RIGHT-OF-WAY UNLESS OTHERWISE NOTED.



Z:\Projects\14109\dwg\14109 SITE PREPARATION PLAN_7262021_7:49:07 AM.dwg



NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TOPOGRAPHIC AND BOUNDARY DATA, INCLUDING PROPERTY LINES, LEGAL DESCRIPTIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED FROM SURVEY FOR THIS SITE PREPARED BY:

SUJAK ENGINEERING, PLC
 4031 COOLIDGE HIGHWAY
 TROY, MI 48098
 JOB NO. 16-078 DATED 3/06/2017

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

- GRADING LEGEND:**
- TC = TOP OF CURB
 - TW = TOP OF WALK
 - TP = TOP OF PAVEMENT
 - TB = TOP OF BANK
 - G = GROUND
 - D = DITCH
 - GU = GUTTER
 - FG = FINISH GRADE
 - FF = FINISH FLOOR
 - BF = BASEMENT FLOOR
 - BL = BRICK LEDGE

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

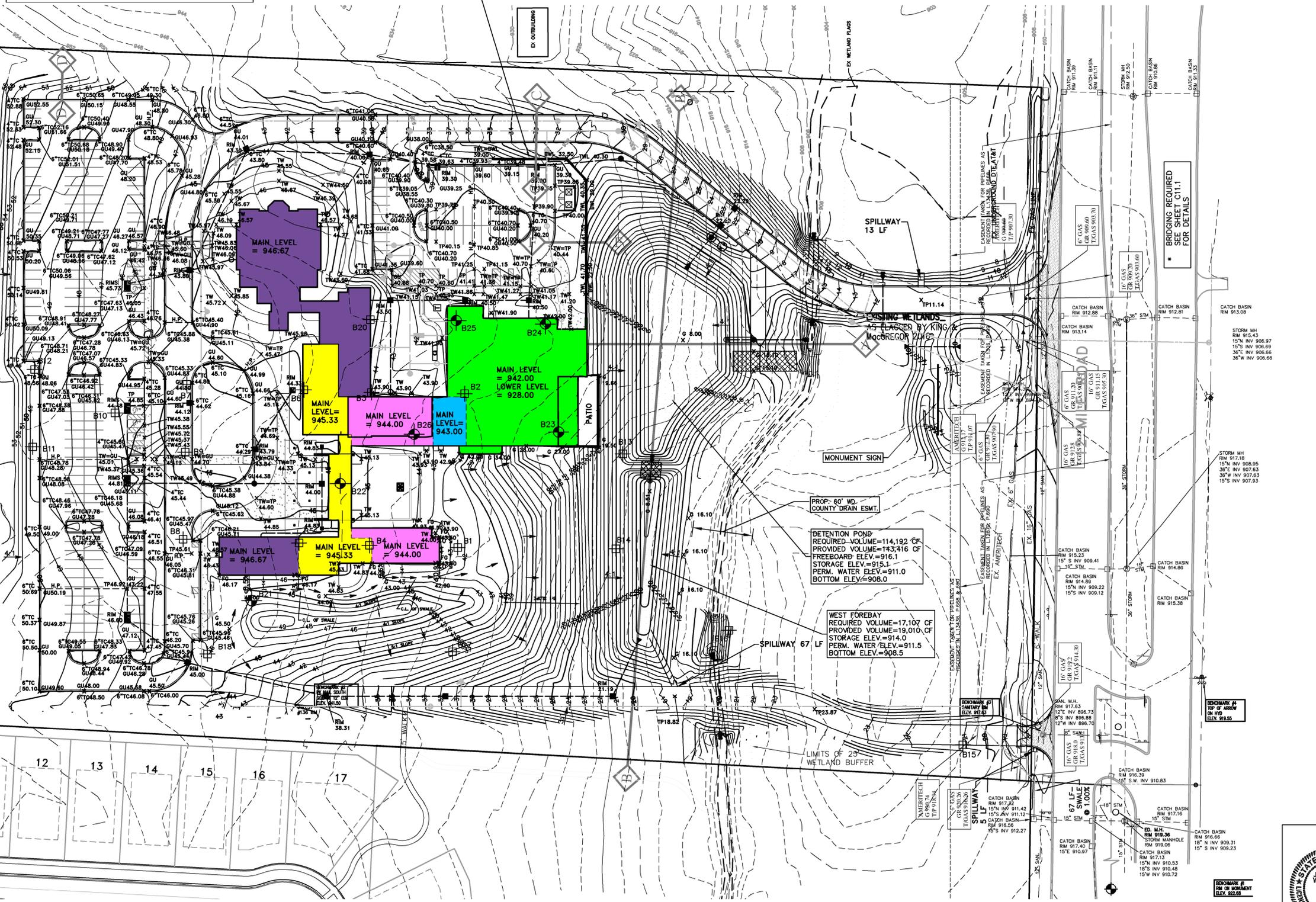
BUILDING LEGEND:

- TEMPORARY CHURCH/FELLOWSHIP HALL AND KITCHEN
 MAIN LEVEL = 942.00
 LOWER LEVEL = 928.00
- RESTROOMS
 MAIN LEVEL = 943.00
- MULTI-PURPOSE ROOM AND CLASSROOMS
 MAIN LEVEL = 944.00
- LOBBY AND ART GALLERY
 MAIN LEVEL = 945.33
- CHURCH AND CLASSROOMS AND OFFICES
 MAIN LEVEL = 946.67

SOIL BORING (REFER TO GEOTECHNICAL INVESTIGATION PERFORMED BY TESTING ENGINEERS & CONSULTANTS, INC. (TEC REPORT: 54765 DATED AUGUST 28, 2014) FOR DETAILS.

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

DATE	BY	REVISIONS
7/20/21	JWW	FSS APPROVAL
9/12/20	JWW	FINAL STAMPING
7/24/20	JWW	BERM
6/24/19	JWW	FINAL STAMPING
6/13/19	JWW	PER QTY/MGDO
5/28/19	JWW	ISSUED FOR BIDS
9/14/18	JWW	DO PERMITS
10/5/18	JWW	DO PERMITS
2/7/19	JWW	RFP REVIEW
1/17/17	JWW	OWNER REVIEW
8/29/17	JWW	PSP SUBMITTAL
8/29/17	JWW	PSP REVIEW
9/29/17	JWW	PSP REVIEW



PROJECT SPONSOR:
 ARMEANIAN CULTURAL CENTER
 19310 FORD ROAD
 DEARBORN, MI 48128

GRADING AND DRAINAGE PLAN
 ARMEANIAN CHURCH AND CULTURAL CENTER
 SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

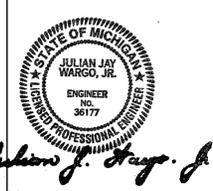
FIELD BOOK:

DATE: 2/6/17
SCALE: 1" = 50'
VER.: N/A
JOB NO: 14109
SHEET NO: C-4

DESIGNED BY: JULIAN JAY WARGO, JR.
CHECKED BY: [Signature]
DATE: 2/6/17
SCALE: 1" = 50'
VER.: N/A
JOB NO: 14109
SHEET NO: C-4

ENGINEER: JULIAN JAY WARGO, JR.
 NO. 36177
 PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
 SIDWELL #22-12-351-028, -030, -034, -036



Julian J. Wargo, Jr.

7/20/21	JAW	FSS APPROVAL
9/12/20	JAW	FINAL STAMPING
7/24/20	JAW	BEAM
12/27/19	JAW	FINAL STAMPING
5/24/19	JAW	FINAL STAMPING
10/5/18	JAW	PERMITS
2/7/19	JAW	RFP REVIEW
4/26/19	JAW	RFP REVIEW
4/26/19	JAW	RFP REVIEW
4/26/19	JAW	RFP REVIEW
5/18/19	JAW	ISSUED FOR BIDS

DATE	BY	REVISIONS
4/20/17	JAW	PRE-APP SUBMITTAL
7/17/17	JAW	OWNER REVIEW
8/29/17	JAW	PSP SUBMITTAL
9/29/17	JAW	PSP REVIEW

ZIMET WOZNIAK
 CONSULTANTS
 CIVIL ENGINEERS & LAND SURVEYORS
 5808 GRAND RIVER AVE. SUITE 100
 DEARBORN, MI 48128
 P: (313) 437-5092 F: (313) 437-5222 WWW.ZIMETWOZNIAK.COM

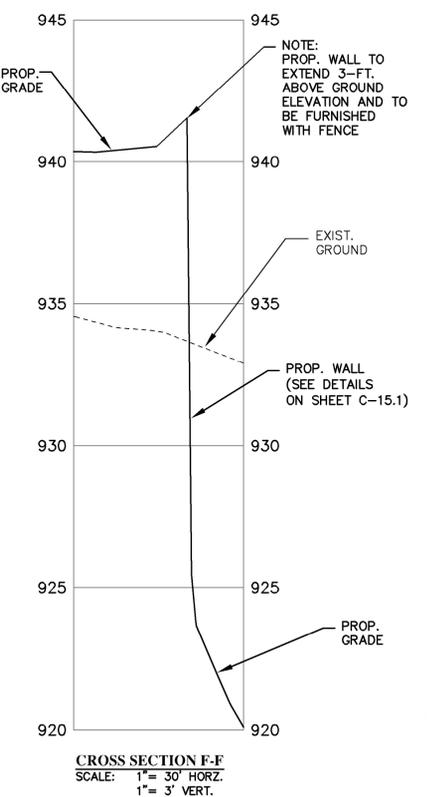
PROJECT SPONSOR:
 ARMENIAN CULTURAL CENTER
 19310 FORD ROAD
 DEARBORN, MI 48128

GRADING AND DRAINAGE PLAN
ARMENIAN CHURCH AND CULTURAL CENTER
 SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

DATE:	2/6/17
DESIGNED BY:	JAW
JOB NO:	14109
SHEET NO:	C-4.2

MATCH LINE (SEE SHEET C-4.3)

MATCH LINE (SEE SHEET C-4.1)



NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

TOPOGRAPHIC AND BOUNDARY DATA, INCLUDING PROPERTY LINES, LEGAL DESCRIPTIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED FROM SURVEY FOR THIS SITE PREPARED BY:
 SUJAK ENGINEERING, PLC
 4031 COOLIDGE HIGHWAY
 TROY, MI 48098
 JOB NO. 16-078 DATED 3/06/2017

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

SOIL BORING (REFER TO GEOTECHNICAL INVESTIGATION PERFORMED BY TESTING ENGINEERS & CONSULTANTS, INC. (TEC REPORT: 54765 DATED AUGUST 28, 2014) FOR DETAILS.

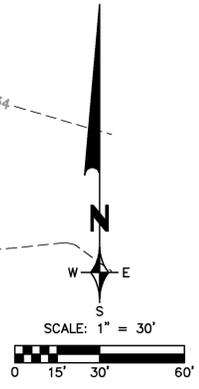
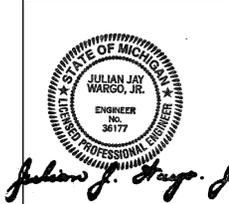
PROVIDE 5'-FT WIDE STONE BRIDGE TO ALLOW DIRECT ACCESS TO THE STANDPIPE FROM THE BANK OF THE BASIN DURING HIGH-WATER CONDITIONS (STONE TO EXTEND 6-INCHES ABOVE HIGH WATER ELEVATION)

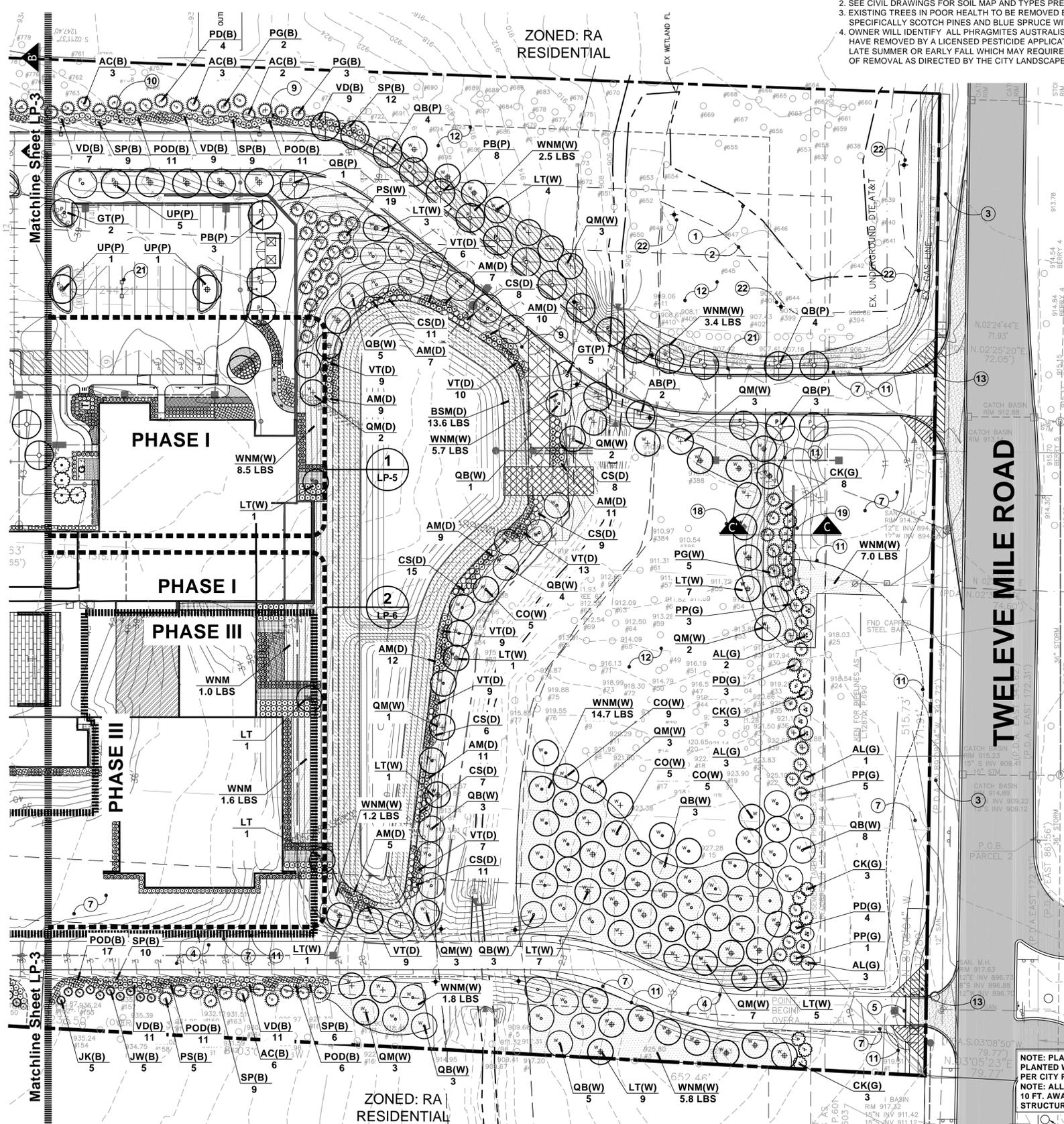
- GRADING LEGEND:**
- TC = TOP OF CURB
 - TW = TOP OF WALK
 - TP = TOP OF PAVEMENT
 - TB = TOP OF BANK
 - G = GROUND
 - D = DITCH
 - GL = GLITTER
 - FG = FINISH GRADE
 - FF = FINISH FLOOR
 - BF = BASEMENT FLOOR
 - BL = BRICK LEDGE

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

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

NOT FOR CONSTRUCTION
 SIDWELL #22-12-351-028, -030, -034, -036





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 - SEE CIVIL DRAWINGS FOR SOIL MAP AND TYPES PRESENT ON SITE.
 - EXISTING TREES IN POOR HEALTH TO BE REMOVED BY OWNER - SPECIFICALLY SCOTCH PINES AND BLUE SPRUCE WITH NEEDLE CAST.
 - OWNER WILL IDENTIFY ALL PHRAGMITES AUSTRALIS ON SITE AND HAVE REMOVED BY A LICENSED PESTICIDE APPLICATOR DURING THE LATE SUMMER OR EARLY FALL WHICH MAY REQUIRE MULTIPLE SEASONS OF REMOVAL AS DIRECTED BY THE CITY LANDSCAPE ARCHITECT.

