



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: October 12, 2021

REGARDING: 20800 Haggerty Road, Parcel # 50-22-36-476-003 (PZ21-0060)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Tappers Fine Jewelry

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Freeway Service
Location:	East of Haggerty Road and North of Eight Mile Road
Parcel #:	50-22-36-476-003

Request

The applicant is requesting variance from the City of Novi Zoning Ordinance Section 5.4.2 to eliminate the requirement for a loading and unloading zone, a loading zone is required by code. This variance would accommodate the building of a new jewelry store and showroom at the site of the former Big Boy restaurant. This property is zoned Freeway Service (FS).

II. STAFF COMMENTS:

III. RECOMMENDATION:

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

- I move that we grant the variance in Case No. **PZ21-0060**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
 - Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because_____.
 - The property is unique because_____.
 - Petitioner did not create the condition because_____.

_____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

_____.

(e) The relief is consistent with the spirit and intent of the ordinance because_____.

(f) The variance granted is subject to:

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

2. I move that we **deny** the variance in Case No. **PZ21-0060**, sought by _____,
for _____ because Petitioner has not shown
practical difficulty requiring _____.

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

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

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

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

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

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

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: _____	
PROJECT NAME / SUBDIVISION TFJ Novi				Meeting Date: _____	
ADDRESS 20800 Haggerty Road, Novi, MI			LOT/SIUTE/SPACE #		
SIDWELL # 50-22-36 - 476 - 003			May be obtain from Assessing Department (248) 347-0485		
CROSS ROADS OF PROPERTY Haggerty Road and 8 Mile Road					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☐ YES ☒ NO			REQUEST IS FOR: ☐ RESIDENTIAL ☒ COMMERCIAL ☐ VACANT PROPERTY ☐ SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS rbroder@brodersachse.com		CELL PHONE NO. 313-765-1480	
NAME Richard Broder				TELEPHONE NO.	
ORGANIZATION/COMPANY Broder & Sachse Real Estate, Agent				FAX NO.	
ADDRESS 3663 Woodward Avenue Suite 550		CITY Detroit		STATE Michigan	ZIP CODE 48201
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS MATapper@tappers.com		CELL PHONE NO. 248-865-6336	
NAME Mark Tapper				TELEPHONE NO.	
ORGANIZATION/COMPANY Eight-Haggerty Venture, LLC				FAX NO.	
ADDRESS 6337 Orchard Lake Road		CITY West Bloomfield		STATE Michigan	ZIP CODE 48322
III. ZONING INFORMATION					
A. ZONING DISTRICT					
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☐ RM-2 ☐ MH ☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☒ OTHER FS					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section 5.4 Variance requested Absence of a loading zone					
2. Section Variance requested					
3. Section Variance requested					
4. Section Variance requested					
IV. FEES AND DRAWINGS					
A. FEES					
☐ Single Family Residential (Existing) \$200 ☐ (With Violation) \$250 ☐ Single Family Residential (New) \$250					
☒ Multiple/Commercial/Industrial \$300 ☐ (With Violation) \$400 ☐ Signs \$300 ☐ (With Violation) \$400					
☐ House Moves \$300 ☐ Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans • Existing & proposed distance to adjacent property lines					
• Site/Plot Plan • Location of existing & proposed signs, if applicable					
• Existing or proposed buildings or addition on the property • Floor plans & elevations					
• Number & location of all on-site parking, if applicable • Any other information relevant to the Variance application					



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

☒ DIMENSIONAL ☐ USE ☐ SIGN

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

B. SIGN CASES (ONLY)

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

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

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

☐ ACCESSORY BUILDING ☐ USE ☐ OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

Ruth B. Brown, Owner

Date

8/31/21

B. PROPERTY OWNER

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

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

Property Owner Signature

[Signature]

Date

8/31/2021

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

☐ GRANTED

☐ DENIED

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

Chairperson, Zoning Board of Appeals

Date



Community Development Department

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

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

Standard #1. Circumstances or Physical Conditions.

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

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

☐ Not Applicable ☒ Applicable If applicable, describe below:

The lot has frontage on 3 main roads and the remaining side (north) of the building available would not be feasible for a fence in the parking lot due to shipping and receiving being located on this side. Shipping and receiving includes a truck dock which requires maneuverability for semi trucks.

and/or

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

☒ Not Applicable ☐ Applicable If applicable, describe below:

The zoning ordinance does not accommodate land uses that do not have the need for large vehicle loading unless they are banks and other financial institutions. This particular use requires only small conventional vehicle deliveries. From an environmental standpoint, to pave an area for a feature (loading) that will not be utilized not only increases the impervious cover but reduces the landscaped areas with pavement.

and/or

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

☒ Not Applicable ☐ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

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

Harman International has vehicles they have purchased, as well as borrowed, from manufacturers to complete testing of their equipment. These vehicles can be on-site for anywhere from a few days to a few months depending on the type of testing. In March of 2021, a high dollar test vehicle was stolen from the parking lot on a Friday at 7am.

Standard #3. Strict Compliance.

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

The west exterior side of the parking lot is the best fit for Harman and we feel this fenced in area of the parking lot will help to keep the vehicles safe while testing is being completed.

Standard #4. Minimum Variance Necessary.

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

The proposed location of the fence will not be seen from 2 of the 3 main roads. There is a berm on the northwest side of the property that blocks a portion of the parking lot and therefore only a small portion of the fence would be visible from M-5.

Standard #5. Adverse Impact on Surrounding Area.

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

The proposed fence will match the existing fencing around the property to help blend into the environment and we do not believe it would cause any issues for any potential neighbor to the north.

OWNER
EIGHT-HAGGERTY VENTURE, LLC
MR. MARK TAPPER
6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322
PHONE: (248) 865-6336

APPLICANT
BRODER & SACHSE REAL ESTATE
MR. RICHARD BRODER
3663 WOODWARD AVENUE
SUITE 550
DETROIT, MI 48201
PHONE: (313) 765-1480

ENGINEER/LANDSCAPE ARCHITECT
GIFFELS WEBSTER
MS. NANCY STANDISH, PE
1025 E. MAPLE, SUITE 100
BIRMINGHAM, MI 48009
PHONE: (248) 852-3100

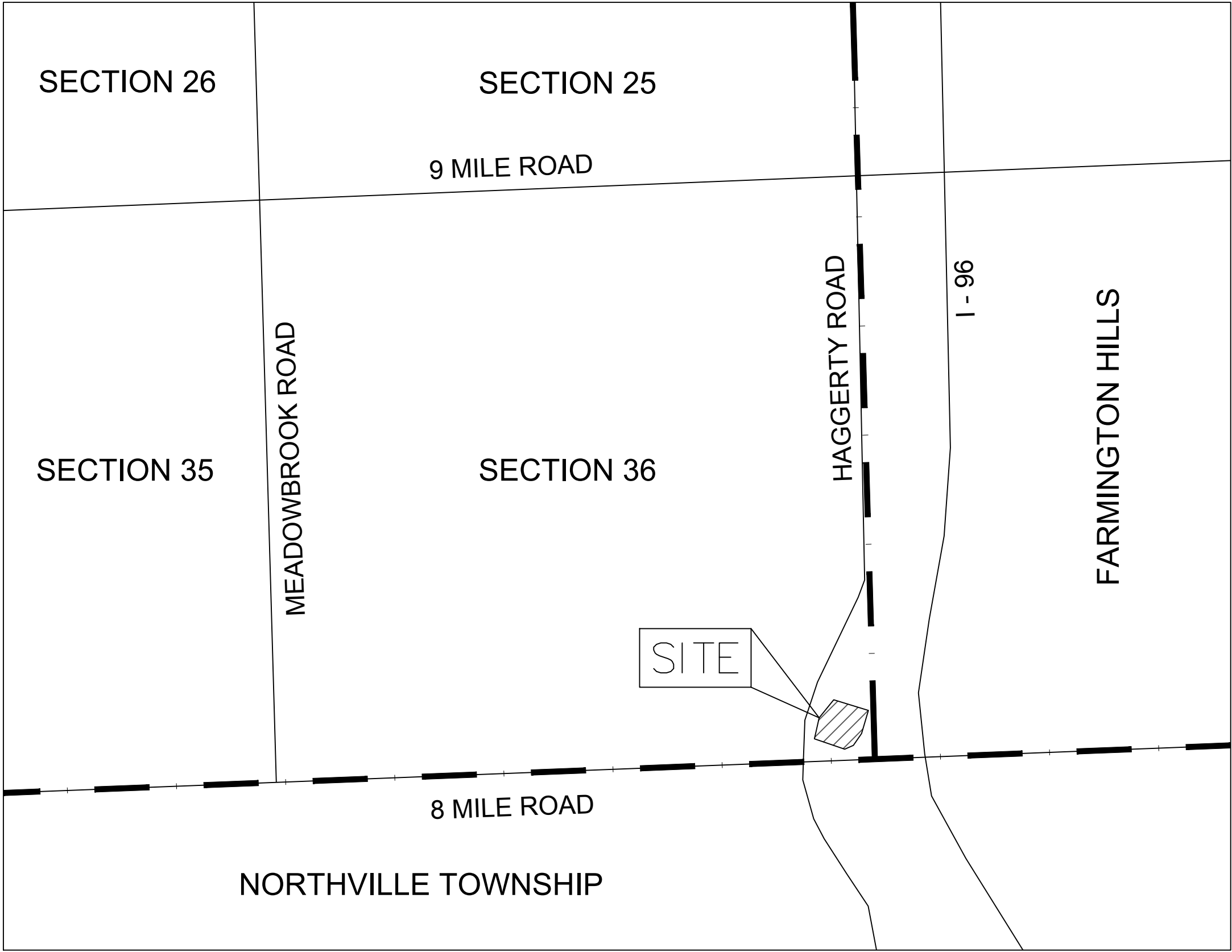
ARCHITECT
JGA
MR. EDWARD DOYLE
29110 INKSTER ROAD
SUITE 200
SOUTHFIELD, MI 48034
PHONE: (248) 663-1717