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| 7 SEEDED LAWN OVER MINIMUM 4" DEPTH TOPSOIL. SEE TOPSOIL NOTE BELOW | 18 CROSS SECTION - SEE SHEET LP-4 |
| 8 SNOW DEPOSIT AREA | 19 PROJECT SIGN & WALL - SEE ARCH. DWGS. |
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| 10 SHOVEL CUT BED EDGE - TYP. | 21 LIGHT POLE LOCATION TYP. |
| 11 EDGE OF MOVED LAWN | 22 WETLAND CONSERVATION EASEMENT- NO MOVI SIGN. SEE CIVIL DRAWINGS FOR SIGN DETAIL. |

NOVI SPECIFICATIONS

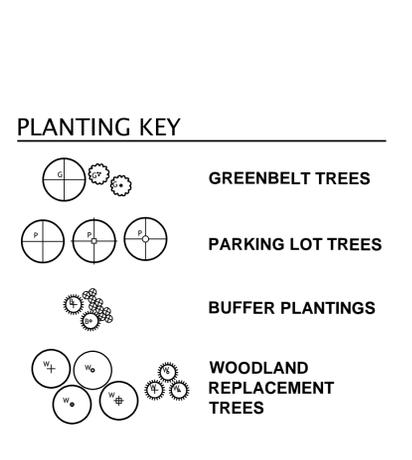
- Wherever in this Ordinance landscape plantings are required or permitted, they shall be planted in accordance with the approved final stamped landscape plan.
- All plant materials shall be installed between April 15th and November 15th. All installed landscapes including plant materials, mulch, staking, irrigation, and sodding, must be installed and inspected by the City prior to issuance of a Temporary Certificate of Occupancy. At that time, a financial guarantee of 1.2 times the cost of any deficiencies will be held until inspection occurs for a Final Certificate of Occupancy. In order to receive a Final Certificate of Occupancy, the deficiencies must be addressed within 30 days during the April 15th to November 15th planting season. If the deficiencies are not addressed in the time period outlined above, the City will cash in the amount being held for the outstanding items and remedy those items.
- A City representative will perform landscape inspections following a request from the developer or owner. The inspection time period is from April 15th to November 15th. If an inspection is requested between November 16 and April 31, a financial guarantee is to be provided based on 1.2 times the percent complete for a Temporary Certificate of Occupancy as outlined above. Beginning April 31st, the Applicant then has 30 days to complete items or the City will cash in the amount being held and finish the job.
- The establishment period for the plant material guarantee will occur beginning at the Final Certificate of Occupancy inspection approval to 2 years from that date. All plantings shall be properly planted as to be in a healthy, growing condition at the commencement of the establishment period. At the end of the establishment period, any plantings, which are 20% dead or greater, shall be replaced.
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 - The owner or developer must notify the City of the installation schedule. The City may reject any material which is defective or generally poor condition.
 - Minor changes regarding plant materials per the approved and stamped landscape plan may be altered upon written notification to, and written sign-off by, the City Landscape Architect of species, size, change, and location.
 - Minor changes due to seasonal planting problems and lack of plant availability may be approved in writing by the City Landscape Architect when there is no reduction in the quality of plant materials, no significant change in size or location of plant material, the new plant material is compatible with the area and is the same general type (deciduous/evergreen), exhibiting same design characteristics (mature height, crown), as the material being replaced. If these criteria are not fulfilled or changes are significant from approved plan, the landscape plan shall be revised and resubmitted for plan approval.
- Maintenance:
 - Maintenance of required plantings by the owner shall be carried out so as to present a healthy, neat and orderly appearance, free from refuse and debris.
 - To insure proper maintenance and as a condition of Final Site Plan approval, the property owner shall enter into and record with the office of the Oakland County Register of Deeds a Landscape Maintenance Agreement, or include such provisions as part of subdivision restrictions or condominium master deed, each of which shall be approved by the City Attorney. Such instrument shall identify the minimum plan of maintenance, the person or entity responsible for maintenance, and shall provide the procedure, authority and finance for City cure of breaches by the responsible entity. Such instrument shall also include provisions that all unhealthy and dead material shall be replaced within one (3) months, or the next appropriate planting period, whichever occurs first; all landscaped areas shall be provided with an irrigation system; tree stakes, guy wires and tree wrap are to be removed after one winter season; plantings shall be guaranteed for two (2) growing seasons after date of the acceptance of the installation; if grass or weeds exceed the height specified in Chapter 21 of the Novi Code of Ordinances, or if shrubs are allowed to obstruct vision across any portion of the island and the responsible party is unwilling to rectify the problem, the City will abate such violations and shall assess the cost of such abatement measures in the manner proposed by the developer and approved by the City in such instrument.
- Responsibility and Certificates of Occupancy. The owner of the property subject to the requirements of this Section shall be responsible for installing and maintaining per landscaping the approved final landscape plan as specified in this Section. Where the property is occupied by a person other than the owner, the occupant shall also be responsible for maintenance. All landscaping work required pursuant to this Section shall be treated as a site improvement for purposes of Subsections 3005-8 and 9.

* These requirements supersede all other planting requirements or specifications.

GENERAL PLANTING REQ.:

- THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
- ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "A" STANDARDS FOR GRADE NO. 1 NURSERY STOCK AND NORTHERN NURSERY GROWN.
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- ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SKEWERED FOR THE LAST FIVE GROWING SEASONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
- WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE, GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
- ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. CUTS SHOULD BE FLUSH, LEAVING NO STUBS.
- THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY, AND AUGUST FOR THE TWO YEAR WARRANTY. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
- TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 5% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- SOD/SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS. DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
- SOD SHALL BE TWO YEAR OLD "BARONCHERIEDELPHI" KENTUCKY BLUE GRASS GROWN IN A SOD NURSERY ON LOAM SOIL.

PLANTING KEY



IRRIGATION

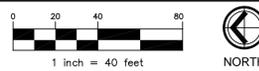
ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.

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

SITE PLANTING PLAN

SCALE: 1" = 40'

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



NOT TO BE USED AS CONSTRUCTION DRAWING

STEPHEN L. DEAK
LANDSCAPE ARCHITECT
No. 1245

deak
PLANNING + DESIGN

143 cadycenre #79
northville, mi 48167
[T] 866 355-4204
deakplanningdesign.com

DATE: 8/25/17
REVISIONS: 10/27/18 SLD, PEP, MTS
DATE: 2/6/19 SLD, FINAL SITE PLAN, RSD, PER, CMV'S
DATE: 6/24/19 SLD, STAMPING SET

TURBIDITY WORKING DAYS 8/25/17 SLD, PEP, MTS
TURBIDITY WORKING DAYS 10/27/18 SLD, PEP, MTS
TURBIDITY WORKING DAYS 2/6/19 SLD, FINAL SITE PLAN, RSD, PER, CMV'S
TURBIDITY WORKING DAYS 6/24/19 SLD, STAMPING SET

PROJECT SPONSOR: ARMENIAN CULTURAL CENTER
19310 FORD ROAD
DEARBORN, MI 48128

LANDSCAPE PLAN
ARMENIAN CHURCH AND CULTURAL CENTER
SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
SHEET NO. LP-2

FIELD BOOK

SCALE: HOR: 1" = 40'
VER: 1" = 120'
DATE: 8/25/17
JOB NO. DPD-121701
SHEET NO. LP-2

DATE: 8/25/17
REVISIONS: 10/27/18 SLD, PEP, MTS
DATE: 2/6/19 SLD, FINAL SITE PLAN, RSD, PER, CMV'S
DATE: 6/24/19 SLD, STAMPING SET

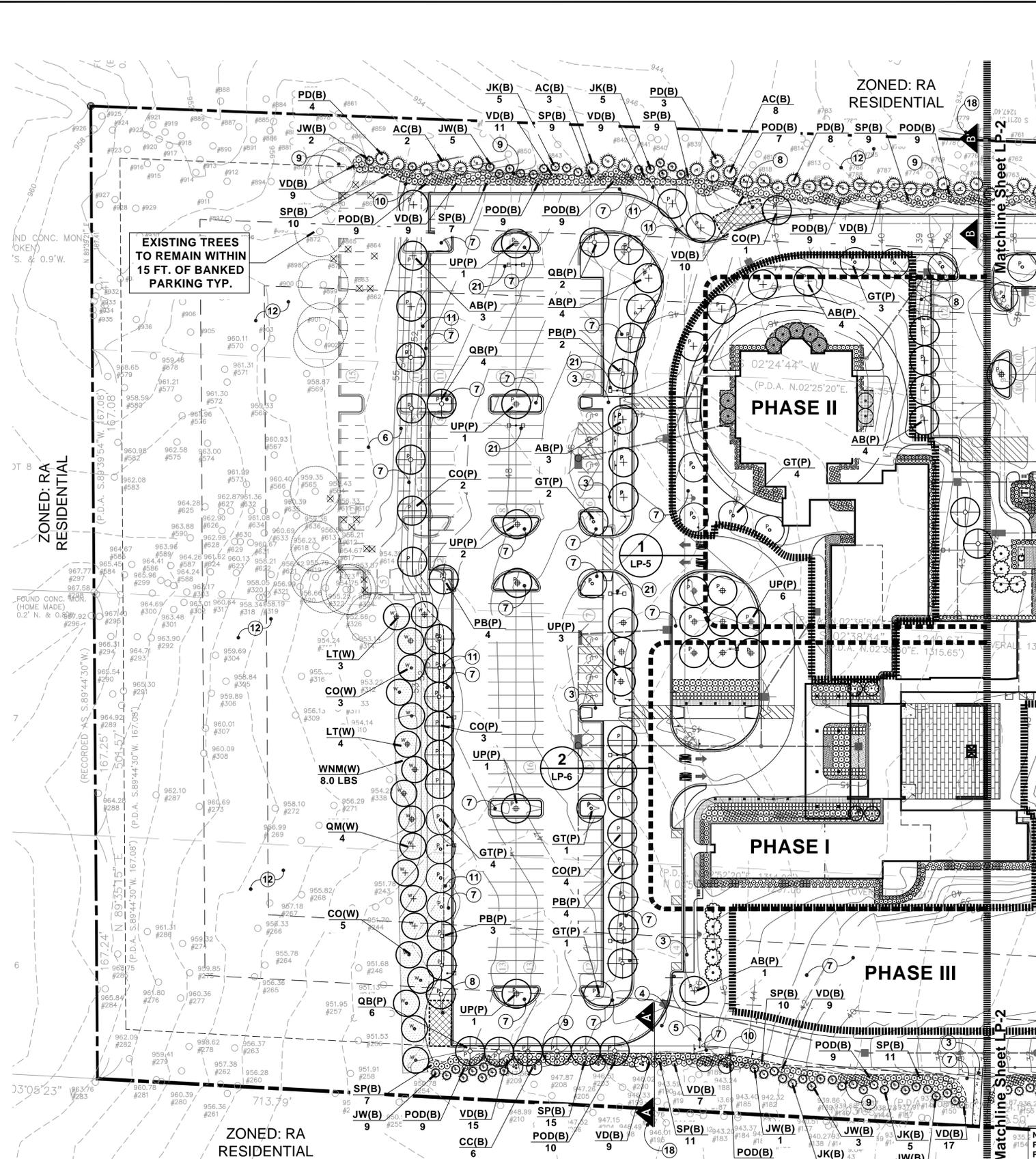
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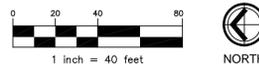


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- THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY, AND AUGUST FOR THE TWO YEAR WARRANTY. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
- TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 10% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- SOD/SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS, DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
- SOD SHALL BE TWO YEAR OLD "BARON/CHERIE/DELPHI" KENTUCKY BLUE GRASS GROWN IN A SOD NURSERY ON LOAM SOIL.

PLANT MIX

- ALL PLANTING/PERENNIAL BEDS TO RECEIVE:**
- 1-6 CU FT. QTY. OF COMPOST
 - 1-40 LB BAG DRAMINURE
 - 1-1 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER
- PER 100 SQ FT BED AREA.**
HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

MULCH

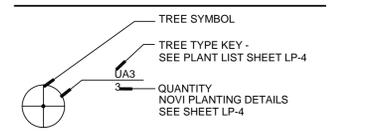
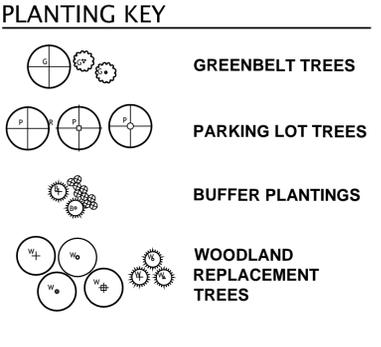
MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH

NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

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

PLANT KEY



DATE: 7/30/21	BY: JSS	REVISIONS:	7/30/21 SLD - FSS APPROVAL
DATE: 8/25/17	BY: JSS	REVISIONS:	TURBIDITY WORKING DAYS
DATE: 10/27/18	BY: JSS	REVISIONS:	10/27/18 SLD - PERMITS
DATE: 2/6/19	BY: JSS	REVISIONS:	2/6/19 SLD - FINAL SITE PLAN R/S/D PER CM/TS
DATE: 6/27/19	BY: JSS	REVISIONS:	6/27/19 SLD - STAMPING SET

PROJECT SPONSOR:
ARMENIAN CULTURAL CENTER
 19310 FORD ROAD
 DEARBORN, MI 48128

LANDSCAPE PLAN
ARMENIAN CHURCH AND CULTURAL CENTER
 SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FIELD BOOK

SCALE: HOR: 1" = 40'
 VER: 1" = 40'

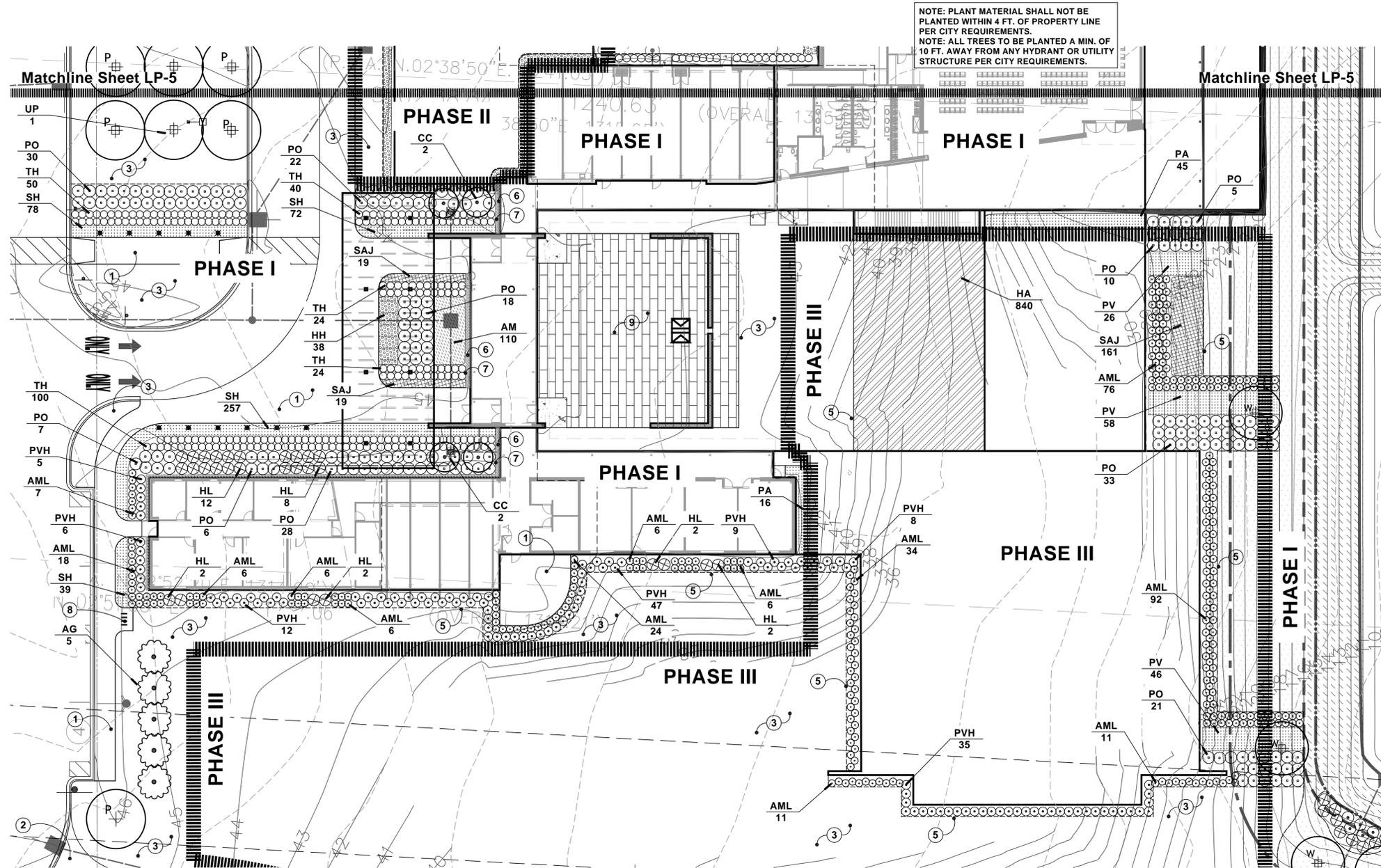
DATE: 8/25/17
 REVISION BY: JSS
 JOB NO. DPD-121701
 SHEET NO. LP-3

STEPHEN L. DEAK
 LICENSED LANDSCAPE ARCHITECT
 No. 1245

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PLANNING + DESIGN
 143 cadycenre #79
 northville, mi 48167
 [T] 866 355-4204
 deakplanningdesign.com

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2 FOUNDATION PLANTING DETAIL
 LP-2,3 SCALE: 1" = 20'

- NOTE KEY:**
- 1 CONCRETE SIDEWALK - SEE CIVIL DWGS.
 - 2 FIRE ACCESS LANE - SEE CIVIL DWG
 - 3 SEEDED LAWN OVER MINIMUM 4" DEPTH TOPSOIL. SEE TOPSOIL NOTE BELOW
 - 4 CONTINUOUS MULCH BED - TYP.
 - 5 SHOVEL CUT BED EDGE - TYP.
 - 6 2" DIA. EGGSTONE OVER FILTER MAT
 - 7 4" RYERSON STEEL EDGING, 1/2" THICK
 - 8 PROPOSED BIKE RACKS - SEE CIVIL DWGS.
 - 9 MEMORIAL COURTYARD - SEE ARCH. DWGS.

GENERAL PLANTING REQ.:

- A THE WORK SHALL CONSIST OF PROVIDING ALL NECESSARY MATERIAL, LABOR, EQUIPMENT, TOOLS, AND SUPERVISION REQUIRED FOR THE COMPLETION AS SHOWN ON THE DRAWING.
- B ALL PLANT MATERIALS SHALL CONFORM TO THE TYPE STATED ON THE PLANT LIST. SIZES SHALL BE THE MINIMUM STATED ON THE PLANT LIST OR LARGER. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "N.A.A." STANDARDS FOR GRADE NO. 1 NURSERY STOCK AND NORTHERN NURSERY GROWN.
- C ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- D ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER. TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- E ALL MULTI-STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- F ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- G THE CONTRACTOR IS RESPONSIBLE FOR PLANTING THE MATERIALS AT THE CORRECT GRADES AND SPACING. THE PLANTS SHALL BE ORIENTED AS TO GIVE THE BEST APPEARANCE.
- H WHEN THE PLANT HAS BEEN PROPERLY SET, THE PIT SHALL BE BACKFILLED WITH A TOPSOIL AND NATIVE SOIL MIXTURE. GRADUALLY FILLING, PATTING AND SETTLING WITH WATER.
- I ALL PLANT MATERIALS SHALL BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE REMOVAL OF DEAD OR INJURED TWIGS AND TO COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPORTING. CUTS SHOULD BE FLUSH, LEAVING NO STUBS.
- J THE CONTRACTOR AGREES TO GUARANTEE ALL PLANT MATERIALS FOR THE PERIOD OF TWO (2) YEARS. ALL PLANT MATERIAL SHALL HAVE A MINIMUM OF ONE CULTIVATION IN JUNE, JULY, AND AUGUST FOR THE TWO YEAR WARRANTY. AT THAT TIME THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT FOR A FINAL INSPECTION. PLANT MATERIAL WITH 25% DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE SHALL BE REPLACED. THIS GUARANTEE INCLUDES THE FURNISHING OF NEW PLANTS, LABOR AND MATERIALS. THESE NEW PLANTS SHALL ALSO BE GUARANTEED FOR THE PERIOD OF ONE YEAR.
- K TOPSOIL SHALL BE FRIABLE, FERTILE TOPSOIL OF CLAY LOAM CHARACTER CONTAINING AT LEAST 2% BUT NOT MORE THAN 20% BY WEIGHT OF ORGANIC MATTER WITH A PH RANGE FROM 6.0 TO 7.0. SOIL SHALL BE FREE FROM CLAY LUMPS, COARSE SAND, PLANT ROOTS, STICKS AND OTHER FOREIGN MATERIALS.
- L NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN DRIP LINE OF EXISTING TREES.
- M IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS, WALKS AND PAVED AREAS.
- N ALL PLANTING BEDS SHALL RECEIVE 4" SHREDDED BARK MULCH. SEE SPECIFICATIONS.
- O SOD/ SEED LAWN AREAS - ALL LAWN AREAS BETWEEN CURBS AND BUILDINGS OR BETWEEN BUILDINGS. DISK SOIL TO 4" DEEP BEFORE TOPSOIL PLACEMENT.
- P SOD SHALL BE TWO YEAR OLD "BARONCHERIEDELPHI" KENTUCKY BLUE GRASS GROWN IN A SOD NURSERY ON LOAM SOIL.

PLANT MIX

- ALL PLANTING/ PERENNIAL BEDS TO RECEIVE:**
- 1 - 6 CU. FT. QTY. OF COMPOST
 - 1 - 40 LB BAG DRIMNAMURE
 - 1 - 1 LB BAG SHEMINS 13-13-13 MULTI PURPOSE FERTILIZER

PER 100 SQ FT BED AREA. HAND TILL INTO SOIL TO A DEPTH OF 12" MINIMUM

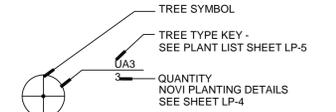
MULCH

MULCH TO BE DOUBLE SHREDDED HARDWOOD BARK MULCH
 NO GROUND WOOD PALETTE MULCH PERMITTED

TOPSOIL

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

PLANT KEY



IRRIGATION

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

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

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DATE	BY	REVISIONS
7/30/21	SLD	FSS APPROVAL
8/25/17	SLD	PSP SUBMITAL
10/2/18	SLD	PERMITS
2/6/19	SLD	FINAL SITE PLAN RFSO PER CMVTS
6/24/19	SLD	STAMPING SET

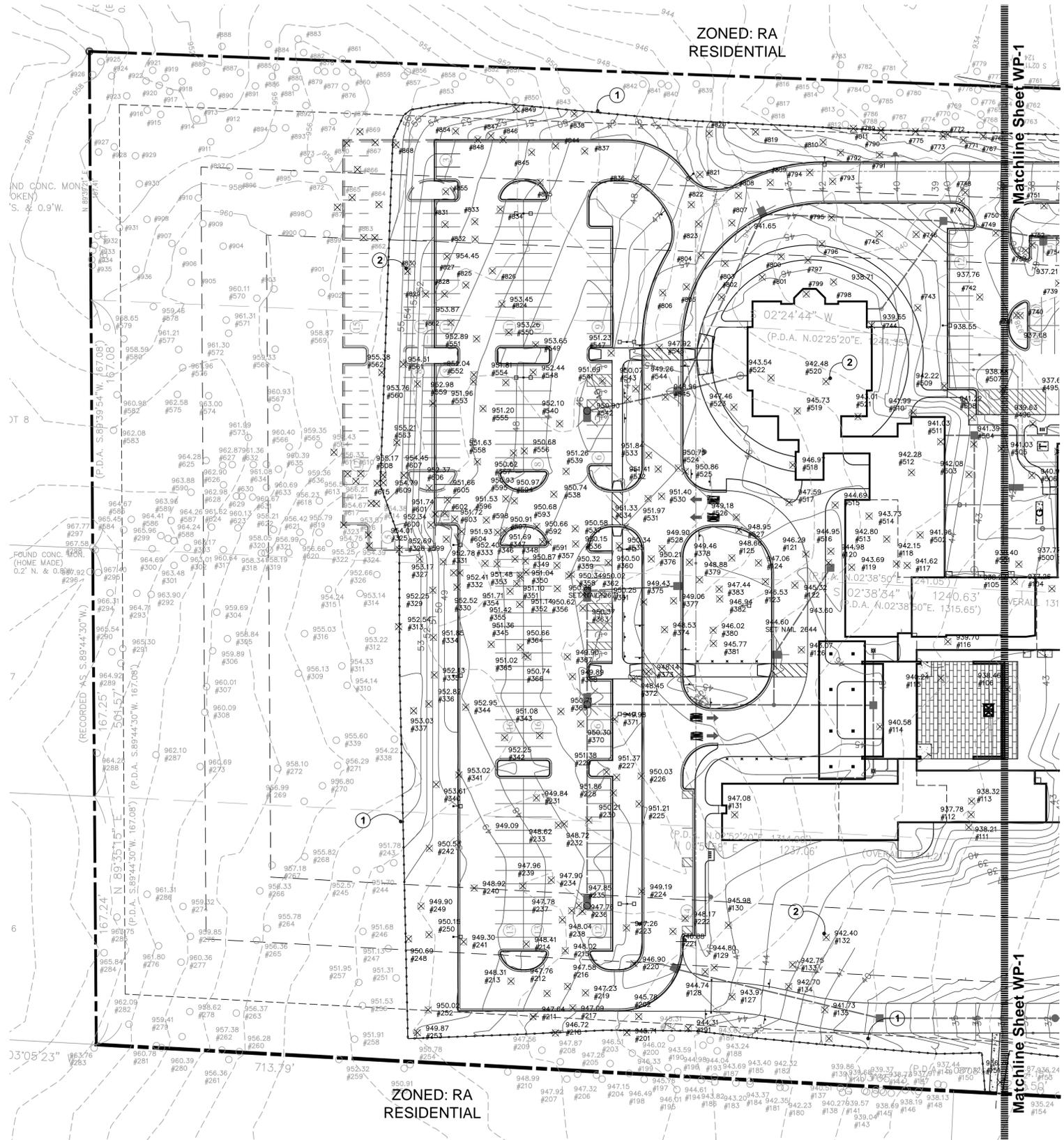
PROJECT SPONSOR:
 ARMENIAN CULTURAL CENTER
 19310 FORD ROAD
 DEARBORN, MI 48128

LANDSCAPE DETAIL PLANS
 ARMENIAN CHURCH AND CULTURAL CENTER
 SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FIELD BOOK

SCALE	HOR.	1" = 1'-20"	DATE	8/25/17
JOB NO.	DPD-121701	RESERVED BY	SLD	
SHEET NO.	LP-6	DESIGNED BY	SLD	
		DRAWN BY	SLD	

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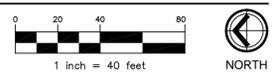
WOODLAND IMPACT PLAN

SCALE 1" = 40'

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

NOTE KEY:

- ① TREE PROTECTION FENCING - SEE CIVIL DRAWINGS
- ② TREE REMOVED TYP - SEE INVENTORY LIST SHEETS WP-3 & WP-4 FOR REPLC. CREDITS PER TREE



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deakplanningdesign.com

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DATE	BY	REVISIONS	7/30/21	SLD	FSS	APPROVAL
TURBIDITY WORKING DAYS	8/25/17	SLD	PSP	SUMMITAL		
CALL THE M.S. DIG. SYSTEM	10/2/18	SLD	PERMITS			
FINAL SITE PLAN R/S/D PER CM/TS	2/6/19	SLD				
STAMPING SET	6/24/19	SLD				

PROJECT SPONSOR:	ARMENIAN CULTURAL CENTER
18310 FORD ROAD	DEARBORN, MI 48128
WOODLAND IMPACT PLAN	
ARMENIAN CHURCH AND CULTURAL CENTER	
SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN	