SURVEYOR
KEM-TEC
MR. ANTHONY T. SYCKO, JR., P.S.
22556 GRATIOT AVE.
EASTPOINTE, MI 48021
PHONE: (800) 295.7222

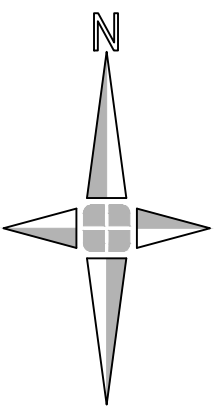
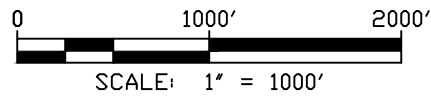
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF NOVI, OAKLAND COUNTY WRC, GREAT LAKES WATER AUTHORITY, AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY.
- ALL WORK WITHIN THE OAKLAND COUNTY ROAD COMMISSION RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH ROAD COMMISSION SUPPLEMENTAL PERMIT SPECIFICATIONS AND BY PERMIT ONLY.
- ALL PERMITS REQUIRED SHALL BE OBTAINED BY THE CONTRACTOR. ALL PERMIT FEES, BONDS, AND INSURANCE REQUIRED BY THE ISSUING AGENCIES SHALL BE PROVIDED BY THE CONTRACTOR, AND MUST BE KEPT CURRENT. THE CONTRACTOR IS RESPONSIBLE FOR ALL OTHER FEES, INSPECTION COSTS, ETC., AND SHALL ADHERE TO ALL REQUIREMENTS SET FORTH IN SAID PERMITS.
- 72 HOURS PRIOR TO EXCAVATION, THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) FOR LOCATION OF UNDERGROUND AND CABLE FACILITIES, AND SHALL NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK.
- UTILITY INFORMATION SHOWN ON THE PLANS WAS OBTAINED FROM UTILITY OWNERS AND MAY OR MAY NOT BE ACCURATE AND COMPLETE. CONTRACTOR SHALL VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT HAVE AN EFFECT ON THIS PROJECT, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.
- THE UTILITY POLES SHOWN ON THESE DRAWINGS ARE INTENDED TO SHOW ONLY THE LOCATION OF EXISTING POLES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITY AND DIRECTION OF OVERHEAD LINES. THE COST FOR SUPPORTING AND RELOCATING POLES SHALL BE INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR SHALL PROVIDE FOR CONTROLLED ACCESS TO THE SITE FOR USE BY THE VARIOUS WORK FORCES, EMERGENCY VEHICLES, OCCUPANTS, VISITORS, ETC. THROUGHOUT CONSTRUCTION. THIS ACCESS MUST PROVIDE FOR THE REMOVAL OF MUD FROM VEHICLES TIRES. ROADWAYS AND DRIVEWAYS SHALL BE MAINTAINED AND OPEN FOR EMERGENCY VEHICLES AT ALL TIMES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENTS AND BUSINESSES, WHOSE DRIVEWAYS ARE AFFECTED BY HIS SCHEDULE, 24 HOURS IN ADVANCE. CONTRACTOR SHALL SCHEDULE CONSTRUCTION AT NON-PEAK USE HOURS AND SHALL MINIMIZE DRIVEWAY CLOSURE BY EXPEDITING CONSTRUCTION.
- DURING CONSTRUCTION, CONTRACTOR MAY ENCOUNTER SPRINKLER HEADS, PIPING, LIGHTING, AND BURIED ELECTRICAL CABLE, MAILBOXES, FENCES, SIGNS, ETC. CONTRACTOR SHALL REPLACE AND/OR RESTORE ALL COMPONENTS OF SUCH SYSTEMS. THIS WORK SHALL BE INCIDENTAL TO THE PROJECT.
- RIGHT-OF-WAYS AND FRONT OF LOTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED BY TOPSOIL, SEED AND MULCH.
- THE CONTRACTOR IS REQUIRED TO CONFINE CONSTRUCTION ACTIVITIES TO THE LIMITS OF THE SITE AS SHOWN ON THE CONSTRUCTION PLANS. ANY DAMAGE OR DISRUPTION TO ADJACENT SITES IS THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT IMMEDIATELY. NO OFF-SITE WORK SHALL BE PERFORMED OUTSIDE OF PUBLIC RIGHTS-OF-WAY OR DEDICATED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PROPERTY OWNER.
- GREAT CARE SHALL BE TAKEN TO AVOID DAMAGE TO VEGETATION OUTSIDE THE CLEARING AND GRUBBING LIMITS. NO DRIVING OR PARKING OF VEHICLES AND/OR STORAGE OF MATERIALS AND SUPPLIES SHALL BE PERMITTED OUTSIDE THE LIMITS OF CONSTRUCTION.
- THE PROTECTION OF EXISTING TREES, AS REQUIRED, SHALL BE SOLELY THE CONTRACTOR'S RESPONSIBILITY.
- FINAL CLEANUP AND RESTORATION SHALL CONSIST OF FINE GRADING OF CONSTRUCTION AREAS, REMOVAL OF CONSTRUCTION SIGNS, ETC. TOPSOIL SHALL BE SPREAD OVER ALL DISTURBED AREAS, FOLLOWED BY SEED, FERTILIZER AND EROSION MAT OR STRAW MULCH, OR AS FURTHER REQUIRED BY THE LANDSCAPING PLANS AND SPECIFICATIONS. ALL REQUIRED RESTORATION ITEMS NOT SPECIFICALLY IDENTIFIED AS A PAY ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- ALL RESTORATION SHALL BE SPECIFIED ON THE PLANS AND IN THE SPECIFICATIONS. NON PAY ITEMS SHALL BE INCIDENTAL TO THE PROJECT.
- THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL NOTIFY THE CITY OF NOVI, CITY OF NOVI FIRE DEPARTMENT, THE OAKLAND COUNTY SHERIFF'S DEPARTMENT, AND THE OAKLAND COUNTY ROAD COMMISSION TWO (2) WEEKS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ALL CULVERTS REMOVED DURING CONSTRUCTION SHALL BE PLACED BACK IN THEIR ORIGINAL POSITION. THIS WORK IS INCIDENTAL TO THE PROJECT. ANY CULVERTS SHOWN ON PLAN DAMAGED BY THE CONTRACTOR DURING REMOVAL, SHALL BE REPLACED WITH NEW CULVERTS AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES, AND LIGHTS TO PROTECT THE TRAFFIC AND THE WORK AS DIRECTED BY THE FIELD ENGINEER OR THE OAKLAND COUNTY ROAD COMMISSION. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD.)
- ALL LOT MARKERS AND MONUMENT POINTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEWATERING REQUIRED TO CONSTRUCT THE PROPOSED UTILITIES. COST OF DEWATERING SHALL BE INCIDENTAL TO THE PROJECT.

TFJ NOVI
PARCEL NO. 22-36-476-003
PRELIMINARY SITE PLANS
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



LOCATION MAP



APPROVALS AND PERMITS

NAME	SUBMITTAL DATE	REVISION DATE(S)	APPROVAL DATE	PERMIT NO.
PRE-APPLICATION SUBMITTAL	05.17.2021	-	-	-
PRELIMINARY SITE PLAN	07.02.2021	-	-	-
FINAL SITE PLAN	-	-	-	-
CITY ENGINEERING	-	-	-	-
CITY SESC PERMIT	-	-	-	-
CITY GRADING PERMIT	-	-	-	-
MDOT ROW	-	-	-	-
RCOC ROW USE	-	-	-	-
MDEQ WATER MAIN APPROVAL	-	-	-	-

SHEET INDEX

ENGINEERING PLANS

1	COVER
2	DEMOLITION PLAN
3	SESC PLAN
4	SITE AND PAVING PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	STORMWATER MANAGEMENT PLAN
8	DETAILS

LANDSCAPE PLANS

L-000	WOODLAND ASSESSMENT
L-100	LANDSCAPE PLAN
L-200	LANDSCAPE NOTES & CALCULATIONS
L-500	LANDSCAPE DETAILS
L-501	SITE DETAILS & FURNISHINGS
L-600	IRRIGATION PLAN & DETAILS

SHEETS BY OTHERS

ARCHITECTURAL PLANS

A-0.0	TITLE SHEET
A-1.0	FLOOR PLAN
A-1.1	CLERESTORY / ROOF PLAN
A-2.0	EXTERIOR ELEVATIONS
A-2.1	BUILDING SECTIONS
A-3.0	EXTERIOR MATERIAL BOARD

TOPOGRAPHIC SURVEY

1	ALTA / NSPS LAND TITLE SURVEY
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SITE LIGHTING PLANS

EL-1	LIGHTING SITE PLAN
EL-2	PARKING LOT LIGHTING CALCULATION PLAN
EL-3	WEST ELEVATION LIGHTING CALCULATION PLAN
EL-4	SOUTH ELEVATION LIGHTING CALCULATION PLAN
EL-5	EAST ELEVATION LIGHTING CALCULATION PLAN

giffels
webster

Engineers
Surveyors
Planners
Landscape Architects

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Executive:	MP
Manager:	NS
Designer:	JR / DK
Quality Control:	
Section:	2
	T-01-N R-08-E

Professional Seal:



DATE:	ISSUE:
05/17/2021	PRE-APPLICATION
07/12/2021	PRELIMINARY SITE PLAN SUBMITTAL

Developed For:
EIGHT-HAGGERTY VENTURE, LLC
6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322
248.865.6336

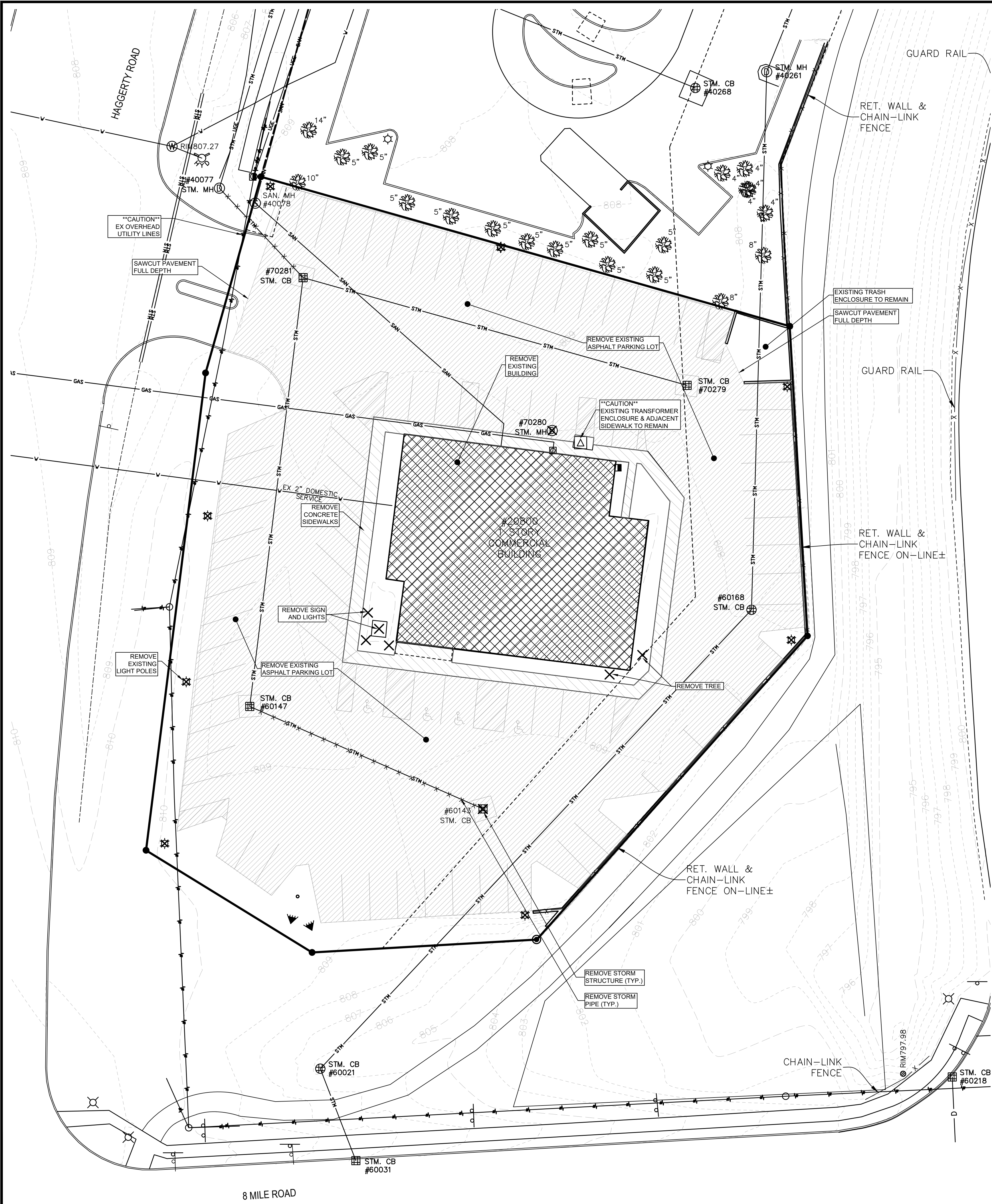
COVER

TFJ NOVI

CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

Date:	05.17.2021
Scale:	NA
Sheet:	1
Project:	19965.00

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DEMOLITION LEGEND:

- REMOVE OBJECT
- REMOVE UTILITY PIPE
- ABANDON UTILITY PIPE
- CUT AND BULKHEAD UTILITY
- REMOVE STRUCTURE
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE SURFACE

DEMOLITION NOTES

- WITH THE EXCEPTION OF AN AMOUNT OF EXCAVATED MATERIALS SUFFICIENT FOR BACKFILLING AND CONSTRUCTION OF FILLS AS CALLED FOR ON THE PLANS AND AS INDICATED BELOW, ALL BROKEN CONCRETE, STONE AND EXCESS EXCAVATED MATERIALS SHALL BE DISPOSED OF BY THE CONTRACTOR.
- THE CONTRACTOR WILL BE REQUIRED TO OBTAIN THEIR OWN DISPOSAL GROUND, AND WILL RECEIVE NO ADDITIONAL COMPENSATION FOR DISPOSING OF ANY OF THE EXCESS MATERIALS. MATERIALS ACCEPTABLE TO THE ENGINEER MAY BE DISPOSED OF ON-SITE AT THE CONTRACTORS EXPENSE IN A MANNER APPROVED IN ADVANCE BY THE ENGINEER.
- THE EDGE OF EXISTING PAVEMENT SHALL BE CLEANED OF EARTH AND OTHER FOREIGN MATERIAL BEFORE ADJACENT POURS ARE PLACED.
- EXISTING UTILITIES ON SITE WILL BE CAPPED OR BULK-HEADED AT THE MAIN IN ACCORDANCE WITH CITY OF NOVI AND SERVICE PROVIDER STANDARDS. ALL BULK-HEADING AND/OR SEWER PIPE REMOVAL NECESSITATED BY THE REMOVAL OF DRAINAGE STRUCTURES SHALL BE INCLUDED IN THE STRUCTURE REMOVAL.
- THE CONTRACTOR SHALL COORDINATE WITH AFFECTED UTILITY COMPANIES FOR THE REMOVAL OR RELOCATION OF UTILITY AND LIGHT POLES.
- STREET SIGNS IN THE WAY OF CONSTRUCTION WILL BE REMOVED AND RESET IMMEDIATELY IN A TEMPORARY LOCATION, AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SIGNS AND POSTS SCHEDULED TO REMAIN, AS DIRECTED BY THE ENGINEER.
- ALL UNDERGROUND UTILITIES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PRIVATE PROPERTY (INCLUDING BUILDINGS AND FOUNDATIONS) THROUGHOUT CONSTRUCTION AND SHALL MAINTAIN SAFE PEDESTRIAN ACCESS AT ALL TIMES.
- EXISTING PAVEMENTS, SIDEWALKS, CURBS, DRIVEWAYS, GUTTERS, CROSSWALKS, AND OTHER BITUMINOUS OR CONCRETE SURFACES TO BE REMOVED, SHALL BE REMOVED TO THE LIMITS SHOWN OR AS REQUIRED BY THE ENGINEER. REMOVAL SHALL BE CAREFULLY DONE AND TO A NEAT LINE. CONCRETE SAWS OR OTHER MECHANICAL EQUIPMENT APPROVED BY THE ENGINEER SHALL BE USED ON THIS WORK.
- THE REMOVAL OF PAVEMENT, CURBS AND WALKS SHALL INCLUDE ALL REQUIRED SAWCUTTING. CURB REMOVAL IS INCIDENTAL TO PAVEMENT REMOVAL.

Executive:	MP
Manager:	NS
Designer:	JR / DK
Quality Control:	
Section:	2
	T-01-N R-08-E

Professional Seal:



Know what's below.
Call before you dig.

DATE:	ISSUE:
05/17/2021	PRE-APPLICATION
07/12/2021	PRELIMINARY SITE PLAN SUBMITTAL

Developed For:
EIGHT-HAGGERTY VENTURE, LLC
6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322
248.865.6336

DEMOLITION PLAN

TFJ NOVI

CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

Date:	05.17.2021
Scale:	1" = 20'
Sheet:	2
Project:	19965.00



PAVING NOTES

1. THE PAVING CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
2. BUTT JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAVEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR THE INSTALLATION OF NEW ASPHALT PAVEMENT.
3. ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS AND OTHER DELETERIOUS MATERIALS.
4. THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER. A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y.D.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.
5. PROPOSED AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVEMENT EDGE/BACK OF CURB.
6. BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL. THE CONTRACTOR SHALL COORDINATE STANDARD AND VAN ACCESSIBILITY SIGNAGE AS INDICATED ON THE PLANS.
7. ALL BARRIER FREE RAMPS, WALK, LANDINGS AND CURBS SHALL BE A.D.A. COMPLIANT AND MEET MDOT STANDARD PLAN R-28.
8. GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
 - A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS
 - B. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING: 5% FOR FIRST 10' THEN 2% AFTER
 - C. SIDEWALK CROSS SLOPE SHALL BE A MAXIMUM OF 2%
 - D. PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM) UNIFORMLY BETWEEN FINISH GRADE ON PLANS
 - E. LAWN AREAS 2% MINIMUM TO 25% (BERMS) MAXIMUM
9. DIMENSIONS ARE TO FACE OF CURB.

SCHEDULE OF REGULATIONS:

ZONING DISTRICT: FS

PROPOSED BUILDING AREA - 8,488 SF
MAX. BUILDING HEIGHT: 25' OR 1 STORY

PAVEMENT AREA: 17,720 SF

YARD REQUIREMENTS: (BUILDING)	REQUIRED	PROVIDED
FRONT (HAGGERTY) -	30'	48.7'
FRONT (8 MILE) -	30'	34.3'
FRONT (I-275) -	30'	40.0'
SIDE -	10'	73.8'

YARD REQUIREMENTS: (PARKING)	REQUIRED	PROVIDED	EXISTING
FRONT (HAGGERTY) -	20'	12.5'	9.5'
FRONT (8 MILE) -	20'	NONE	10.0'
FRONT (I-275) -	20'	32.9'	0.6'
SIDE -	10'	7.0'	0.4'

PARKING CALCULATIONS:

USE: RETAIL STORE
PARKING REQUIREMENT: 1 SPACE PER 200 SF OF GROSS LEASABLE FLOOR AREA

BUILDING AREA: 8,488 SF

REQUIRED PARKING:
1 SPACE x 8,488 / 200 = (42.4) OR 42 SPACES

TOTAL REQUIRED =	42 SPACES
TOTAL PROVIDED =	42 SPACES
INCL:	
1 ADA VAN ACCESSIBLE SPACE	
1 ADA SPACE	

TRAFFIC SIGNING:

ITEM	MMUTCD CODE	DESCRIPTION	SIZE	QUANTITY
(A)	R7-8	HANDICAP PARKING ONLY	12"x18"	2
(B)	R7-8P	VAN ACCESSIBLE	18"x9"	2
(C)	R1-1	STOP SIGN	24"x24"	1

FIRE MARSHALL NOTES:

1. ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE MATERIAL IS BROUGHT ON SITE.
2. FOR NEW BUILDINGS AND EXISTING BUILDINGS, COMPLIANCE WITH IFC SECTION 510 FOR EMERGENCY RADIO COVERAGE MUST BE MET. THIS SHALL BE COMPLETED BY THE TIME THE FINAL INSPECTION OF THE FIRE ALARM AND FIRE SUPPRESSION PERMITS.