FIELD BOOK	
SCALE: HOR. 1" = 1" = 40'	DATE: 8/25/17
JOB NO. DPD-121701	RESERVED BY: SLD
SHEET NO. WP-2	DRAWN BY: SLD

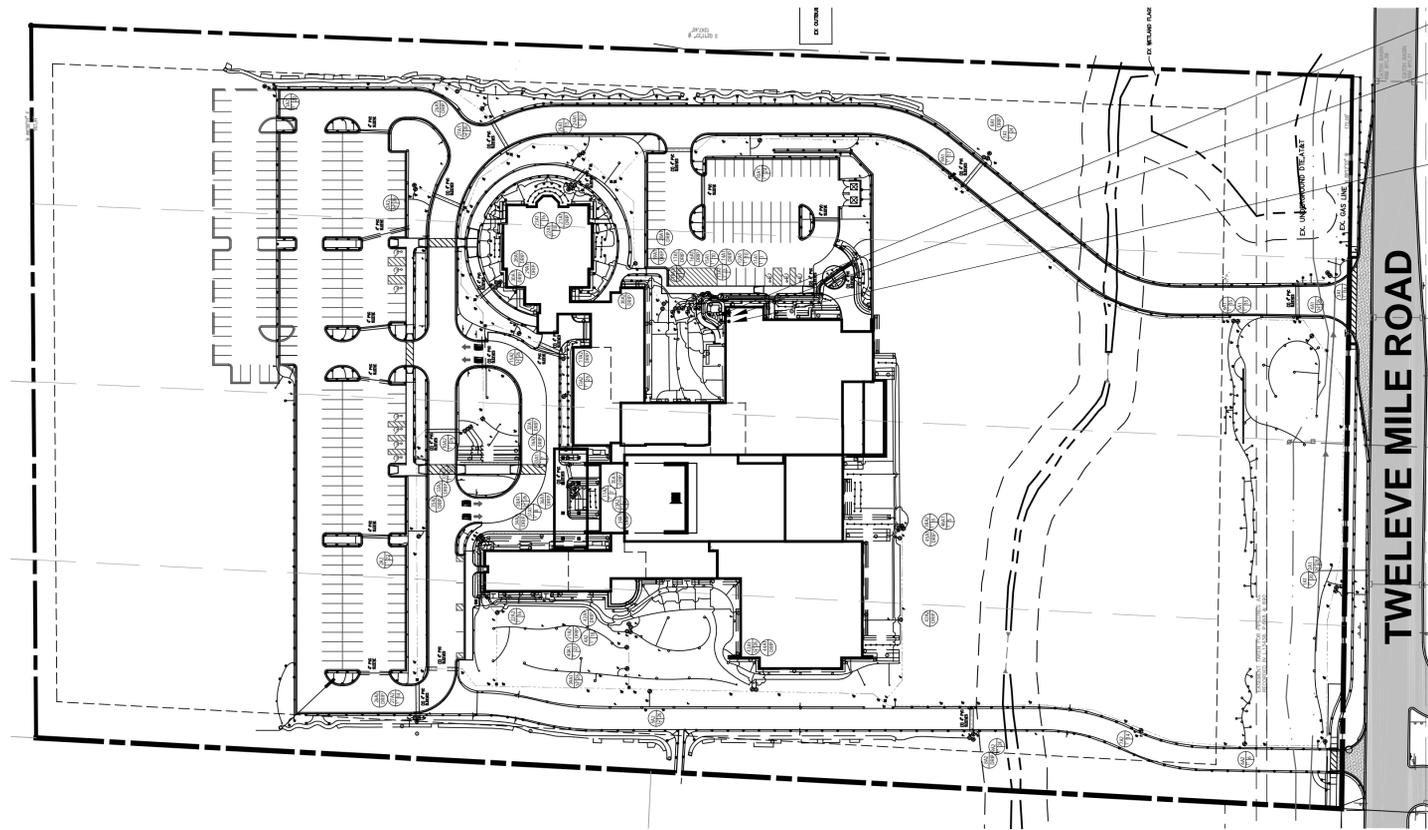
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Tree ID #	Diameter	Species Name (Common - Scientific)	Health Condition	Elevation at Base	Remove	Multi Stem	Replacement Credits
1	15	American Elm - <i>Ulmus americana</i>	Good	919.31			
2	13	Red Pine - <i>Pinus resinosa</i>	Dead	927.43			0 - Dead
3	15.13,11.1	Black Cherry - <i>Prunus serotina</i>	Good	926.80			
4	28	Siberian Elm - <i>Ulmus pumila</i>	Fair	917.20			
5	17	Black Willow - <i>Salix nigra</i>	Very Poor	909.66			
7	14	Black Willow - <i>Salix nigra</i>	Very Poor	910.17	R		0
8	16	Scotch Pine - <i>Pinus sylvestris</i>	Good	921.95			
9	10	Scotch Pine - <i>Pinus sylvestris</i>	Fair	919.89			
10	10	Scotch Pine - <i>Pinus sylvestris</i>	Poor	919.77			
11	13	Scotch Pine - <i>Pinus sylvestris</i>	Fair	920.29			
12	12	Scotch Pine - <i>Pinus sylvestris</i>	Poor	920.40			
13	15	Scotch Pine - <i>Pinus sylvestris</i>	Fair	921.60			
14	17	Scotch Pine - <i>Pinus sylvestris</i>	Good	922.63			
15	19	Scotch Pine - <i>Pinus sylvestris</i>	Fair	921.28			
16	12	Eastern Red Cedar - <i>Juniperus virginiana</i>	Good	924.67			
17	9	Eastern Red Cedar - <i>Juniperus virginiana</i>	Fair	923.43			
18	16	Scotch Pine - <i>Pinus sylvestris</i>	Dead	923.77			0 - Dead
19	16	Scotch Pine - <i>Pinus sylvestris</i>	Good	923.90			
20	18	Cottonwood - <i>Populus deltoides</i>	Good	920.65			
21	9	Eastern Red Cedar - <i>Juniperus virginiana</i>	Fair	923.83			
22	10	Eastern Red Cedar - <i>Juniperus virginiana</i>	Fair	925.10			
23	12	Pear - <i>Pyrus spp.</i>	Good	920.88			
24	14	Black Cherry - <i>Prunus serotina</i>	Dead	918.54			0 - Dead
25	11	Apple - <i>Malus spp.</i>	Good	918.03			
26	13	Scotch Pine - <i>Pinus sylvestris</i>	Fair	911.57	R		2
27	13	Scotch Pine - <i>Pinus sylvestris</i>	Fair	913.98	R		2
29	16	Black Cherry - <i>Prunus serotina</i>	Dead	918.79			0 - Dead
30	13	Scotch Pine - <i>Pinus sylvestris</i>	Fair	917.94			
31	12	Scotch Pine - <i>Pinus sylvestris</i>	Good	917.39			
32	9	Scotch Pine - <i>Pinus sylvestris</i>	Fair	918.72			
33	14	Scotch Pine - <i>Pinus sylvestris</i>	Good	918.28			
34	9	Scotch Pine - <i>Pinus sylvestris</i>	Very Poor	920.66			
35	11	Scotch Pine - <i>Pinus sylvestris</i>	Good	921.09			
36	8	Eastern Red Cedar - <i>Juniperus virginiana</i>	Poor	921.17			
37	11	Scotch Pine - <i>Pinus sylvestris</i>	Poor	921.59			
38	12	Scotch Pine - <i>Pinus sylvestris</i>	Fair	922.40			
39	16	Scotch Pine - <i>Pinus sylvestris</i>	Fair	922.60			
40	10	Scotch Pine - <i>Pinus sylvestris</i>	Very Poor	921.28			
41	11	Scotch Pine - <i>Pinus sylvestris</i>	Poor	920.96			
42	11	Scotch Pine - <i>Pinus sylvestris</i>	Poor	920.78			
43	12	Scotch Pine - <i>Pinus sylvestris</i>	Poor	921.14			
44	12	Scotch Pine - <i>Pinus sylvestris</i>	Poor	919.26			
45	11	Scotch Pine - <i>Pinus sylvestris</i>	Poor	919.04			
46	8	Scotch Pine - <i>Pinus sylvestris</i>	Dead	918.72			0 - Dead
47	14	Scotch Pine - <i>Pinus sylvestris</i>	Good	916.57			
48	15	Scotch Pine - <i>Pinus sylvestris</i>	Good	916.94			
49	13	Scotch Pine - <i>Pinus sylvestris</i>	Dead	914.77			0 - Dead
51	13	Scotch Pine - <i>Pinus sylvestris</i>	Good	916.19			
52	12	Scotch Pine - <i>Pinus sylvestris</i>	Good	914.96			
53	11	Scotch Pine - <i>Pinus sylvestris</i>	Fair	913.89			
54	12	Scotch Pine - <i>Pinus sylvestris</i>	Dead	912.60			0 - Dead
55	13	Black Cherry - <i>Prunus serotina</i>	Very Poor	911.72			
56	14	American Elm - <i>Ulmus americana</i>	Fair	911.89			
57	9	American Elm - <i>Ulmus americana</i>	Poor	911.66			
58	14	Scotch Pine - <i>Pinus sylvestris</i>	Dead	913.35			0 - Dead
59	10	Scotch Pine - <i>Pinus sylvestris</i>	Dead	913.28			0 - Dead
60	9	Eastern Red Cedar - <i>Juniperus virginiana</i>	Good	911.82			
61	19	Red Maple - <i>Acer rubrum</i>	Very Poor	911.31			
62	15.9	Black Walnut - <i>Juglans nigra</i>	Fair	912.65			
64	12	Black Walnut - <i>Juglans nigra</i>	Good	912.50			
65	9	Black Cherry - <i>Prunus serotina</i>	Poor	914.09			
66	13	Black Walnut - <i>Juglans nigra</i>	Fair	912.55			
69	11	American Elm - <i>Ulmus americana</i>	Poor	912.54			
70	12	White Ash - <i>Fraxinus americana</i>	Dead	909.10			0 - Dead
71	13	Scotch Pine - <i>Pinus sylvestris</i>	Good	916.13			
72	16	Black Cherry - <i>Prunus serotina</i>	Fair	918.30			
73	15.11	Scotch Pine - <i>Pinus sylvestris</i>	Good	918.99			
74	11	Black Cherry - <i>Prunus serotina</i>	Fair	918.97			
75	15	Black Cherry - <i>Prunus serotina</i>	Good	919.88			
77	13	Black Cherry - <i>Prunus serotina</i>	Fair	918.88			
81	17	American Elm - <i>Ulmus americana</i>	Dead	913.64			0 - Dead
87	27	Red Maple - <i>Acer rubrum</i>	Good	916.40			
89	30	Black Cherry - <i>Prunus serotina</i>	Fair	921.35	R		4
89	30	Black Cherry - <i>Prunus serotina</i>	Good	927.18	R		4
90	10	White Spruce - <i>Picea glauca</i>	Very Poor	931.95	R		0
91	11	White Spruce - <i>Picea glauca</i>	Very Poor	932.61	R		0
92	10	White Spruce - <i>Picea glauca</i>	Very Poor	933.07	R		0
93	10	White Spruce - <i>Picea glauca</i>	Very Poor	933.07	R		0
94	8	White Spruce - <i>Picea glauca</i>	Very Poor	933.81	R		0
95	11	White Spruce - <i>Picea glauca</i>	Very Poor	934.02	R		0
96	9	White Spruce - <i>Picea glauca</i>	Poor	934.28	R		0
97	12	White Spruce - <i>Picea glauca</i>	Very Poor	934.68	R		0
98	16	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	935.12	R		0
99	8	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	935.53	R		0
100	30	Siberian Elm - <i>Ulmus pumila</i>	Fair	935.82	R		4
101	8	Colorado Blue Spruce - <i>Picea pungens</i>	Very Poor	935.80	R		0
102	12	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	936.33	R		2
103	13	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	937.13	R		2
104	14	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	937.20	R		2
105	10	Black Cherry - <i>Prunus serotina</i>	Fair	938.27	R		1
106	17	Siberian Elm - <i>Ulmus pumila</i>	Very Poor	938.46	R		0
107	32	Sugar Maple - <i>Acer saccharum</i>	Good	936.33	R		4
108	18	Red Maple - <i>Acer rubrum</i>	Fair	934.35	R		2
109	17	Norway Maple - <i>Acer platanoides</i>	Poor	935.21	R		2
110	23	Sugar Maple - <i>Acer saccharum</i>	Fair	938.01	R		3
111	23	Siberian Elm - <i>Ulmus pumila</i>	Very Poor	938.21	R		0
112	20	Siberian Elm - <i>Ulmus pumila</i>	Very Poor	937.78	R		0
113	22,19,14,14	Siberian Elm - <i>Ulmus pumila</i>	Very Poor	938.32	R		0
114	15,13,12,10	Boxelder - <i>Acer negundo</i>	Very Poor	940.58	R		0
115	11,11,10,9	Apple - <i>Malus spp.</i>	Poor	940.24	R	6	
116	17	Apple - <i>Malus spp.</i>	Fair	939.70	R		2
117	11	Siberian Elm - <i>Ulmus pumila</i>	Good	941.62	R		2
118	11	Siberian Elm - <i>Ulmus pumila</i>	Good	942.15	R		2
119	12	Boxelder - <i>Acer negundo</i>	Good	943.69	R		2
120	13	Siberian Elm - <i>Ulmus pumila</i>	Good	944.98	R		2
121	9	White Ash - <i>Fraxinus americana</i>	Very Poor	946.29	R		0
122	9,8	Eastern Red Cedar - <i>Juniperus virginiana</i>	Good	945.32	R	3	
123	8	Apple - <i>Malus spp.</i>	Good	946.53	R		1
124	10	Pear - <i>Pyrus spp.</i>	Fair	947.06	R		1
125	9,8	Fair	946.65	R	3		
126	19	Boxelder - <i>Acer negundo</i>	Poor	943.07	R		0
127	9	Eastern Red Cedar - <i>Juniperus virginiana</i>	Good	943.97	R		1
129	11	American Elm - <i>Ulmus americana</i>	Dead	944.80	R		0 - Dead
130	10	Eastern Red Cedar - <i>Juniperus virginiana</i>	Good	945.98	R		1
131	9	Pear - <i>Pyrus spp.</i>	Poor	947.08	R		1
132	18	Siberian Elm - <i>Ulmus pumila</i>	Good	942.40	R		2
133	13	Siberian Elm - <i>Ulmus pumila</i>	Fair	942.75	R		2
134	15	American Elm - <i>Ulmus americana</i>	Dead	942.70	R		0 - Dead
135	17	Siberian Elm - <i>Ulmus pumila</i>	Good	941.73	R		2
136	13	Siberian Elm - <i>Ulmus pumila</i>	Good	940.57	R		2
137	16	Basewood - <i>Tilia americana</i>	Fair	940.61	R		
138	17,16	Basewood - <i>Tilia americana</i>	Fair	940.27	R		
139	15	Basewood - <i>Tilia americana</i>	Fair	939.86	R		
140	13	Basewood - <i>Tilia americana</i>	Poor	939.68	R		
141	15	Basewood - <i>Tilia americana</i>	Poor	939.57	R		
142	27	Basewood - <i>Tilia americana</i>	Poor	939.37	R		
143	14	Basewood - <i>Tilia americana</i>	Fair	939.04	R		
144	12	Basewood - <i>Tilia americana</i>	Poor	938.73	R		
145	13	Basewood - <i>Tilia americana</i>	Poor	938.69	R		
146	9	Basewood - <i>Tilia americana</i>	Poor	938.19	R		
147	12	Basewood - <i>Tilia americana</i>	Poor	937.91	R		
148	19	Sugar Maple - <i>Acer saccharum</i>	Fair	938.13	R		
149	11	White Mulberry - <i>Morus alba</i>	Very Poor	937.44	R		
150	38	Basewood - <i>Tilia americana</i>	Very Poor	937.32	R		

Tree ID #	Diameter	Species Name (Common - Scientific)	Health Condition	Elevation at Base	Remove	Multi Stem	Replacement Credits
151	34	Basewood - <i>Tilia americana</i>	Good	936.76			
152	17,16,12	Basewood - <i>Tilia americana</i>	Fair	935.87			
153	20	Black Cherry - <i>Prunus serotina</i>	Good	936.24			
154	14	Bitternut Hickory - <i>Carya cordiformis</i>	Fair	935.24			
155	18	Black Cherry - <i>Prunus serotina</i>	Fair	934.75			
156	11	Black Cherry - <i>Prunus serotina</i>	Poor	935.39			
157	10	Black Cherry - <i>Prunus serotina</i>	Poor	935.40			
158	19	Basewood - <i>Tilia americana</i>	Good	935.03			
159	23,15,10	Basewood - <i>Tilia americana</i>	Good	934.86			
160	9	Apple - <i>Malus spp.</i>	Fair	932.12			
161	12	Red Pine - <i>Pinus resinosa</i>	Very Poor	931.71			
162	12	Black Cherry - <i>Prunus serotina</i>	Dead	931.59			0 - Dead
163	11	Red Elm - <i>Ulmus rubra</i>	Good	931.51			
164	9	Apple - <i>Malus spp.</i>	Fair	930.39			
165	8	Eastern Red Cedar - <i>Juniperus virginiana</i>	Poor	926.97			
166	15	Black Walnut - <i>Juglans nigra</i>	Good	926.98			
167	22,16	Black Cherry - <i>Prunus serotina</i>	Very Poor	926.32			
168	10	Red Pine - <i>Pinus resinosa</i>	Poor	924.18			
169	12	White Ash - <i>Fraxinus americana</i>	Very Poor	922.05			0 - Diseased
170	24,15	Black Cherry - <i>Prunus serotina</i>	Dead	921.90			0 - Dead
171	14	Red Pine - <i>Pinus resinosa</i>	Good	918.45			
172	12	Siberian Elm - <i>Ulmus pumila</i>	Poor	916.23	R		2
173	14	Red Pine - <i>Pinus resinosa</i>	Poor	915.10	R		2
174	14	Black Walnut - <i>Juglans nigra</i>	Good	913.76	R		2
175	11	Black Cherry - <i>Prunus serotina</i>	Very Poor	911.05	R		0
176	20,10	Basewood - <i>Tilia americana</i>	Good	913.94	R		8
177	20,19,18	Basewood - <i>Tilia americana</i>	Good	915.85	R		8
178	21	Black Cherry - <i>Prunus serotina</i>	Fair	915.65	R		3
179	14,9	Boxelder - <i>Acer negundo</i>	Fair	912.78			
180	18	Basewood - <i>Tilia americana</i>	Fair	942.23			
181	11	Basewood - <i>Tilia americana</i>	Fair	942.35			
182	14	Basewood - <i>Tilia americana</i>	Fair	942.32			
183	12	Basewood - <i>Tilia americana</i>	Poor	943.20			
184	13,11	Basewood - <i>Tilia americana</i>	Good	943.37			
185	10	Basewood - <i>Tilia americana</i>	Fair	943.40			
186	11	Basewood - <i>Tilia americana</i>	Poor	943.62			
187	9	Basewood - <i>Tilia americana</i>	Poor	943.69			
188	11	Basewood - <i>Tilia americana</i>	Poor	943.24			
189	13,12	Basewood - <i>Tilia americana</i>	Good	943.67			
190	9	Basewood - <i>Tilia americana</i>	Fair	943.59			
191	12	Basewood - <i>Tilia americana</i>	Fair	944.31			
192	13	Basewood - <i>Tilia americana</i>	Very Poor	945.31			
193	12	Basewood - <i>Tilia americana</i>	Fair	944.04			
195	28	Black Walnut - <i>Juglans nigra</i>	Good	946.01			
196	9	Basewood - <i>Tilia americana</i>	Fair	944.98			
197	20	Black Walnut - <i>Juglans nigra</i>	Fair	945.76			
198	12	Black Walnut - <i>Juglans nigra</i>	Poor	946.49			
199	10	Basewood - <i>Tilia americana</i>	Poor	946.33			