FIRE TRUCK TURNING NOTE:

SEE DETAIL SHEET FOR FIRE TRUCK TURNING DIAGRAM.

LOADING ZONE NOTE:

A DEDICATED LOADING ZONE IS NOT BEING PROPOSED SINCE THE PROPOSED USE DOES NOT REQUIRE A LOADING ZONE. ANY DELIVERY TO THE BUILDING SHALL BE DELIVERED THROUGH THE BACK OF THE BUILDING AND TAKE LESS THAN 5 MINUTES TO COMPLETE.

WOODLANDS/WETLANDS NOTE:

NO WOODLANDS OR WETLANDS ARE BEING AFFECTED BY THE PROPOSED REDEVELOPMENT OF THE SITE.

BIKE RACK DETAIL NOTE:

6' OF CLEAR SPACE SHALL BE PROVIDED IN FRONT OF THE PROPOSED BIKE RACK AT ALL TIMES. SEE LANDSCAPE PLAN FOR BIKE RACK LOCATION. SEE DETAIL SHEET FOR BIKE RACK ENLARGED DETAIL.

PAVEMENT AREA: 17,907 SF

LEGEND

	PR GATE VALVE AND WELL
	PR HYDRANT
	PR VALVE AND BOX
	PR WATERMAIN
	PR STORM CATCH BASIN
	PR STORM MANHOLE
	PR STORM END SECTION
	PR STORM END SECTION
	PR RIP RAP
	PR STORM SEWER
	PR CLEAN OUT
	PR SANITARY MANHOLE
	PR SANITARY SEWER
	PR UNDERGROUND ELECTRIC SERVICE
	PR UNDERGROUND GAS SERVICE
	PR UNDERGROUND TELEPHONE SERVICE
	PR UTILITY CROSSING
	PR CONTOUR MINOR (1')
	PR CONTOUR MAJOR (5')
	PR SWALE
	PR CURB AND GUTTER
	PR REVERSE CURB AND GUTTER
	PR STD. DUTY ASPHALT
	PR CONCRETE PAVEMENT

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Executive: MP
Manager: NS
Designer: JR / DK
Quality Control:
Section: 2
T-01-N R-08-E

Professional Seal:



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Developed For:
EIGHT-HAGGERTY VENTURE, LLC
6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322
248.865.6336

SITE AND PAVING PLAN

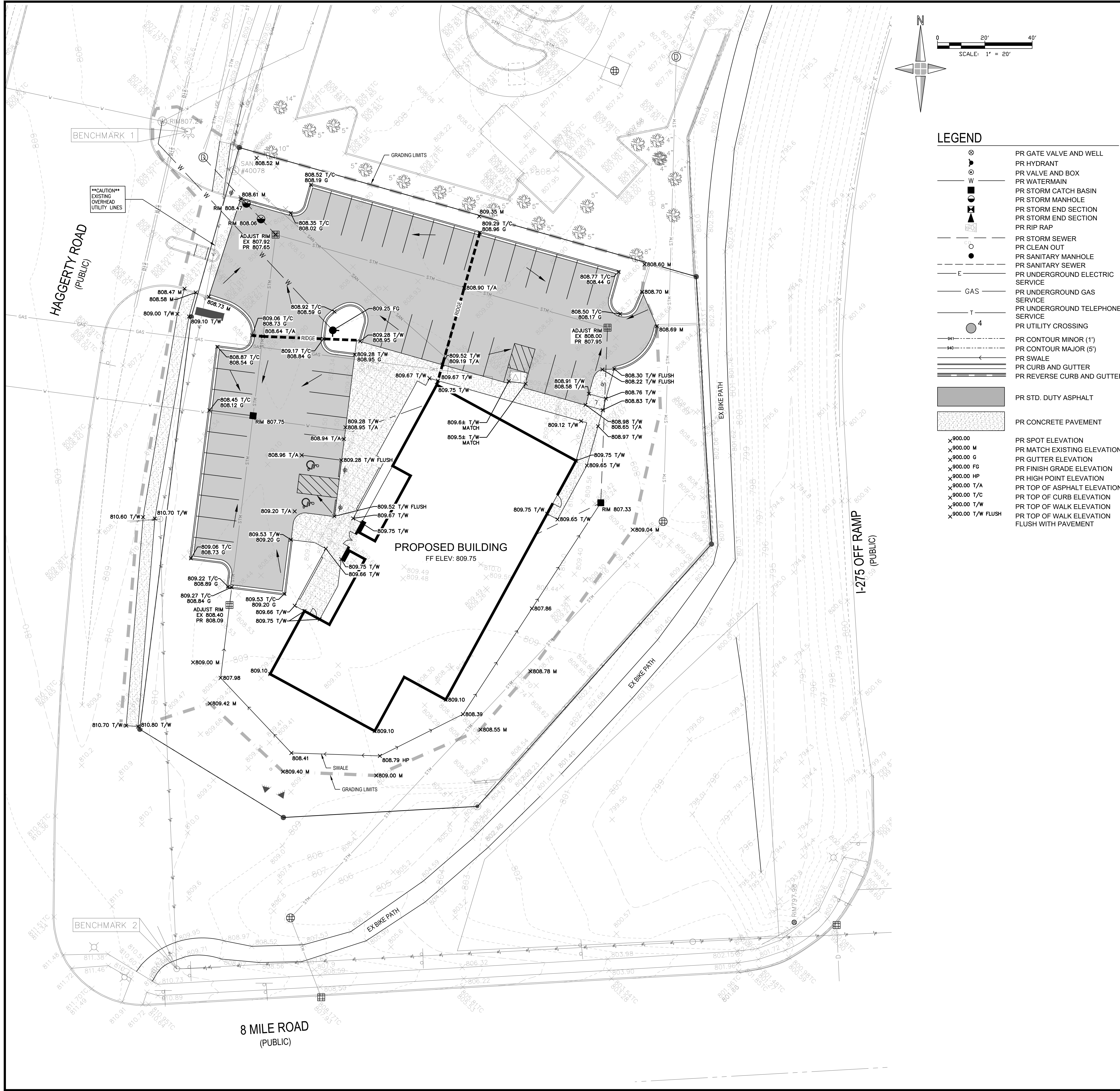
TFJ NOVI

CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

Date: 05.17.2021
Scale: 1" = 20'
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GRADING NOTES

- EXCESS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR. COST OF DISPOSAL WILL BE INCIDENTAL TO THE PROJECT.
- THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- NO FROZEN MATERIAL SHALL BE PERMITTED AS BACKFILL UNDER ANY ROADWAY, DRIVEWAY OR PARKING AREA.
- PRIOR TO THE START OF ANY FILLING, THE CONTRACTOR SHALL REMOVE ALL TOPSOIL AND ALL OTHER UNACCEPTABLE SOIL FROM THE FILL AREAS, AND PROPERLY BACKFILL WITH ACCEPTABLE SOIL.
- GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
 - FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS
 - MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING: 5% WITHIN THE FIRST 10' AND 2% AFTER.
 - SIDEWALK CROSS SLOPE SHALL BE NO MORE THAN 2%.
 - PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM) UNIFORMLY BETWEEN FINISH GRADE ON PLANS
 - LAWN AREAS $\pm 2\%$ MINIMUM TO 25% (BERMS) MAXIMUM
- GRADES ARE NOTED AS FOLLOWS: T/C - TOP OF CURB, G - GUTTER, T/A - TOP OF ASPHALT, T/P - TOP OF PAVEMENT, T/W - TOP OF WALK, TR - TOP OF RAMP, BR - BOTTOM OF RAMP
- PRIOR TO THE PLACEMENT OF ANY BASE ASPHALT OR LEVELING COURSE, THE CURBS SHALL BE PARTIALLY BACKFILLED AND THE SUB-GRADE SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
- ALL SIDEWALK AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE AGENCY WITH JURISDICTION.

LEGEND

- PR GATE VALVE AND WELL
- PR HYDRANT
- PR VALVE AND BOX
- PR WATERMAIN
- PR STORM CATCH BASIN
- PR STORM MANHOLE
- PR STORM END SECTION
- PR STORM END SECTION
- PR RIP RAP
- PR STORM SEWER
- PR CLEAN OUT
- PR SANITARY MANHOLE
- PR SANITARY SEWER
- PR UNDERGROUND ELECTRIC SERVICE
- PR UNDERGROUND GAS SERVICE
- PR UNDERGROUND TELEPHONE SERVICE
- PR UTILITY CROSSING
- PR CONTOUR MINOR (1')
- PR CONTOUR MAJOR (5')
- PR SWALE
- PR CURB AND GUTTER
- PR REVERSE CURB AND GUTTER
- PR STD. DUTY ASPHALT
- PR CONCRETE PAVEMENT
- PR SPOT ELEVATION
- PR MATCH EXISTING ELEVATION
- PR GUTTER ELEVATION
- PR FINISH GRADE ELEVATION
- PR HIGH POINT ELEVATION
- PR TOP OF ASPHALT ELEVATION
- PR TOP OF CURB ELEVATION
- PR TOP OF WALK ELEVATION
- PR TOP OF WALK ELEVATION
- FLUSH WITH PAVEMENT

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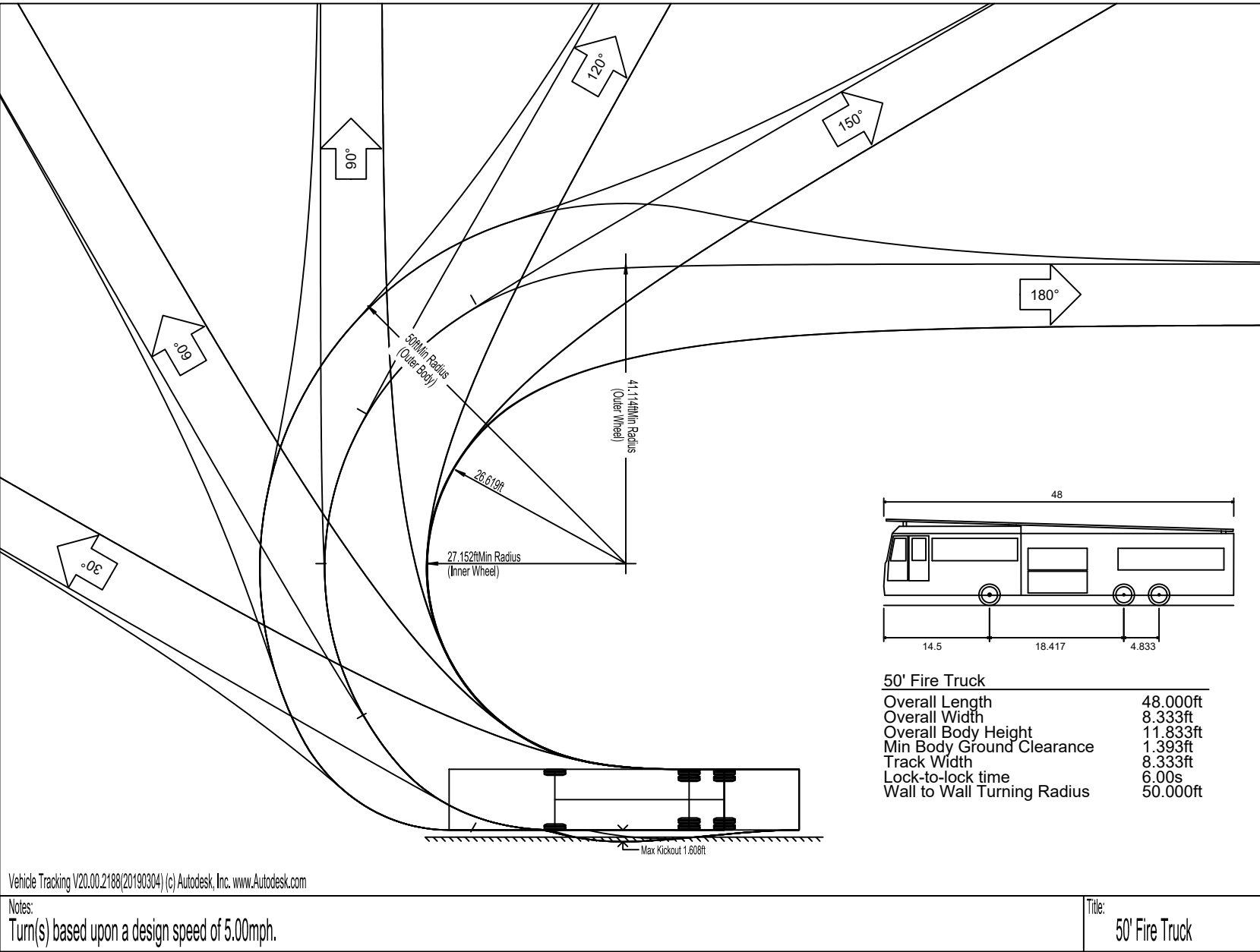
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GRADING PLAN

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CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

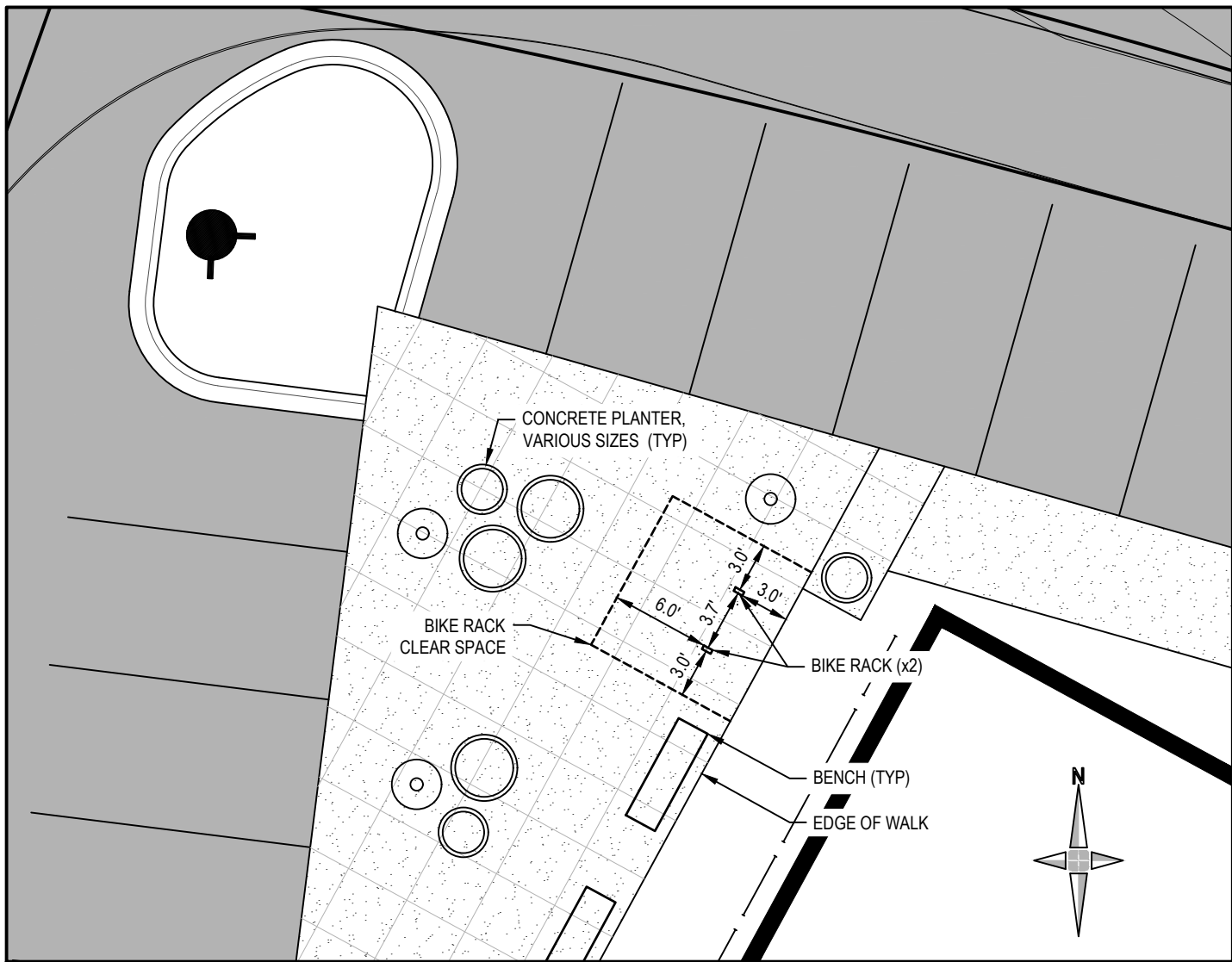
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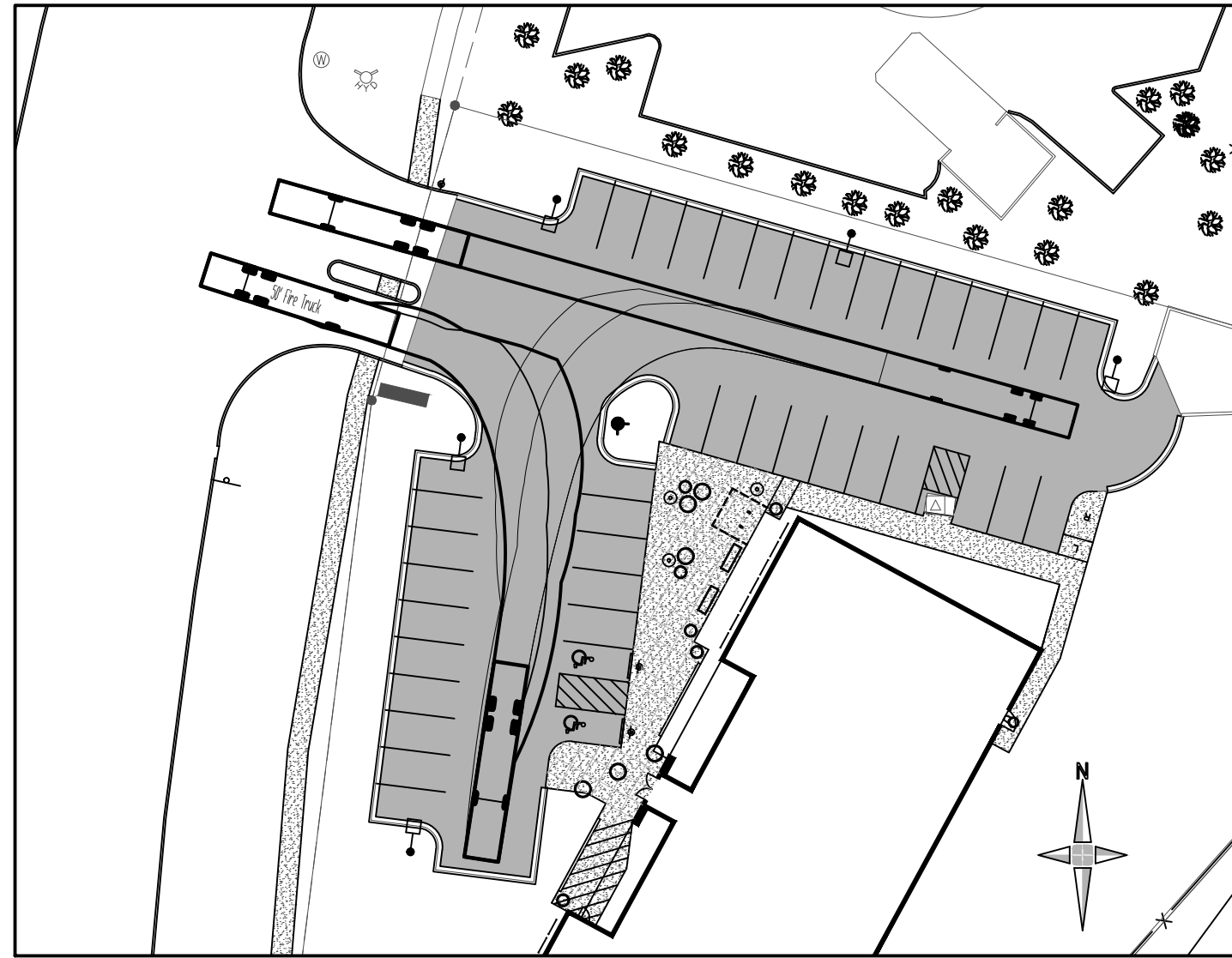
FIRE TRUCK TURN TEMPLATE