Tree ID #	Diameter	Species Name (Common - Scientific)	Health Condition*	Elevation at Base	Remove	Multi Stem Replac. Credits	Replacement Credits
546	15.12	American Elm - <i>Ulmus americana</i>	Fair	947.92	R	4	
547	10	Black Cherry - <i>Prunus serotina</i>	Good	951.23	R		1
548	12	Sugar Maple - <i>Acer saccharum</i>	Good	952.44	R		2
549	8	Black Cherry - <i>Prunus serotina</i>	Good	953.65	R		1
550	10	White Ash - <i>Fraxinus americana</i>	Poor	953.26	R		1
551	10	Siberian Elm - <i>Ulmus pumila</i>	Dead	952.89	R		0 - Dead
552	12	American Elm - <i>Ulmus americana</i>	Dead	952.04	R		0 - Dead
553	11.8	Apple - <i>Malus spp.</i>	Fair	951.98	R	3	
555	15	Boxelder - <i>Acer negundo</i>	Fair	951.20	R		2
556	15	Boxelder - <i>Acer negundo</i>	Fair	950.68	R		2
558	9	Black Cherry - <i>Prunus serotina</i>	Dead	951.63	R		0 - Dead
559	11	Black Cherry - <i>Prunus serotina</i>	Good	952.98	R		2
560	8	American Elm - <i>Ulmus americana</i>	Dead	953.76	R		0 - Dead
561	10	White Ash - <i>Fraxinus americana</i>	Fair	954.51	R		1
562	8	Black Cherry - <i>Prunus serotina</i>	Fair	953.38	R		1
563	10	Black Cherry - <i>Prunus serotina</i>	Good	955.21	R		1
564	9	Black Cherry - <i>Prunus serotina</i>	Fair	958.43	R		1
565	11.8	Black Cherry - <i>Prunus serotina</i>	Good	959.35	R		
566	8	Black Cherry - <i>Prunus serotina</i>	Fair	960.40	R		
567	9	Black Cherry - <i>Prunus serotina</i>	Good	960.93	R		
568	14	Black Cherry - <i>Prunus serotina</i>	Good	959.33	R		
569	8	Siberian Elm - <i>Ulmus pumila</i>	Good	958.87	R		
570	16	Sugar Maple - <i>Acer saccharum</i>	Good	960.11	R		
571	11	Black Cherry - <i>Prunus serotina</i>	Fair	961.31	R		
572	12	Black Cherry - <i>Prunus serotina</i>	Good	961.30	R		
573	9	Aspen - <i>Populus spp.</i>	Poor	961.99	R		
574	11.8	Black Cherry - <i>Prunus serotina</i>	Very Poor	963.00	R		
576	8	Apple - <i>Malus spp.</i>	Fair	961.96	R		
577	11	Black Cherry - <i>Prunus serotina</i>	Fair	961.21	R		
578	13	Red Maple - <i>Acer rubrum</i>	Fair	959.45	R		
579	16	Black Cherry - <i>Prunus serotina</i>	Good	956.65	R		
580	10	Black Cherry - <i>Prunus serotina</i>	Fair	958.59	R		
581	8	White Ash - <i>Fraxinus americana</i>	Very Poor	960.00	R		0 - Diseased
582	9	White Ash - <i>Fraxinus americana</i>	Dead	960.98	R		0 - Dead
583	8	Siberian Elm - <i>Ulmus pumila</i>	Poor	960.45	R		
585	10	Pin Cherry - <i>Prunus pensylvanica</i>	Poor	964.47	R		
586	12	Aspen - <i>Populus spp.</i>	Fair	964.41	R		
587	10.8	Aspen - <i>Populus spp.</i>	Fair	964.26	R		
588	9	Aspen - <i>Populus spp.</i>	Poor	964.24	R		
589	11	Aspen - <i>Populus spp.</i>	Fair	963.96	R		
590	10	Aspen - <i>Populus spp.</i>	Good	963.88	R		
591	10	White Spruce - <i>Picea glauca</i>	Poor		R		1
592	11	White Spruce - <i>Picea glauca</i>	Very Poor	950.66	R		0
593	13	Aspen - <i>Populus spp.</i>	Dead	950.68	R		0 - Dead
594	14	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	950.97	R		2
595	17	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	950.93	R		2
596	12	Aspen - <i>Populus spp.</i>	Fair	951.53	R		0
597	9	Aspen - <i>Populus spp.</i>	Very Poor	950.91	R		0
598	13.9	Aspen - <i>Populus spp.</i>	Good		R	3	
599	12	White Spruce - <i>Picea glauca</i>	Fair	951.93	R		2
600	12	Aspen - <i>Populus spp.</i>	Good	952.34	R		2
602	9	Aspen - <i>Populus spp.</i>	Very Poor	951.72	R		0
603	10	Aspen - <i>Populus spp.</i>	Fair	951.93	R		0
604	9	Aspen - <i>Populus spp.</i>	Fair	951.93	R		1
605	14	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	951.66	R		2
606	14	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	952.37	R		2
607	15.11	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	954.45	R	4	
608	10	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	955.17	R		1
609	11	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	954.79	R		0
610	10	Colorado Blue Spruce - <i>Picea pungens</i>	Very Poor	955.17	R		0
611	14	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	956.33	R		2
612	13	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	955.21	R		2
613	14	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	956.50	R		2
614	11	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	954.38	R		2
615	8	Colorado Blue Spruce - <i>Picea pungens</i>	Very Poor		R		0
616	8	White Spruce - <i>Picea glauca</i>	Poor	953.87	R		1
617	9	White Ash - <i>Fraxinus americana</i>	Very Poor	954.67	R		0 - Diseased
618	8	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	956.23	R		
619	9	White Spruce - <i>Picea glauca</i>	Fair	955.79	R		
620	8	White Spruce - <i>Picea glauca</i>	Fair	956.66	R		
621	8	White Spruce - <i>Picea glauca</i>	Fair	956.42	R		
622	10	White Spruce - <i>Picea glauca</i>	Fair	956.21	R		
623	9	White Spruce - <i>Picea glauca</i>	Poor	960.13	R		
624	8	Siberian Elm - <i>Ulmus pumila</i>	Good	961.62	R		
625	14	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	964.28	R		
626	10	Colorado Blue Spruce - <i>Picea pungens</i>	Very Poor	962.90	R		
627	14	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	962.87	R		
628	13	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	962.98	R		
629	9	Colorado Blue Spruce - <i>Picea pungens</i>	Very Poor		R		
630	11	Colorado Blue Spruce - <i>Picea pungens</i>	Poor		R		
631	12	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	960.67	R		
632	9	Aspen - <i>Populus spp.</i>	Fair	961.36	R		
633	13	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	960.69	R		
634	13	Colorado Blue Spruce - <i>Picea pungens</i>	Fair	961.08	R		
635	14	Colorado Blue Spruce - <i>Picea pungens</i>	Poor	960.39	R		
636	16	Colorado Blue Spruce - <i>Picea pungens</i>	Good	959.36	R		
637	28	Black Willow - <i>Salix nigra</i>	Very Poor		R		
638	16	Boxelder - <i>Acer negundo</i>	Poor		R		
639	13	Cottonwood - <i>Populus deltoides</i>	Fair		R		
640	12,12,11	Cottonwood - <i>Populus deltoides</i>	Good		R		
641	14	Cottonwood - <i>Populus deltoides</i>	Good		R		
642	10,9,8	Boxelder - <i>Acer negundo</i>	Fair		R		
643	10	Boxelder - <i>Acer negundo</i>	Fair		R		
644	26	American Elm - <i>Ulmus americana</i>	Dead		R		0 - Dead
645	12	Black Walnut - <i>Juglans nigra</i>	Good		R		
646	17	Black Willow - <i>Salix nigra</i>	Fair		R		
647	10	Boxelder - <i>Acer negundo</i>	Poor		R		
648	20,16,11,10	Boxelder - <i>Acer negundo</i>	Poor		R		
649	8	Black Cherry - <i>Prunus serotina</i>	Very Poor		R		0
650	8	Black Cherry - <i>Prunus serotina</i>	Good		R		
651	44	Cottonwood - <i>Populus deltoides</i>	Poor		R		
652	15	Black Cherry - <i>Prunus serotina</i>	Poor		R		
653	8	Boxelder - <i>Acer negundo</i>	Fair		R		
654	12,10	Boxelder - <i>Acer negundo</i>	Very Poor		R		
655	9	Boxelder - <i>Acer negundo</i>	Very Poor		R		
656	12,10	Boxelder - <i>Acer negundo</i>	Good		R		
657	12	American Elm - <i>Ulmus americana</i>	Poor		R		
658	8	Red Maple - <i>Acer rubrum</i>	Poor		R		
659	9	Siberian Elm - <i>Ulmus pumila</i>	Dead		R		0 - Dead
660	13	American Elm - <i>Ulmus americana</i>	Dead		R		0 - Dead
661	26	American Elm - <i>Ulmus americana</i>	Dead		R		0 - Dead
662	8	American Elm - <i>Ulmus americana</i>	Fair		R		
663	31.9	Red Maple - <i>Acer rubrum</i>	Good		R		
664	9	Red Maple - <i>Acer rubrum</i>	Poor		R		
665	15	Red Maple - <i>Acer rubrum</i>	Very Poor		R		
666	24	Red Maple - <i>Acer rubrum</i>	Poor		R		
667	13	Red Maple - <i>Acer rubrum</i>	Good		R		
668	15,11	Red Maple - <i>Acer rubrum</i>	Good		R		
669	16	Red Maple - <i>Acer rubrum</i>	Good		R		
670	26	Cottonwood - <i>Populus deltoides</i>	Fair		R		
671	9	Basewood - <i>Tilia americana</i>	Poor		R		
672	16,15	Basewood - <i>Tilia americana</i>	Good		R		
673	15,15	Basewood - <i>Tilia americana</i>	Good		R		
674	11,8	Basewood - <i>Tilia americana</i>	Fair		R		
675	15	Basewood - <i>Tilia americana</i>	Good		R		
676	14	Basewood - <i>Tilia americana</i>	Fair		R		
677	8	Basewood - <i>Tilia americana</i>	Fair		R		
678	12	Basewood - <i>Tilia americana</i>	Poor		R		
679	18	Basewood - <i>Tilia americana</i>	Good		R		
680	20,16	Basewood - <i>Tilia americana</i>	Good		R		
681	9	Basewood - <i>Tilia americana</i>	Fair		R		
682	15,13	Basewood - <i>Tilia americana</i>	Fair		R		
683	10	Basewood - <i>Tilia americana</i>	Dead		R		0 - Dead
684	17	Basewood - <i>Tilia americana</i>	Good		R		
685	10	Basewood - <i>Tilia americana</i>	Good		R		
686	16,13	Basewood - <i>Tilia americana</i>	Good		R		
687	9	Black Walnut - <i>Juglans nigra</i>	Very Poor		R		
688	11	American Elm - <i>Ulmus americana</i>	Very Poor		R		
689	23	Basewood - <i>Tilia americana</i>	Good		R		
690	12	Black Cherry - <i>Prunus serotina</i>	Poor		R		

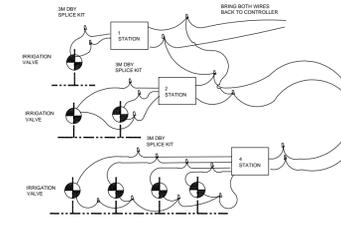
Tree ID #	Diameter	Species Name (Common - Scientific)	Health Condition*	Elevation at Base	Remove	Multi Stem Replac. Credits	Replacement Credits
691	8	Black Cherry - <i>Prunus serotina</i>	Poor		R		
692	13	Black Cherry - <i>Prunus serotina</i>	Good		R		
693	10	American Elm - <i>Ulmus americana</i>	Good		R		
694	8	American Elm - <i>Ulmus americana</i>	Poor		R		
695	15	American Elm - <i>Ulmus americana</i>	Good		R		
696	10	American Elm - <i>Ulmus americana</i>	Dead		R		0 - Dead
697	10	Black Cherry - <i>Prunus serotina</i>	Fair		R		1
698	22	Black Walnut - <i>Juglans nigra</i>	Good		R	3	
699	11	American Elm - <i>Ulmus americana</i>	Poor		R		1
700	17	Black Cherry - <i>Prunus serotina</i>	Dead		R		0 - Dead
701	15	Black Cherry - <i>Prunus serotina</i>	Dead		R		0 - Dead
702	14	Black Cherry - <i>Prunus serotina</i>	Fair		R		2
703	11	Black Cherry - <i>Prunus serotina</i>	Very Poor		R		0
704	11	Boxelder - <i>Acer negundo</i>	Good		R		2
705	15	Black Walnut - <i>Juglans nigra</i>	Good		R		0
706	15	American Elm - <i>Ulmus americana</i>	Dead		R		0 - Dead
707	11	Norway Maple - <i>Acer platanoides</i>	Good		R		2
708	10	Black Cherry - <i>Prunus serotina</i>	Poor		R		1
709	9	Black Cherry - <i>Prunus serotina</i>	Very Poor		R		0
710	13,12	Black Cherry - <i>Prunus serotina</i>	Fair		R	4	
711	16	Black Cherry - <i>Prunus serotina</i>	Fair		R		2
712	13	Black Cherry - <i>Prunus serotina</i>	Good		R		2
713	9	Boxelder - <i>Acer negundo</i>	Dead		R		0 - Dead
714	9	White Ash - <i>Fraxinus americana</i>	Very Poor		R		0 - Diseased
716	10,9,9	Black Cherry - <i>Prunus serotina</i>	Fair		R	4	
717	8	Black Cherry - <i>Prunus serotina</i>	Good		R		1
717	9	Apple - <i>Malus spp.</i>	Fair		R		1
718	11	Black Cherry - <i>Prunus serotina</i>	Good		R		2
719	10	Black Cherry - <i>Prunus serotina</i>	Good		R		1
720	9	American Elm - <i>Ulmus americana</i>	Good		R		1
721	8	Black Cherry - <i>Prunus serotina</i>	Good		R		
722	8	Black Cherry - <i>Prunus serotina</i>	Fair		R		
723	9	Black Cherry - <i>Prunus serotina</i>	Fair		R		
724	9	Black Cherry - <i>Prunus serotina</i>	Fair		R		
725	8	Black Cherry - <i>Prunus serotina</i>	Good		R		1
726	8	Boxelder - <i>Acer negundo</i>	Very Poor		R		0
727	11	Black Walnut - <i>Juglans nigra</i>	Good		R		2
728	8	American Elm - <i>Ulmus americana</i>	Very Poor		R		0 - Diseased
729	9	Sugar Maple - <i>Acer saccharum</i>	Good		R		1
730	25	Black Walnut - <i>Juglans nigra</i>	Good		R		
731	12	American Elm - <i>Ulmus americana</i>	Good		R		
732	11	Norway Maple - <i>Acer platanoides</i>	Good		R	2	
733	12	Siberian Elm - <i>Ulmus pumila</i>	Poor		R		2
734	8	American Elm - <i>Ulmus americana</i>	Good		R		1
735	16	Siberian Elm - <i>Ulmus pumila</i>	Poor		R		2
736	16	Black Cherry - <i>Prunus serotina</i>	Fair		R		2
737	11	American Elm - <i>Ulmus americana</i>					



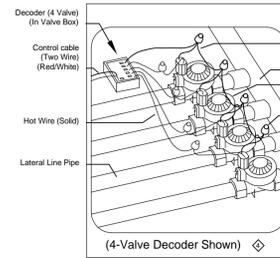
INSTALL A 2" MASTER VALVE AND HUNTER FLOW CLIK PER MANUFACTURER RECOMMENDATIONS.

COORDINATE FINAL IRRIGATION CONTROLLER LOCATION WITH OWNER'S REPRESENTATIVE PRIOR TO INSTALLING. HARDWIRE CONTROLLER TO NEAREST CIRCUIT PANEL WITH A 120V POWER CONNECTION. INSTALL ALL WIRES IN CONDUIT AND PER CODE.