NTS



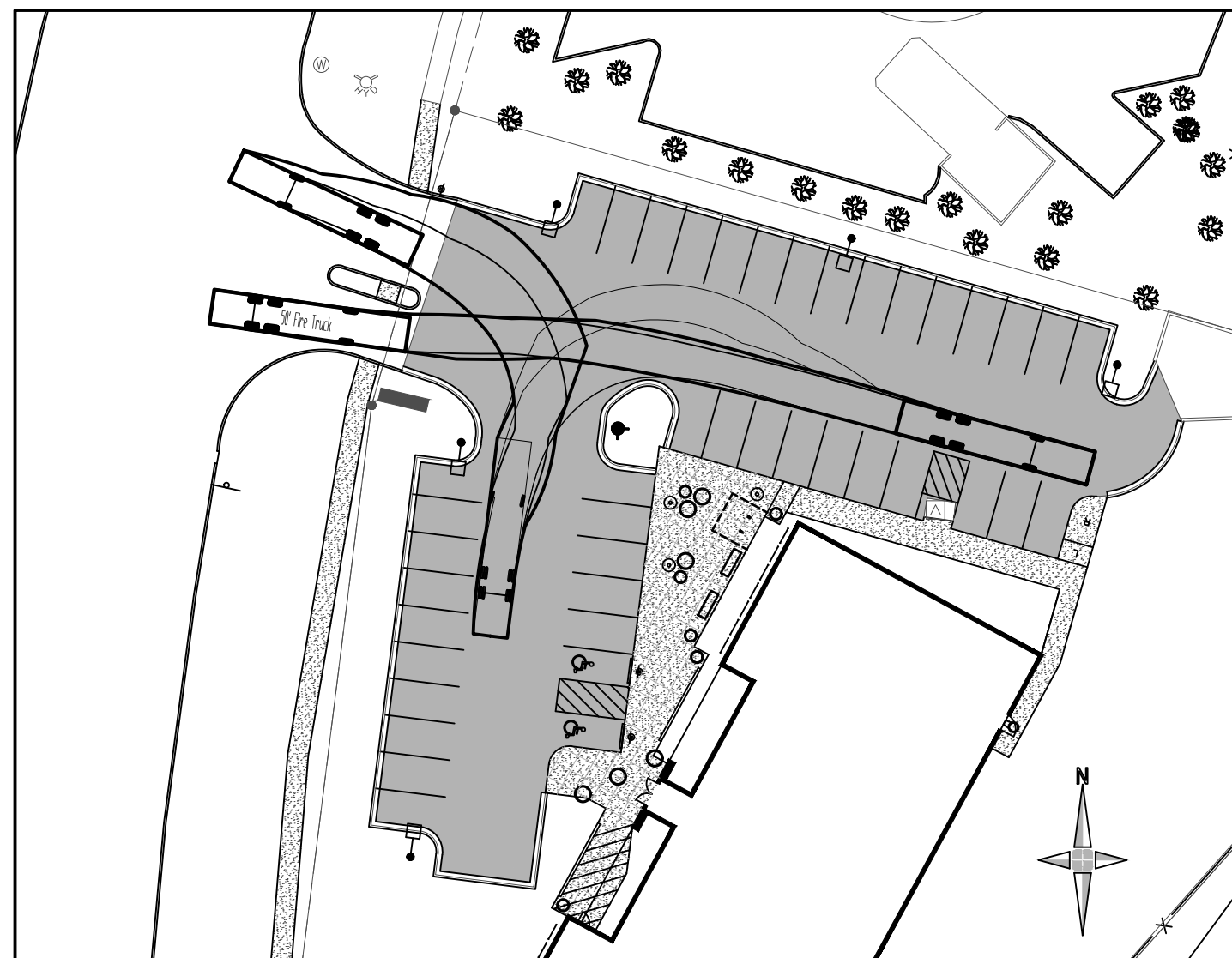
BIKE RACK ENLARGED DETAIL

SCALE: 1" = 10'



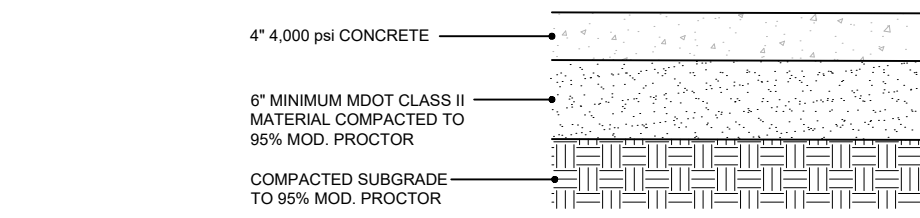
FIRE TRUCK TURN DIAGRAM #1

SCALE: 1" = 40'



FIRE TRUCK TURN DIAGRAM #2

SCALE: 1" = 40'

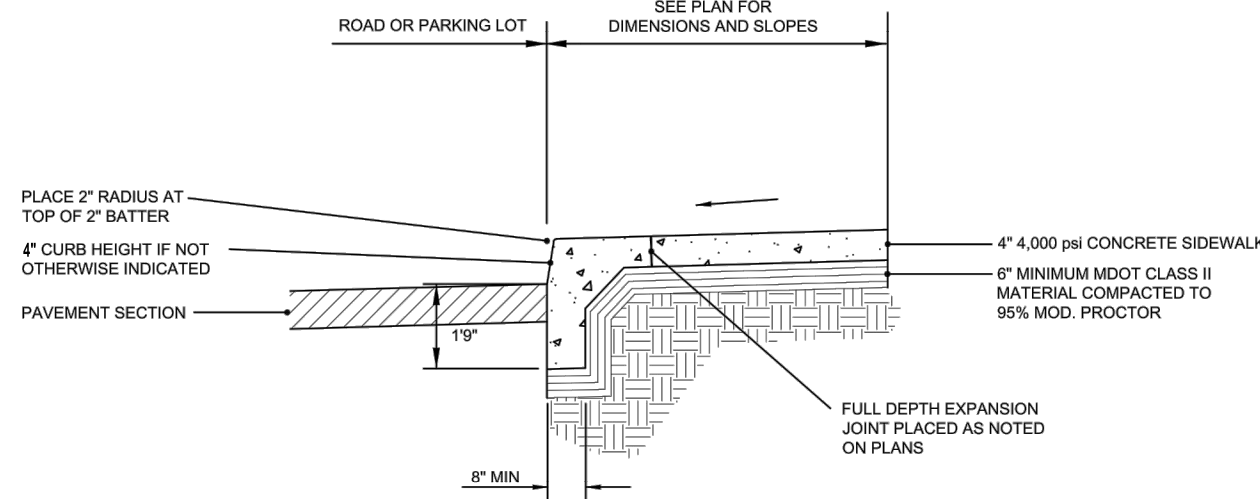


4" CONCRETE SIDEWALK

- NOTE:
- IF ANY OF THE EXISTING BASE CANNOT BE UTILIZED, IT SHALL BE REMOVED AND REPLACED WITH MOD CLASS II MATERIAL.
 - BROOM FINISH SURFACE.
 - IF NOT INDICATED ON THE PLANS THE CONTRACTOR SHALL SUBMIT A JOINTING PLAN PRIOR TO PLACEMENT OF CONCRETE PAVEMENT.
 - JOINTS SHALL BE SAWCUT AS SOON AS PAVEMENT CAN SUPPORT MACHINE.
 - AN EXPANSION JOINT SHALL BE PLACED BETWEEN NEW WALKS AND EXISTING PAVEMENT AND/OR BUILDINGS.

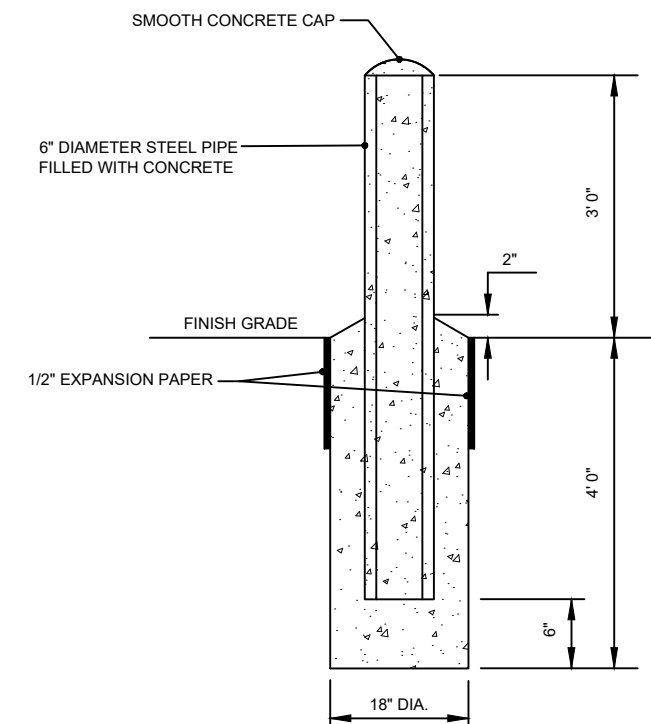
CONCRETE SIDEWALK

N.T.S.



CONCRETE INTEGRAL CURB & WALK

N.T.S.



- NOTE:
- USE GALVANIZED STEEL PIPE (2.0 oz ZINC per sq ft) WITH A MINIMUM 3/4" WALL THICKNESS.
 - USE MODOT 3SP CONCRETE.