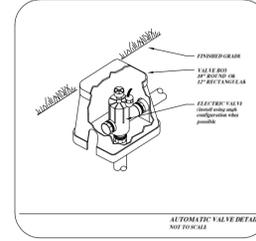
APPROXIMATE LOCATIONS SHOWN ON DRAWING. LOCATE AND CONNECT TO DOMESTIC WATER SUPPLY IMMEDIATELY AFTER HOUSE WATER METER. PROVIDE A 2" INSULATED WATER SUPPLY LINE TO THE EXTERIOR. DRILL AND CORE EXTERIOR WALL. SEAL AS REQ. INSTALL A WINTER SHUT OFF VALVE INSIDE THE BUILDING. ALLOW FOR A WINTER DRAIN. INSTALL A 2" FEBCO T65P200 BACKFLOW DEVICE PER CODE. ALL PIPING ABOVE GRADE SHALL BE COPPER. COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. VERIFY WATER SOURCE IS CAPABLE OF PROVIDING 110GPM AT 65 PSI.



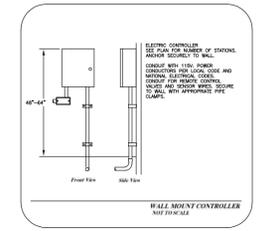
SAMPLE DECODER WIRING DIAGRAM



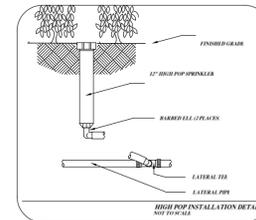
(4-Valve Decoder Shown)



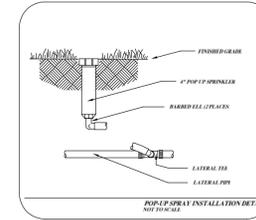
AUTOMATIC VALVE DETAIL NOT TO SCALE



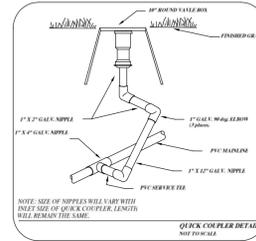
WALL MOUNT CONTROLLER NOT TO SCALE



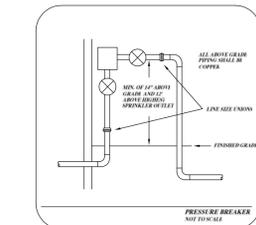
HIGH POP INSTALLATION DETAIL NOT TO SCALE



POP-UP SPRAY INSTALLATION DETAIL NOT TO SCALE



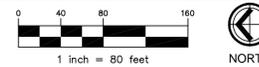
QUICK COUPLER DETAIL NOT TO SCALE



PRESSURE BREAKER NOT TO SCALE

OVERALL IRRIGATION PLAN

SCALE: 1" = 80'



NOTES:

- Refer to the specifications for installation details and descriptions, as well as, construction methods which will be accepted.
- All work shall be in compliance with all local, state, and federal codes and ordinances.
- All electrical connections shall be made using 3m DBY-B splice kits.
- All control wiring downstream of the controller shall be Hunter IDWIRE cable UL approved for direct bury.
- All polyethylene lateral pipe clamps shall be stainless steel worm gear type clamps. Lateral pipes 1-1/2" or larger shall be double clamped.
- Pipe routing is schematic. All heads are to be field adjusted to within 2' to take into consideration any obstruction. Final head placements are subject to the landscape architects approval.
- All sprinkler heads shall be mounted on 2 elbow poly swing joints as specified.
- Contractor to verify final controller location with owner's authorized representative prior to installation.
- All pipe not sized downstream of control valve is 1".
- All sleeves shall be PVC SDR 21 (see specifications).
- Irrigation contractor's point of connection to water source shall be as noted on this sheet.
- Locate and connect to indicated water source. All pipe installed above grade shall be copper type "M".
- 120v power to the controller locations should be provided others. Coordinate with owner's representative. Hardwire controller directly to nearest circuit panel. Place all wires in conduit per code.
- Design pressure does not take into account seasonal supply fluctuations. Periods of drought may cause temporary pressure losses to the city water supply resulting in inadequate irrigation system performance. Irrigation design is based on normal weather conditions and typical municipal water supply abilities.
- Irrigation contractor shall be responsible for determining and maintaining the irrigation schedule during the project construction and throughout the length of the warranty period.
- The irrigation schedule shall deliver 1" of precipitation per week +/- natural rainfall quantities for turf grass.
- Landscape material shall receive adjusted amounts of precipitation to maintain proper plant health.
- Landscape and turf grass shall be irrigated separately.
- Rotors and spray zones may not be combined to operate at the same time.
- When specified, follow manufacturer's product recommendations concerning proper installation of water flow sensors. Allow proper straight pipe distances before and after flow sensors.

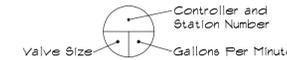
PIPE SIZE CHART

- 0-12 GPM = 1" DIAMETER POLYETHYLENE PIPE
- 12-24 GPM = 1 1/4" DIAMETER POLYETHYLENE PIPE
- 24-30 GPM = 1 1/2" DIAMETER POLYETHYLENE PIPE
- 30-60 GPM = 2" DIAMETER POLYETHYLENE PIPE

IRRIGATION LEGEND:

- FIXED SPRAY POP-UP (12")
 - 10 Series
 - 12 Series
 - 15 Series
 - Strip Series
- FIXED SPRAY POP-UP (12") w/ specialty nozzle
 - 2" radius nozzle
 - 4" radius nozzle
- FIXED SPRAY POP-UP (4") w/ MP nozzle
 - MP1000
 - MP2000
 - MP3000
 - MP6630/MP10(RC)/15
 - MP3500
- ELECTRIC MASTER VALVE - 2" w/ EZ DECODER
- ELECTRIC VALVE WITH EZ DECODERS
- QUICK COUPLER VALVE
- ELECTRIC CONTROLLER
- PRESSURE VACUUM BREAKER
- ISOLATION GATE VALVE (LINE SIZE)
- RAIN SENSOR DEVICE (Install at all controller locations) SOLAR SYNC (wireless)
- POINT OF CONNECTION TO WATER SOURCE See note this sheet
- PVC MAINLINE, SDR 26, BE, Size as shown
- POLYETHYLENE PIPE, 100#, NSF APPROVED, Size as shown
- PVC SLEEVES - SDR 21 - Size as shown

VALVE DESIGNATION:



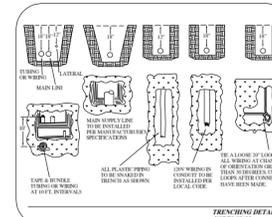
WATER REQUIREMENTS: 50 GPM @ 60 PSI
(CONTRACTOR TO VERIFY PSI AVAILABLE ON SITE PRIOR TO SYSTEM INSTALLATION)

DRIP IRRIGATION LEGEND:

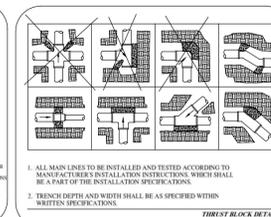
- LOW VOLUME CONTROL ZONE LVCZ-10075LF
 - AIR RELIEF VALVE TLAVRV
 - LINE FLUSHING VALVE TLO50MFV-1
- DRIPPERLINE: Landscape zones 18" row spacing TLCV4-18

NOTES:

- Install 12"x12"x12" sump of pea gravel below all line flushing valves for adequate drainage.
- Install techline above grade in the shrub beds and use techline staples as recommended within the specifications. Shrub beds cover techline with 3" mulch. Perennials beds cover techline with 1-1/2" mulch.
- Install Netafim operation pressure indicator flag on all drip zones.



TRENCHING DETAIL NOT TO SCALE



TUBEST BLOCK DETAIL NOT TO SCALE

- ALL MAINLINES TO BE INSTALLED AND TESTED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS WHICH SHALL BE A PART OF THE INSTALLATION SPECIFICATIONS.
- TRENCH DEPTH AND WIDTH SHALL BE AS SPECIFIED WITHIN WRITTEN SPECIFICATIONS.



4843 Kittery NW
Comstock Park, Michigan 49321
Tel. (248) 789-0330
email: abarnes@lqdassets.org
www.lqdassets.org

NOT TO BE USED AS CONSTRUCTION DRAWING

REVISIONS

DATE	BY	DESCRIPTION
8/24/19	AB	STAMPING SETS
7/30/21	AB	FSS APPROVAL

THREE FULL WORKING DAYS BEFORE ISSUANCE OF PERMITS
MUS DIG SYSTEM, INC.
1-800-482-1171

PROJECT SPONSOR:
ARMENIAN CULTURAL CENTER
18310 FORB ROAD
DEARBORN, MI 48128

OVERALL IRRIGATION PLAN
ARMENIAN CHURCH AND CULTURAL CENTER
SECTION 12, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

FIELD BOOK
DATE: 8/25/17
DESIGNED BY: AUB
JOB NO. DFD-121701
DRAWN BY: AUB
SHEET NO. IR-1

© COPYRIGHT 2017

PLANT LIST - Foundation - Phase 2

<u>QUAN.</u>	<u>KEY</u>	<u>COMMON/ BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPEC.</u>	<u>UNIT</u>	<u>TOTAL</u>
9	AL	Downy Serviceberry <i>Amalanchier laevis</i>	6' ht.	B&B	\$ 250.00	\$ 2,250.00
61	DK	Kodiak Orange Bush Honeysuckle <i>Diervilla lonicera 'Kodiak Orange'</i>	24" ht.	Cont.	\$ 50.00	\$ 3,050.00
75	SS	Shirobana Spirea <i>Spirea j. 'Shirobana'</i>	24" ht.	Cont.	\$ 50.00	\$ 3,750.00
41	VT	Compact American Cranberry Bush <i>Viburnum t. 'Compactum'</i>	24" ht.	Cont.	\$ 50.00	\$ 2,050.00
10	WF	Spilled Wine' Weigela <i>Weigela f. 'Spilled Wine'</i>	24" ht.	Cont.	\$ 50.00	\$ 500.00
9	TD	Dense Yew <i>Taxus x m. 'Densiformis'</i>	30" ht.	B&B	\$ 50.00	\$ 450.00
38	PA	Karley Rose Dwarf Fountain Grass <i>Pennisetum a. 'Karley Rose'</i>	1 gal.	Cont.	\$ 15.00	\$ 570.00
253	HH	Halcyon Hosta <i>Hosta 'Halcyon'</i>	1 gal.	Cont.	\$ 15.00	\$ 3,795.00
21	SHREDDED HARD BARK MULCH (C.Y.)				\$ 35.00	\$ 735.00
1,543	SEEDED LAWN (S.Y.)				\$ 3.00	\$ 4,629.00
TOTAL:					\$ 21,779.00	

PLANT LIST - Foundation - Phase 3

<u>QUAN.</u>	<u>KEY</u>	<u>COMMON/ BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPEC.</u>	<u>UNIT</u>	<u>TOTAL</u>
2	LT	Tulip Tree <i>Liriodendron tulipifera</i>	2.5" cal.	B&B	\$ 400.00	\$ 800.00
224	AML	Low Scape Black Chokeberry <i>Aronia m. 'Low Scape Mound'</i>	24" ht.	Cont.	\$ 50.00	\$ 11,200.00
64	PO	Coppertina' Ninebark <i>Physocarpus o. 'Coppertina'</i>	30" ht.	Cont.	\$ 50.00	\$ 3,200.00
130	PV	Shenandoah Switchgrass <i>Panicum v. 'Shenandoah'</i>	3 gal.	Cont.	\$ 15.00	\$ 1,950.00
43	PVH	Heavy Metal Switchgrass <i>Panicum v. 'Heavy Metal'</i>	3 gal.	Cont.	\$ 15.00	\$ 645.00
840	HA	Zohar Sunflower <i>Helianthus a. 'Zohar'</i>	1 gal.	Cont.	\$ 15.00	\$ 12,600.00
161	SAJ	Autumn Joy Sedum Sedum s. 'Autumn Joy'	1 gal.	Cont.	\$ 15.00	\$ 2,415.00
2.6	WNM	Woodland NaturalizeSeed Mix	37.7 lbs/ac.	LBS.	\$ 300.00	\$ 780.00
43		SHREDDED HARD BARK MULCH (C.Y.)			\$ 35.00	\$ 1,505.00
1,308		SEEDED LAWN (S.Y.)			\$ 3.00	\$ 3,924.00
					TOTAL:	\$ 39,019.00

PLANT LIST - Parking Lot Phase 1

<u>QUAN.</u>	<u>KEY</u>	<u>COMMON/ BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPEC.</u>	<u>UNIT</u>	<u>TOTAL</u>
17	AB(P)	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>	3" cal.	B&B	\$ 400.00	\$ 6,800.00
10	CO(P)	Hackberry <i>Celtis occidentalis</i>	3" Cal.	B&B	\$ 400.00	\$ 4,000.00
16	GT(P)	Skyline Thornless Honeylocust <i>Gleditsia t. 'Skyline'</i>	3" cal.	B&B	\$ 400.00	\$ 6,400.00
24	PB(P)	Bloodgood Plane Tree <i>Platanus x. acerifolia 'Bloodgood'</i>	3" Cal.	B&B	\$ 400.00	\$ 9,600.00
24	QB(P)	Swamp White Oak <i>Quercus bicolor</i>	3" cal.	B&B	\$ 400.00	\$ 9,600.00
22	UP(P)	Princeton Elm <i>Ulmus americana 'Princeton'</i>	3" Cal.	B&B	\$ 400.00	\$ 8,800.00
14	SHREDDED HARD BARK MULCH (C.Y.)				\$ 35.00	\$ 490.00
					TOTAL:	\$ 45,690.00

PLANT LIST - Parking Lot Phase 2

<u>QUAN.</u>	<u>KEY</u>	<u>COMMON/ BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPEC.</u>	<u>UNIT</u>	<u>TOTAL</u>
4	AB(P)	Autumn Blaze Maple <i>Acer x. fremanii 'Autumn Blaze'</i>			\$ 400.00	\$ 1,600.00
6	GT(P)	Skyline Thornless Honeylocust <i>Gleditsia t. 'Skyline'</i>			\$ 400.00	\$ 2,400.00
1	SHREDDED HARD BARK MULCH (C.Y.)				\$ 35.00	\$ 35.00
					TOTAL:	\$ 4,035.00

PLANT LIST - Buffer

<u>QUAN.</u>	<u>KEY</u>	<u>COMMON/ BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPEC.</u>	<u>UNIT</u>	<u>TOTAL</u>
27	AC(B)	Concolor Fir <i>Abies concolor</i>	7' ht.	B&B	\$ 325.00	\$ 8,775.00
5	PG(B)	White Spruce <i>Picea glauca</i>	7' ht.	B&B	\$ 325.00	\$ 1,625.00
19	PD(B)	Black Hills Spruce <i>Picea g. 'Densata'</i>	7' ht.	B&B	\$ 325.00	\$ 6,175.00
5	PS(B)	White Pine <i>Pinus strobus</i>	7' ht.	B&B	\$ 325.00	\$ 1,625.00
6	CC(B)	Eastern Redbud <i>Cercis canadensis</i>	7' ht.	B&B	\$ 250.00	\$ 1,500.00
25	JK(B)	Kettleeri Juniper <i>Juniperus 'Kettleerii'</i>	6' ht.	B&B	\$ 50.00	\$ 1,250.00
32	JW(B)	Witchita Blue Juniper <i>Juniperus 'Witchita Blue'</i>	6' ht.	B&B	\$ 50.00	\$ 1,600.00
147	POD(B)	Diablo Ninebark <i>Physocarpus o. 'Diablo'</i>	36" ht.	Cont.	\$ 50.00	\$ 7,350.00
153	SP(B)	Miss Kim Lilac <i>Syringa p. 'Miss Kim'</i>	36" ht.	Cont.	\$ 50.00	\$ 7,650.00
161	VD(B)	Arrowwood Viburnum <i>Viburnum dentatum</i>	36" ht.	Cont.	\$ 50.00	\$ 8,050.00
47	SHREDDED HARD BARK MULCH (C.Y.)				\$ 35.00	\$ 1,645.00
					TOTAL:	\$ 47,245.00

PLANT LIST - Detention Basin Shrubs

<u>QUAN.</u>	<u>KEY</u>	<u>COMMON/ BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPEC.</u>	<u>UNIT</u>	<u>TOTAL</u>
81	AM	Iriquios Beauty Chokeberry <i>Aronia m. 'Iriquois Beauty'</i>	36" ht.	Cont.	\$ 50.00	\$ 4,050.00
75	CS	Red Osier Dogwood <i>Cornus serica</i>	36" ht.	Cont.	\$ 50.00	\$ 3,750.00
72	VT	Bailey Compact Viburnum <i>Viburnum trilobum 'Bailey Compact'</i>	36" ht.	Cont.	\$ 50.00	\$ 3,600.00
13.6	BSM	Basin Slope Seed Mix	32.5 lbs/ac.	LBS.	\$ 300.00	\$ 4,080.00
27		SHREDED HARD BARK MULCH (C.Y.)			\$ 35.00	\$ 945.00
					TOTAL:	\$ 16,425.00

PLANT LIST - Greenbelt

<u>QUAN.</u>	<u>KEY</u>	<u>COMMON/ BOTANICAL NAME</u>	<u>SIZE</u>	<u>SPEC.</u>	<u>UNIT</u>	<u>TOTAL</u>
9	PP(G)	Green Spruce <i>Picea pungens</i>	7' ht.	B&B	\$ 325.00	\$ 2,925.00
7	PD(G)	Black Hills Spruce <i>Picea pungens 'Densata'</i>	7' ht.	B&B	\$ 325.00	\$ 2,275.00
9	AL(G)	Downy Serviceberry <i>Amalanchier laevis</i>	7' ht.	B&B	\$ 250.00	\$ 2,250.00
17	CK(G)	Kousa Dogwood <i>Cornus kousa</i>	2.5" cal.	B&B	\$ 250.00	\$ 4,250.00
4		SHREDED HARD BARK MULCH (C.Y.)			\$ 35.00	\$ 140.00
					TOTAL:	\$ 11,700.00

10-14-2020 PLANNING COMMISSION ACTION SUMMARY



PLANNING COMMISSION

ACTION SUMMARY

CITY OF NOVI

Regular Meeting

October 14th, 2020 7:00 PM

Remote Meeting

45175 W. Ten Mile (248) 347-0475

In accordance with **OPEN MEETINGS ACT, MCL 15.261, ET SEQ., AS AMENDED**, this meeting was held remotely.

CALL TO ORDER

The meeting was called to order at 7:04 PM.

ROLL CALL

Present: Member Avdoulos, Member Ferrell, Member Lynch, Member Maday,

Absent: Member Dismondy, Chair Pehrson

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Elizabeth Saarela, City Attorney; Doug Necci, Façade Consultant

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Maday.

PUBLIC HEARINGS

1. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

In the matter of 1585 Paramount Street, PWD20-0006, motion to table the Woodland Use Permit to the end of the meeting to give time to the applicant to fix internet connection issues. Motion carried 4-0.

2. PARK PLACE LOT 29, PWD20-0005, WOODLAND USE PERMIT REQUEST

Public hearing at the request of David and Lillian Barach for consideration of a request for a Woodland Use Permit at 50820 Applebrooke Drive. This property is also known as Lot 29, Park Place Subdivision, which is located south of Nine Mile Road, east of Napier Road in Section 31 of the City. The applicant is proposing to remove five (5) regulated woodland trees in order to construct a pool.

In the matter of Park Place Lot 29, PWD20-0005, motion to approve the Woodland Use

- 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, because the shopping center will continue to be served by public water and sewer systems and there is adequate service to manage the increase in use of the site from an additional tenant in the building.
- iii. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats because the applicant is not proposing to remove any regulated trees or impact wetland areas.
 - 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, because the proposed use will appear much the same as it does currently while providing an additional restaurant for the surrounding area and visitors to the shopping center.
 - v. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use, because it complies with the goal that recommends supporting growth of existing businesses.
 - vi. The proposed use will promote the use of land in a socially and economically desirable manner, because Anu Sushi is an unique restaurant that will be able to provide the shopping center with additional foot traffic and will provide the surrounding area with another restaurant option.
 - 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. Relative to Section 4.91 of the Zoning Ordinance:
- i. 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.
 - ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.

This motion is made because the plan is otherwise in compliance with Article 3.1.10, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 4-0.*

In the matter of Anu Sushi JSP20-25 motion to approve the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the planning review letter and the conditions listed in those letters being addressed on the Final Site Plan; and
- b. Relative to Section 4.91 of the Zoning Ordinance:
 - i. 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.
 - ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.

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. *Motion carried 4-0.*

6. ARMENIAN GENOCIDE MEMORIAL JSP 17-37

Public hearing at the request of Armenian Cultural Center for revised Special Land Use and revised Preliminary Site Plan approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. The applicant previously received

approval of a church and cultural center with accessory uses such as day care center, multipurpose hall, café, religious educational rooms, and recreational facility. The applicant is now seeking approval of a proposed Armenian Genocide Memorial structure within the courtyard. The previous Planning Commission approval stipulated that Special Land Use approval would be required if a structure did not meet the height limits of the Ordinance.

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the Special Land Use Permit to allow a Place of Worship and daycare based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (no additional traffic will be generated by the monument);**
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (based on Engineering review);**
- c. The proposed use is compatible with the natural features and characteristics of the land (because the addition of the monument is within the courtyard and does not impact natural features);**
- d. The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the requirements of Places of Worship and the monument will be a reasonable distance from adjacent properties and will limit the hours of illumination);**
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (the project creates an aesthetically pleasing development);**
- f. The proposed use will promote the use of land in a socially and economically desirable manner (as the proposed use will promote cultural awareness and education);**
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion Carried 4-0.*

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the revised Preliminary Site Plan based on and subject to the following:

- a. The primary use of 'Church' will be established prior to any other accessory uses proposed.**
- b. A Section 9 Façade waiver to allow the use of Flat metal panels to exceed the 50% maximum permitted by the ordinance (100% Stainless Steel proposed on the North and South, 100% Copper on the East and West) because the design utilizes high quality materials and is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;**
- c. A waiver per Section 5.7.3.M to allow the decorative lighting proposed to project upward to illuminate the monument structure, as the light will not project onto adjacent residential properties, and will be turned on from dusk to 11:00 p.m., with possible extended hours for culturally significant holidays, which is hereby granted;**
- d. A Zoning Board of Appeals determination per Section 3.23.3 to allow a height of 62.83 feet for a public monument, or a variance from Section 3.1.1.E to increase the maximum permitted height for the genocide memorial (35 feet allowed, 62.83 feet proposed);**
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4,

**and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.
*Motion carried 4-0.***

1. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

In the matter of 1585 Paramount Street, PWD20-0006, motion to approve the Woodland Use Permit for the removal of twenty-two on-site regulated woodland trees, subject to planting the replacement trees on site where feasible as shown on a woodland replacement plan, to be reviewed and approved by the city's staff and consultants, and where not feasible paid into the tree fund. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE SEPTEMBER 16, 2020 PLANNING COMMISSION MINUTES.

**Motion to approve the September 16, 2020 Planning Commission Meeting Minutes.
*Motion carried 4-0.***

ADJOURNMENT

The meeting was adjourned at 9:09 PM.

*Actual language of the motion subject to review.

10-14-2020 PLANNING COMMISSION MEETING MINUTES



PLANNING COMMISSION

MINUTES

CITY OF NOVI

Regular Meeting

October 14th, 2020 7:00 PM

Remote Meeting

45175 W. Ten Mile (248) 347-0475

In accordance with Open Meetings Act, MCL 15.261, ET SEQ., as amended, this meeting was held remotely.

CALL TO ORDER

The meeting was called to order at 7:04 pm.

ROLL CALL

Present: Vice Chair Avdoulos, Member Ferrell, Member Lynch, Member Maday

Absent: Chair Pehrson, Member Dismondy

Staff: Barbara McBeth, City Planner; Lindsay Bell, Senior Planner; Christian Carroll, Planner; Madeleine Kopko, Planning Assistant; Rick Meader, Landscape Architect; Elizabeth Saarela, City Attorney; Doug Necci, City Façade Consultant

PLEDGE OF ALLEGIANCE

Vice Chair Avdoulos led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Maday.

VOICE VOTE TO APPROVE THE OCTOBER 14, 2020 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

Motion to approve the October 14, 2020 Planning Commission Agenda. Motion carried 4-0.

AUDIENCE PARTICIPATION

Stephanie McMullen, 41548 Tamara, said my husband and I live behind the proposed sushi restaurant. We are opposed because we get a lot of trash behind that wall like beer bottles and Little Caesars boxes, for example. I think there's other locations in Novi where this could go. Is there going to be an alcohol license? Where are they going to keep their trash bin? Is there going to be a fish smell? What are the hours going to be? I also think that with everything that's been going on in a pandemic, why would we open another restaurant when there's a massive virus going around?

Vice Chair Avdoulos said we appreciate your comments. This topic will be coming up soon in one of the public hearing items.

Seeing no one else wished to speak, Vice Chair Avdoulos closed the audience participation.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

No City Planner Report.

CONSENT AGENDA - REMOVALS AND APPROVALS

Nothing was on the Consent Agenda.

PUBLIC HEARINGS

1. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

City Planner McBeth said we sent a revised memo to the Planning Commission today. It has an updated suggested motion and some further description of the actual request. The plans presented show removal of trees on the residential lot as well as proposed removal of some trees within the City's right-of-way on both Paramount and Lashbrook Street. On further analysis, staff is recommending that the Planning Commission consider the requested tree removals only on the lot itself. The Planning Commission is not authorized to approve the removal of off-site woodland trees, so the revised suggested motion had been sent to you late this afternoon. I will now turn it over to Christian Carroll.

Planner Carroll said this request is by Yen Cheng to remove thirty-three regulated woodland trees. Twenty-two are on-site and eleven are off-site as Barb had mentioned. The applicant is preserving twenty-two remaining trees on the property that are regulated woodland trees. The site is located near Thirteen Mile Road and Novi Road. It's zoned R-4, One-Family Residential, and all the surrounding properties are zoned R-4 as well. The future land use for the area is single-family. It should be noted that the plot plan that was provided does not necessarily reflect the accurate removals and preservation that's proposed by the applicant, but the tree survey does indicate where the trees are located. The most accurate list is within ECT's review letter. The review letter that was revised, was provided yesterday and it confirms that the applicant is proposing to remove thirty-three trees and of the thirty-three proposed for removal, again, twenty-two are on-site and eleven are off-site. However, none of the proposed off-site removals may be removed as part of this permit as Barb had eluded to. Exceptions have been made to allow off-site removals with the adjacent property owner's permission and in instances where construction or revised grading has been authorized. Therefore, staff recommends that only twenty-two of the thirty-three woodland trees be approved for removal. That would require thirty-nine woodland replacement credits and there is a suggested motion within the memo for reference.

Vice Chair Avdoulos asked if the applicant would like to address the Planning Commission.

Hearing none, Vice Chair Avdoulos said this is a public hearing, if anyone in the audience wishes to address the Planning Commission you may do so now.

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. Relative to Section 4.91 of the Zoning Ordinance:

- i. 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.**
- ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.**

This motion is made because the plan is otherwise in compliance with Article 3.1.10, Article 4, Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 4-0.

ROLL CALL VOTE TO APPROVE THE PRELIMINARY SITE PAN PERMIT FOR PROJECT ANU SUSHI, JSP20-25 MADE BY MEMBER FERRELL AND SECONDED BY MEMBER MADAY.

In the matter of Anu Sushi JSP20-25 motion to approve the Preliminary Site Plan based on and subject to the following:

a. The findings of compliance with Ordinance standards in the planning review letter and the conditions listed in those letters being addressed on the Final Site Plan; and

b. Relative to Section 4.91 of the Zoning Ordinance:

- i. 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.**
- ii. There shall be no outdoor food preparation of any kind. All such activity must occur inside the building.**

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. Motion carried 4-0.

6. ARMENIAN GENOCIDE MEMORIAL JSP 17-37

Public hearing at the request of Armenian Cultural Center for revised Special Land Use and revised Preliminary Site Plan approval. The subject property is located in Section 12, on the north side of Twelve Mile Road and east of Meadowbrook Road, in Residential Acreage (RA) zoning district. The project area is approximately 19.30 acres. The applicant previously received approval of a church and cultural center with accessory uses such as day care center, multipurpose hall, café, religious educational rooms, and recreational facility. The applicant is now seeking approval of a proposed Armenian Genocide Memorial structure within the courtyard. The previous Planning Commission approval stipulated that Special Land Use approval would be required if a structure did not meet the height limits of the Ordinance.

Planner Bell said as you stated the 19.3-acre site is located on the north side of Twelve Mile Road, east of Meadowbrook Road. The zoning of adjacent parcels are OST, Office Service Technology, to the south and R-4, Single Family, and B-3, General Business to the east. To the north and west are areas zoned RA, Residential Acreage, and developed with single family homes.

Some of you may recall that the Armenian Church and Cultural Center came before the Planning Commission for Site Plan and Special Land Use in October of 2018. That request was approved, with a stipulation that if the church or monument structure did not meet the height limitations of the district, the project should return to the Planning Commission for revised Special Land Use approval. The proposed Armenian Genocide Memorial monument is 6 feet wide and 62.83 feet, or 1,915 cm, which exceeds the 35-foot height permitted in the RA district. The height of the monument represents the year the genocide began, 1915. The applicant will need a determination or variance from the Zoning Board of Appeals for the proposed height.

Planner Bell continued to say the monument would be located in the central area of the site, within the courtyard. No new parking, traffic circulation, landscaping, or utility work is proposed with this change, and no additional natural features will be impacted. The structure is composed of stainless steel and copper panels, which is an overage of flat metal panels on all elevations. Our façade consultant recommends approval of a Section 9 façade waiver. The structure is also proposed to be lit with upward projecting lights. The top of the memorial restricts the projection of light into the sky but does not completely obscure it. As designed, a ray of light would project above the structure. The Planning Commission may waive the cut-off requirement in this case if it determines it otherwise meets the considerations for lighting plan review, which were included in the packet. The applicant has proposed to limit the hours the structure will be lit from dusk to 11 pm, however they request extended hours for culturally significant holidays. This is included in the proposed motion and may be amended at your discretion. The applicant has also included some additional details of the proposed lighting in their response letter. The applicant has provided perspective drawings that illustrate how the monument would appear from surrounding properties and other vantage points.

The Planning Commission is asked to hold the public hearing and approve or deny the Special Land Use permit and revised Site Plan. The applicant and their team are present tonight to tell you more about their plans.

Constantine G. Pappas, Architect, said it seems like every time we're getting ready to start our project something always comes up. This time it's the coronavirus, hopefully once we get through this, we'll be ready to go. We do have our stamped set in our possession right now so this would be an amendment to the original site plan to allow the monument. Hayg put together a very nice explanation on the history of the Armenian Genocide and what it represented as far as the Armenian Culture. We think this could be a very powerful monument into this space. I am here to answer any questions that you may have as well as Evans.

We tried to take cross sections throughout the site. This is going to be seen from the property to the west and we're about 300 feet away from that property, to the east we are about 540 feet away from the property and to the very north, I would say we're about 650-700 feet from the property line and in fact the grades along the northern side is all heavily rooted in front of the memorial itself all the way to the back of the property where there's 15-20 foot heights. So you can see that we took a cross section of the properties and you can hardly see the memorial at all with all the trees there right now. We would like the lighting to be on during those hours, but we're open to suggestions from the Planning Commission and we have a few small events four to five times a year we may ask to keep it on a little longer.

Evans Caruso, Architect, said I just wanted to add something about the dimensions that you see when it was read that 62.83 foot dimension is specific to the year 1915 of the Genocide so they're a little bit odd dimensions, but they're critical to what this is historically about.

Vice Chair Avdoulos said this is a public hearing if anyone in the audience would like to address the Planning Commission on this item you may do so now.