CONCRETE BOLLARD

N.T.S.

SIGN SHALL BE BLUE LETTERING ON WHITE BACKGROUND.



LOCATE AT ALL VAN ACCESSIBLE SPACES INDICATED ON THE PLANS.

VAN ACCESSIBLE

12" X 18"

- NOTE:
- REFER TO THE MANUALS FOR OTHER SIGN DIMENSIONS.
 - BARRIER FREE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
 - ALL REGULATORY AND TRAFFIC CONTROL SIGN SHALL COMPLY WITH MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND ANY OTHER APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - COORDINATE SIGN LOCATIONS WITH LANDSCAPING AS REQUIRED.
 - ALL REGULATORY SIGNS SHALL BE REFLECTORIZED OR ILLUSTRATED TO SHOW SAME SHAPE AND COLOR BOTH BY DAY AND BY NIGHT.
 - SIGN BACKING MATERIAL SHALL BE 6061 ALUMINUM UNLESS NOTED OR OTHERWISE REGULATED.
 - ILLUMINATED SIGNS SHALL BE UL LISTED OR APPROVED EQUIVALENT.
 - REGULATORY SIGN POSTS AND SIGN BACKS TO BE PAINTED WITH A SEMI-GLOSS ALPHATIC ACRYLIC POLYURETHANE TO MATCH PMS BLACK 623X.
 - ALL SIGNS INSTALLATION SHALL FOLLOW THE MANUFACTURER'S INSTRUCTIONS AND AS INDICATED BY THESE PLANS.
 - DRIVE ANCHOR POST AND ANCHOR SLEEVE INTO THE GROUND TOGETHER, LEAVING A MAX. OF ONE HOLE EXPOSED FOR BOLT CONNECTION. FOR HAND INSTALLATION, DRIVE CAP OF PROPER SIZE SHALL BE USED TO PREVENT DAMAGE TO TUBING. SIDEWALK SHALL BE POURED AROUND ANCHOR SLEEVE OR EXISTING SIDEWALK SHALL BE CORE DRILLED AND SEALED AROUND THE SLEEVE.
 - INSERT SIGN POST INTO ANCHOR ASSEMBLY APPROXIMATELY 8" TO 10" AND BOLT IN PLACE.
 - ALL TUBING SHALL BE #12 U.S. STD. GAGE WALL THICKNESS.
 - SIGNS 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST.
 - SIGNS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
 - SIGN BOTTOM HEIGHT OF 7' FROM FINAL GRADE.
 - FWHA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
 - HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY.

BARRIER FREE PAVEMENT MARKINGS

N.T.S.

PARKING SIGNAGE

N.T.S.

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6337 ORCHARD LAKE ROAD
WEST BLOOMFIELD, MI 48322
248.865.6336

DETAILS

TFJ NOVI

CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

Date: 05.17.2021
Scale: NA
Sheet: 8
Project: 19965.00

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TAG#	DBH	COMMON NAME	GENUS/SPECIES	STEMS	CONDITION	INTENTION
82392	4"	Linden	Tilia americana		GOOD	SAVE
82393	4"	Linden	Tilia americana		GOOD	SAVE
82394	4"	Linden	Tilia americana		GOOD	SAVE
82398	15"	Norway Maple	Acer platanoides		GOOD	SAVE
82397	14"	Red Maple	Acer rubra		GOOD	SAVE
82398	4"	Norway Maple	Acer platanoides		GOOD	SAVE
82399	4"	Norway Maple	Acer platanoides		GOOD	SAVE
82400	15"	Norway Maple	Acer platanoides		GOOD	REMOVE
83301	4"	Linden	Tilia americana		GOOD	SAVE
83302	6"	Zelkova	Zelkova serrata		GOOD	SAVE
83303	6"	Zelkova	Zelkova serrata		GOOD	SAVE
83304	6"	Zelkova	Zelkova serrata		GOOD	SAVE
83305	11"	Norway Maple	Acer platanoides		GOOD	SAVE
83306	7"	Paperbark Birch	Betula papyrifera	twgn	GOOD	REMOVE
83307	7"	Paperbark Birch	Betula papyrifera	twgn	GOOD	REMOVE
84572	3"	Bradford Pear	Pyrus calleryana		GOOD	REMOVE

SITE VISIT CONFIRMED THE ABSENCE OF PHRAGMITES AND JAPANESE KNOTWEED AS OF JULY 6, 2021.