William DeDecker, president of Beacon Hills Meadows HOA, said we're the subdivision that abuts the west side of this proposal. Pulte did not disclose any of this to us when we were buying our property that this Armenian Center was going to be built here. So, we as residents of our subdivision have a lot of questions about noise, traffic, about lighting. We see there's going to be an expansion of this for this structure with lights that will be on until eleven o'clock at night. I don't know how much that's going to bother the people that live along that side of our subdivision. I don't personally live on that side of the subdivision, but our residents on that side had a lot of concerns about the size of this

structure and the lighting.

We also had a lot of questions about what's going on in this property, we don't know anything about it or the activities that will be going on. There's a service road that runs on the west side and there were some concerns by some of our residents here that when the church gets out people will be using that service road to exit. Will they have access to it? Then, the buffer zone walking along that sidewalk, there's some big beautiful trees over there we would certainly hope that those are preserved and we would hope there would be some additional evergreen trees arborvitae or something that would retain its leaf structure throughout the year not just in the summer especially in the winter to block the noise that would be coming through there as well. I don't know if it would be appropriate to have another meeting between the Armenian Cultural Center and some of our residents, we would just need a half hour of your time for our residents to ask some questions and to get an understanding of what this property is all about. Expanding the property and adding this structure with the light on until eleven o'clock at night, I personally wouldn't mind, but I don't know if the other residents in the subdivision would mind that have children.

Seeing no one else wished to speak, Vice Chair Avdoulos asked for the written correspondence.

Planning Assistant Kopko said there was one letter received from Robert and Roxanne Jones, 27968 Hummingdale Circle, who object because the area is a residential neighborhood, and it would be appropriate to leave it that way.

Vice Chair Avdoulos closed the public hearing and turned it over to the Planning Commission for their consideration.

Member Lynch said I think we're only approving the special land permit. I think this project has been approved for two years.

Vice Chair Avdoulos said correct.

Member Lynch said all these items are a matter of public record and I think all the landscape drawings are with the City. As far as the homeowner's association goes and I don't know what the responsibility of Pulte is, but I think all the information is available at the City if they want to look at it. As far as this particular structure, this is what we're considering tonight, the project has already been approved. So really what we're faced with tonight is approving this memorial structure. The first thing is and since this structure is located so internal to the entire site, granted you have to get a variance from the variance committee, but I don't see an issue with that. How tall is it going to be again?

Constantine G. Pappas, Architect, said 62.83 feet.

Member Lynch said okay and there is some religious significance to that?

Constantine G. Pappas, Architect, said well what is significant about it is it's the year the Armenian Genocide actually started which was 1915 and went to about 1924. So, it has significance of when the atrocity started, and we thought we would use that as a symbolic feature for the design.

Member Lynch said here's why I'm asking. I'm really looking forward to seeing the completion of this entire project. I did a lot of research when you first came to the City with your initial project and I did not realize the genocide with the Armenian People. To be quite honest with you I'm very excited about this project, it's very well done, I think your building plans and landscaping plans were exquisite. As far as the structure, my personal feeling is that since it's so eternal, if it was on the edge of the site I would probably be concerned, but since it's so eternal to such a large site I'm really not that

concerned about it. The lighting I think will be tastefully done, it's not like it's the Twin Towers in New York, but there is going to be a light there which I understand. I remember when we approved another religious site, there were certain things that were important to the religion that really I have no say in. So there's law on what I can and can't approve. I don't know, Beth, if the 62.83 falls into that category. It seems to me there's some significance to that and I don't want to break the law by rejecting it, which I'm not going to reject it. I support the project, I think it's tastefully done, it's internal to the site, no big deal, but I guess my question to our legal council is, my understanding is as far as the law goes we really can't say too much about something that's significant to a religion.

City Attorney Beth Saarela said yes, you're talking about the religious land use. I haven't heard that they this is a requirement of their religion, they've said this is more from a historical perspective of the Armenian Genocide so I don't know that they've filled out their application and incorporated this as a religious land use. I guess we would have to get more detail from them on that. This has more of a historical significance to their heritage.

Member Lynch said okay I'm glad you said that because I certainly don't want to violate any laws. My opinion is based on the design of the entire site which is all a matter of public record. The addition of this monument will only enhance the site and not detract from the site. It's certainly not going to cause more traffic. I guess I would like to hear a little bit more about the lighting but being so internal to the site I just don't see how that could be a problem and I will support this. I think it's going to be spectacular and I'm glad you came to Novi.

Constantine G. Pappas, Architect, said I would like to add a couple of other things, if you look on sheet 4 page 4 there's some computer images that we added in the upper left hand corner where you can kind of get an idea of what the effect is. I want everyone to understand that the lighting will be subtle. What we're doing is forcing the light right through the middle of it. It's supposed to be a memorial, not a used car sales lot so you know there's history and significance here. We think this could be a very powerful element within the City of Novi. We would also like to add for the gentleman of the adjoining property, we could always meet to discuss any issues. Everything that was on the drawings was either requested by the City of Novi. The amount of landscaping is over the top and Rick can speak to that. Were excited about this and hope you can support it.

Evans Caruso, Architect, said just to make a point for the resident next door, when you look at the image right now on the screen that's literally looking from the property to the south. That parcel right there is from that resident's point of view. It's fully landscaped pretty much a berm covering that whole area. You can't even see through that and that's not even matured yet. So those are things we wanted to show the city and the residents.

Constantine G. Pappas, Architect, said and by the way all the existing landscape material we're trying to keep as much of that there as possible, we're not planning on tearing all that out. Our concept is to augment what is there right now.

Member Lynch said I appreciate it. I did look at the rendering and it is a muted light beam that I see there. I personally have no issue with this project and am looking forward to its completion.

Member Maday said I just want to reiterate were not approving this land for development. It's been approved and everything is at the city if anyone wants to look at it. I really appreciate the applicant addressing the resident that's on the call with us tonight and your willingness to be open and forth right with the properties adjoining to make them more comfortable with the development. The fact that this is going to be a monument, it's going to add to the facility, it's got a significant historical aspect to it, it's going to be turned off by 11 o'clock unless otherwise approved, and the fact that it's just a single stream of light shining upward and not outward towards the adjacent properties, I'm in

favor of this.

Vice Chair Avdoulos said before we have a motion I would like to echo the comments from the previous Planning Commissioners and I have known Gus and Evans personally for many years and they always put together a very good product. As indicated, this is going to be a subtle monument. It has a lot of historical significance to it, not only it's the Armenian Genocide, but a lot of other ethnic groups along that area also were impacted by it, so I think this is going to be a really good landmark monument for this city. The architecture of it is very subtle with the stainless steel and copper and I'm glad Doug looked at it and recommended a façade waiver. The light is going to be subtle to it. I think it's a great thing and I appreciate the process we're going through to get this within the city and getting it approved and allowing the community to start building their center.

Motion made by Member Lynch and seconded by Member Ferrell.

ROLL CALL VOTE TO APPROVE THE SPECIAL LAND USE PERMIT FOR PROJECT ARMENIAN GENOCIDE MEMORIAL, JSP17-37, MADE BY MEMBER LYNCH AND SECONDED BY MEMBER FERRELL.

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the Special Land Use Permit to allow a Place of Worship and daycare based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (no additional traffic will be generated by the monument);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (based on Engineering review);
- c. The proposed use is compatible with the natural features and characteristics of the land (because the addition of the monument is within the courtyard and does not impact natural features);
- d. The proposed use is compatible with adjacent uses of land (because the proposed use conforms to the requirements of Places of Worship and the monument will be a reasonable distance from adjacent properties and will limit the hours of illumination);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (the project creates an aesthetically pleasing development);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (as the proposed use will promote cultural awareness and education);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.
Motion Carried 4-0.

ROLL CALL VOTE TO APPROVE THE REVISED PRELIMINARY SITE PLAN PERMIT FOR PROJECT ARMENIAN GENOCIDE MEMORIAL, JSP17-37, MADE BY MEMBER LYNCH AND SECONDED BY MEMBER FERRELL.

In the matter of Armenian Church Genocide Memorial JSP17-37, motion to approve the revised Preliminary Site Plan based on and subject to the following:

- a. The primary use of 'Church' will be established prior to any other accessory uses proposed.
- b. A Section 9 Façade waiver to allow the use of Flat metal panels to exceed the 50% maximum permitted by the ordinance (100% Stainless Steel proposed on the North and South, 100% Copper on the East and West) because the design utilizes high quality materials and is consistent with the intent and purpose of the Façade Ordinance, which is

hereby granted;

- c. **A waiver per Section 5.7.3.M to allow the decorative lighting proposed to project upward to illuminate the monument structure, as the light will not project onto adjacent residential properties, and will be turned on from dusk to 11:00 p.m., with possible extended hours for culturally significant holidays, which is hereby granted;**
- d. **A Zoning Board of Appeals determination per Section 3.23.3 to allow a height of 62.83 feet for a public monument, or a variance from Section 3.1.1.E to increase the maximum permitted height for the genocide memorial (35 feet allowed, 62.83 feet proposed);**
- e. **The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. Motion carried 4-0.

1. 1585 PARAMOUNT STREET, PWD20-0006, WOODLAND USE PERMIT REQUEST

Public hearing at the request of Yen Cheng for consideration of a request for a Woodland Use Permit at 1585 Paramount Street. This property is also known as Lots 85-88, Cenaqua Shores Subdivision, which is located north of Thirteen Mile Road, west of Novi Road in Section 2 of the City. The applicant is proposing to remove thirty-three (33) regulated woodland trees (twenty two on-site, eleven off-site) in order to construct a single family residential structure.

The Planning Commission continued the discussion from this matter which had been tabled earlier in the meeting in order to allow the applicant time to resolve technical difficulties.

Member Lynch said what I was trying to get across in my initial assessment of the project is, will the applicant be willing to plant the trees on site versus giving the money to the tree fund?

Applicant Yen Cheng said no, we can't because we are building a house where there's a lot of trees right where the house and the driveway are proposed to be built. The City and Environmental Consultant already agreed to what trees are proposed to be cut. I'm willing to pay the City the tree replacement credits, but in the future after we build the house we plan to do the landscaping and in the landscape plan we can consider where and how many trees we need to replace. That's our second plan, but right now with our first plan we just wanted to pay the replacement credits.

Member Lynch said yes, I think we're talking about the same thing, I think right now I don't have a problem with you cutting down the trees to put the house there. I absolutely understand you can't build the house with the trees there. My question to you is instead of writing the check to the City, you're going to have to put landscaping in anyway.

Applicant Yang Wang said there's a big difference. We followed the city's regulations that we pay into the tree fund. This way it is easy, and I can't guarantee after we build the house we can get all the trees put back on the lot. Plus, when you build a house it takes up space.

Member Lynch said I understand that.

Applicant Yang Wang said I think it would make it easier to follow the regulation from the City to pay into the fund.

Member Lynch said okay well then let me clarify, that is not the only regulation, to pay the tree fund. The regulation is, and the Planning Commission can do this, I'm asking you if you're willing to do this instead of requiring you. When you put your landscaping in, would you be willing to spend the money

putting the trees around your property instead of putting the money in the tree fund? The tree fund, yes, is a regulation if you can't put the trees on site, then yes, you have to give the money to the city, my question to you are is are you willing to plant enough trees or as many trees as you can on site instead of just writing a check to the City?

Applicant Yang Wang said I don't think that is possible. It's hard for us to guarantee anything for now.

Member Lynch said okay here's where I'm getting at- I want to verify that you don't have to pay the tree fund right up front. They're going to have to put a landscaping plan together.

Applicant Yen Cheng said we cannot put replacements in the front and we cannot get a permit, so we have to pay up front to get a tree removal permit then we can start to build the house. After we build the house we can do the landscaping plan and in the landscape plan we will figure out where and how many trees we can replace and replant, but it's not impossible to plant the same amount of trees that I have to cut.

Member Lynch said okay I see what you're saying. How about if we do this, if I word this approval that you'll plant as many as you feasibly can on site and then the ones you can't, you can write a check to the City tree fund. Is that acceptable?

Applicant Yang Wang said that just makes everything hard. It will make everything easier to pay up front.

Member Lynch said okay I guess then maybe I don't know how the process works. Barb, can you help with this? It's my understanding that they must pay up front and you keep that money in escrow.

City Planner McBeth said yes, so typically if the permit is granted and the agreement is to pay into the City's Tree Fund that money can be accepted once the permit is approved and drawn up. If there's going to be plantings on site then there will be additional financial guarantees that would need to be put aside to make sure that the health of the trees remain good for the first couple of growing seasons and if it does maintain its health then that money can be refunded to the applicant. If it doesn't, then they may have to go through another round of plantings to maintain a healthy tree.

Applicant Yen Cheng said yes, that is the rule we are trying to follow.

Member Lynch said I'm still not understanding. I understand the ease of paying into the City Tree Fund. That's typically what we do. So, you're going to take thirty-three trees out and give the city money and then you don't have to worry about it anymore? We've consistently throughout these projects have required the applicant, even tonight, to put the money in escrow and then when they go to plant the trees, they can plant as many as you can feasibly on site, then the rest can go into the tree fund. I want to make the same motion that I made and be consistent with what we made for the rest of the people that came before us asking to remove trees. What I'm getting from the applicant, maybe we're misunderstanding each other is that they just want to pay into the tree fund and be done with it. I, as a Planning Commissioner, want to be consistent on how we apply this standard to everybody and just tonight we approved two projects where they are going to cut down some trees and we told them to plant as many as you can on site and then what you can't plant, pay into the tree fund. Why is this project any different?

Vice Chair Avdoulos said so a question to the City Attorney- we have a motion; can we add that stipulation just like we did previously? The applicant is to look at planting what is feasible on their property that meets the Ordinance.

City Attorney Beth Saarela said yes, exactly. We did modify somebody else's motion to add that to plant whatever is feasible on the property subject to review and approval by the landscape architect and or woodland consultant. Its only twenty-two trees, it's not all thirty-three because some of them are in the right of way.

Vice Chair Avdoulos said right, so Member Lynch you could structure that motion to reflect that and then we could discuss it.

Member Lynch said I wanted to be exactly consistent. I mean, our job is to be consistent and I don't want to make a motion for one property owner that's inconsistent with the same motion on the same night that were making for another property. So, let me make the motion and we can amend it as we see fit.

Motion made by Member Lynch and seconded by Member Maday.

ROLL CALL VOTE TO APPROVE THE REQUESTED WOODLAND REMOVAL PERMIT MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

In the matter of 1585 Paramount Street, PWD20-0006, motion to approve the Woodland Use Permit for the removal of twenty-two on-site regulated woodland trees, subject to planting the replacement trees on site where feasible as shown on a woodland replacement plan, to be reviewed and approved by the city's staff and consultants, and where not feasible paid into the tree fund. *Motion carried 4-0.*

MATTERS FOR CONSIDERATION

1. APPROVAL OF THE SEPTEMBER 16, 2020 PLANNING COMMISSION MINUTES.

Motion made by Member Lynch and Member Maday.

ROLL CALL VOTE TO APPROVE THE SEPTEMBER 16, 2020 PLANNING COMMISSION MEETING MINUTES MADE BY MEMBER LYNCH AND SECONDED BY MEMBER MADAY.

Motion to approve the September 16, 2020 Planning Commission Meeting Minutes. *Motion carried 4-0.*

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

Dan Curmi, 42762 Wimbleton Way, said I just had a comment on the first case that just became the last case. We live in the property just east of that proposal. As the first person mentioned, we have flooding issues here as well. So as far as the trees that are going to be removed, that is a concern for us and as your Member Lynch mentioned, we would fully support having the additional trees added. The flooding seems to be towards the east and that's from my perspective. I don't know if that is at all possible with a driveway going in and the home. I don't what their goal is there know with the drainage. I would very much like to point that out that that is a concern for us. We're all in support of a nice home going in there, I don't have a problem with that, but flooding is a big concern. We have a very wet backyard already and we love the proposal of the trees being added back on site and not into a fund.

ADJOURNMENT

Motion to adjourn made by Member Lynch and seconded by Member Maday.

Motion to adjourn the October 14th Planning Commission meeting. Motion carried 4-0.

The meeting was adjourned at 9:09 pm.