●	SET 1/2" REBAR WITH CAP P.S. 4797
●	FOUND MONUMENT (AS NOTED)
⊙	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
× 0.00	GROUND ELEVATION
□	ELECTRIC PANEL
△	TRANSFORMER
○	UTILITY POLE
⊠	GAS METER
⊠	TELEPHONE RISER
●	CLEANOUT
⊙	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
⊕	SQUARE CATCH BASIN
●	DRAIN
⊕	STORM DRAIN MANHOLE
⊗	FIRE HYDRANT
⊗	WATER GATE MANHOLE
⊗	WATER VALVE
●	BOLLARD
▼	FLOOD LIGHT
☆	LIGHTPOST/LAMP POST
⊗	TRAFFIC SIGNAL
—	SINGLE POST SIGN
—	DOUBLE POST SIGN
●	FLAGPOLE
⊕	HANDICAP PARKING
⊕	DECIDUOUS TREE (AS NOTED)
=====	PARCEL BOUNDARY LINE
=====	ADJOINER PARCEL LINE
=====	SECTION LINE
-----	EASEMENT (AS NOTED)
=====	BUILDING
-----	BUILDING OVERHANG
-----	CENTERLINE DITCH
=====	CONCRETE CURB
=====	PARKING
=====	EDGE OF CONCRETE (CONC.)
=====	EDGE OF ASPHALT (ASPH.)
-----	EDGE OF GRAVEL
×	FENCE (AS NOTED)
=====	WALL (AS NOTED)
~~~~~	TREE / BRUSH LINE (AS NOTED)
.....	OVERHEAD UTILITY LINE
E	ELECTRIC LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
=====	CORRUGATED METAL PIPE (AS NOTED)
=====	MINOR CONTOUR LINE
=====	MAJOR CONTOUR LINE
■	BUILDING AREA
■	ASPHALT
■	CONCRETE





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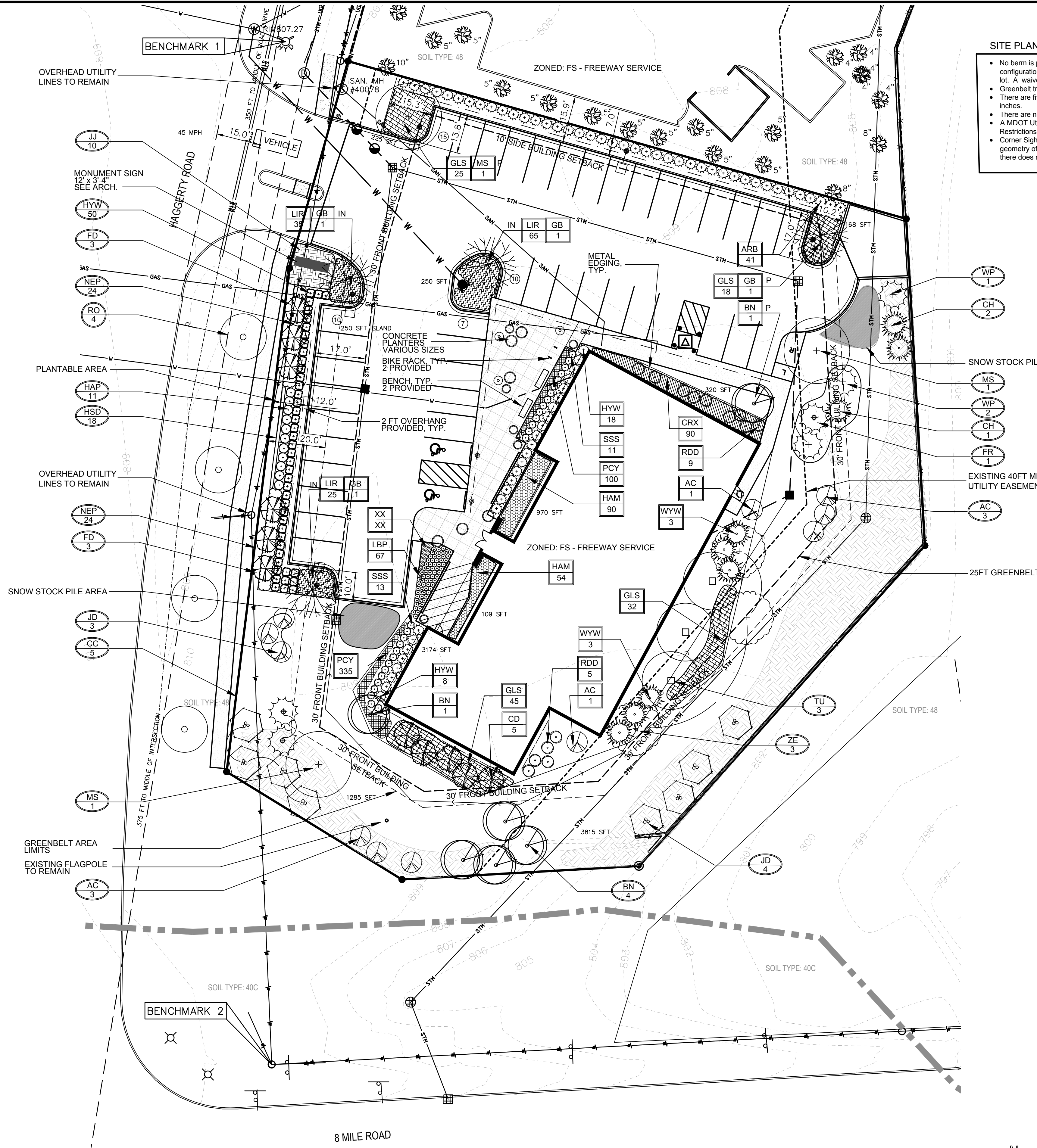
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6337 ORCHARD LAKE ROAD  
WEST BLOOMFIELD, MI 48322  
248.865.6336

## LANDSCAPE PLAN

TFJ NOVI

CITY OF NOVI  
OAKLAND COUNTY  
MICHIGAN

Date: 05.17.2021  
Scale: 1" = 20'  
Sheet: L-100  
Project: 19965.00



## MEADOW ZONE

### SEED MIX PLANT LIST:

GRASS:	COMMON NAME	BOTANICAL NAME	PERCENT
LITTLE BLUE STEM	ANDROPOGON SCOPARIUS		10%
CANADA WILD RYE	ELYMUS CANADENSIS		10%
JUNE GRASS	KOeleria cristata		60%
INDIAN GRASS	SORGHASTRUM NUTANS		10%
GREAT BULRUSH (SOFTSTEM)	SCIROPUS VALIDUS CREBER		10%
TOTAL = 100%			

FORBS:	COMMON NAME	BOTANICAL NAME	PERCENT
WILD COLUMBINE	AQUILEGIA CANADENSIS		11%
HEATH ASTER	ASTER ERICOIDES		11%
SMOOTH BLUE ASTER	ASTER LAEVIS		11%
PARTHURGE PEA	CASSIA FASCICULATA		11%
ROUGH BLAZING STAR	LILIUM ASPERA		11%
WILD LUPINE	LUPINUS PERENNIS		12%
WILD BERGAMOT	MONARDA FISTULOSA		11%
PURPLE PRAIRIE CLOVER	PETALOSTEMUM PURPUREUM		11%
BLACK-EYED SUSAN	RUDBECKIA HIRTA		11%
TOTAL = 100%			

COVER CROP:	COMMON NAME	BOTANICAL NAME	PERCENT
ANNUAL RYEGRASS	LILIUM MULTIFLORUM		50%
CREEPIING RED FESCUE	FESTUCA RUBRA VAR. RUBRA		50%
TOTAL = 100%			

## LAWN SEED MIX:

30% PERENNIAL RYEGRASS  
20% PARK KENTUCKY BLUEGRASS  
45% CREEPIING RED FESCUE  
5% ANNUAL RYEGRASS  
**1000 S.F. SEEDING RATE



PLANT NOTES:

1.

Plant materials shall be sound, heathy vigorous, free from plant diseases and insects or their eggs, and shall have normal, healthy root systems. Caliper measurements shall be taken 6" above the ground level. All other measurements shall be in accordance with the latest edition of "American Standard for Nursery Stock" (ANSI Z-60.1 + A3002004.)
2.

Planting bed soil for annuals shall be screened topsoil. To deter weed growth during the establishment of annual, & perennial bed, apply a pre-emergent ('Preen' or equal) after planting 2-3 times per growing season, at a rate per recommendation of product manufacturer.
3.

Planting pockets shall be no deeper than the height of the root ball, saucer shall be made on the edges of the plant pocket.
4.

All tree wrap shall be removed upon planting.
5.

Mulch shall be shredded hardwood bark natural in color, free from deleterious materials and suitable as a top dressing of planting beds and individual tree plantings.
6.

Trees shall be mulched with minimum of 4" deep hardwood bark mulch.
7.

Grass seed shall be certified turf grass seed complying with A.S.P.A. specifications, and free of weed seeds and undesirable native grasses. Seeded areas shall not be permitted to dry out. All lawn areas shall be fertilized and watered as required during the first growing season to maintain a dense and vigorous growing lawn.
8.

Plants shall be guaranteed for two complete growing seasons (24 months). Dead material shall be replaced as needed prior to the expiration of the guarantee period, in accordance with the local ordinance requirements.
9.

Contractor shall provide in writing a list of recommended maintenance proceeedures for the first two (2) growing seasons.
10.

Remove top 1/3 of burlap on root ball or all if wrapped in plastic covering and/or nylon cord.
11.

Plant materials shall be used in compliance with the provisions of the local ordinance and shall be nursery grown, free of pests and diseases, hardy in this county, in conformance with the standards of the American Association of Nurserymen, and shall have passed inspections required under state regulations. In addition, plant materials shall be Upper Midwest/Great Lakes grown, No. 1 grade.
12.

Plant materials shall be planted within the annual planting window of March 15-Nov 15.
13.

Any plant substitutions must be approved in writing by the City prior to installation.

GENERAL NOTES:

- All Construction shall conform to the current standards and specifications of local ordinances.
1.

All areas not built, landscaped, or paved upon shall be seeded or sodded. Terra seed system or approved equal is encouraged.
2.

All lawn areas shall be irrigated with an underground automatic irrigation system. Irrigation heads shall be placed such that water will not hit any hard surfaces or structures.
3.

Two (2) year guarantee period begins at Final Acceptance of landscape material by the City's representative, a landscape architect, and prior to the authorization of the occupancy permit. This is the first of two (1 of 2) required City inspections of the Landscape Plan installation.
4.

A minimum of one cultivation in each month of June, July, and August shall be performed within the 2-year warranty period.
5.

Building Department will not release construction bonds until City landscape architect has inspected the site and approved the installation of landscape plans. Final bond will not be released until the two (2) year guarantee expires and final inspection is made.
6.

Owner is then responsible for care and maintenance of all plants upon return of bonds. All plant material is to be maintained for the natural life of the plant. No removal of any plants material is permitted without replacement.
7.

Detention Basin plant material shall be sufficiently watered as needed to establish growth and heartiness.
8.

Contractors must maintain 10 feet minimum between fire hydrants and any proposed tree plantings.

LANDSCAPE CONTRACTOR'S  
"TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

It shall be the responsibility of the landscape contractor to program and periodically adjust the irrigation system (provided by others) as required to ensure delivery of proper and adequate water supply to all plant material, and seeded lawn areas serviced by the same irrigation system, to ensure the establishment of healthy plant material and lawn for their first year of growth. Following the landscape contractor's two-year irrigation requirement period, the contractor shall provide the owner with suggested irrigation maintenance schedule for their use.

Landscape Contractor will sufficiently water all plant material located in the Detention Basin that is not irrigated through an automatic system to establish healthy root systems of the shrubs, plugs, and seedlings under this two-year Irrigation Requirement Period.

LANDSCAPE CALCULATIONS

- 1)

Street R.O.W. & Greenbelt Landscape Requirements

One Canopy Tree per 35 lf frontage to R.O.W.  
=588 ft / 35 = 16.8 trees, **8 trees provided** for Greenbelt Areas

One Ornamental Tree per 20 lf frontage to R.O.W.  
= 588 ft / 20 = 29.4 trees;   **29 ornamental trees provided**
- One Street Tree per 45 lf frontage to R.O.W.  
= 175 ft / 45 = **4 Street Trees provided** [Haggerty Road frontage only unless RCOC objects]
- No landscape berms are provided for screening due to the location of the existing parking lot edge in relation to the property line. The existing 12 feet do not allow for the required berm's slope design. Deciduous and evergreen shrub hedge is provided in lieu.  
Request of consideration of 6 ornamental trees planted on south foundation planting area as remaining 6 ornamental trees for Greenbelt.
- MDOT does not permit planting of street trees in the R.O.W. of 8 mile nor the I-275 Service Drive.
- 2)

Interior Parking Island Landscape Requirements

A = Total square footage of parking spaces not including access aisles x 7.5%  
A = (42 parking spaces x 17' x 9') x 0.075  
A = **482 sf**

B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 sf x 1%  
Total area of asphalt = 15,222 sf  
B = (15,222 - 6,426) x 0.01  
B = **88 sf**

C = Total square footage of landscaped islands required  
= A + B  
C = 482 sf + 88 sf  
C = **570 sf (1,388 sf of landscaped islands provided)**

D = Number of interior canopy trees required  
= D/200  
D = **570 / 75 = 2.8 trees (3 canopy trees provided)**
- 3)

Perimeter Parking Landscape Requirements

One Canopy Tree per 35 lf  
Parking Lot perimeter = 430 lf  
**430 lf / 35 = 12 trees (3 canopy trees provided)**

Perimeter trees requirement calculations take into consideration adjacent trees located within 15 feet of parking lot perimeter per Ordinance 18.293 Landscape Standards, 5.5.3.C.iv.c.  
This yields **9 trees** on adjacent property that qualify as perimeter trees along the north property line of this project site.
- 4)

Foundation Landscape Area

= Perimeter of Building x 8 ( with a minimum width of 4 ft.)  
= 446 lf x 8  
= **3568 sf (4,253 ft provided and includes Greenbelt plantings to avoid MDOT easement)**

PROJECTED LANDSCAPE COST - [in progress]

WORK ACTIVITY	QUANTITY	UNIT	UNIT PRICE	TOTAL
LANDSCAPING				
Class "A" sodding	xx	SY	\$6.00	\$0.00
Dry Upland Seed Mix	567	SY	\$3.00	\$0.00
Basin Plant Mix	xx	SY	\$3.00	\$0.00
Seed, MDOT Class 'A'	xx	SY	\$3.00	\$0.00
Deciduous Trees, 3" cal	28	EA	\$400.00	\$11,200.00
Ornamental Trees, 2½" cal	18	EA	\$250.00	\$4,500.00
Shrubs	xx	EA	\$50.00	\$0.00
Perennial/Ornamental Grass	xx	EA	\$15.00	\$0.00
Mulch	80	CY	\$35.00	\$2,905.00
TOTAL				\$000



Engineers  
Surveyors  
Planners  
Landscape Architects

1025 East Maple Road  
Suite 100  
Birmingham, MI 48009  
p (248) 852-3100  
f (313) 962-5068  
www.giffelswebster.com

Executive:	MP
Manager:	ST / NS
Designer:	ST / JR / DK
Quality Control:	
Section:	2
	T-01-N R-08-E

Professional Seal:



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DATE:	ISSUE:
05/17/2021	PRE-APPLICATION
07/12/2021	PRELIMINARY SITE PLAN SUBMITTAL

Developed For:  
EIGHT-HAGGERTY VENTURE, LLC  
6337 ORCHARD LAKE ROAD  
WEST BLOOMFIELD, MI 48322  
  
248.865.6336

LANDSCAPE  
NOTES &  
CALCULATIONS

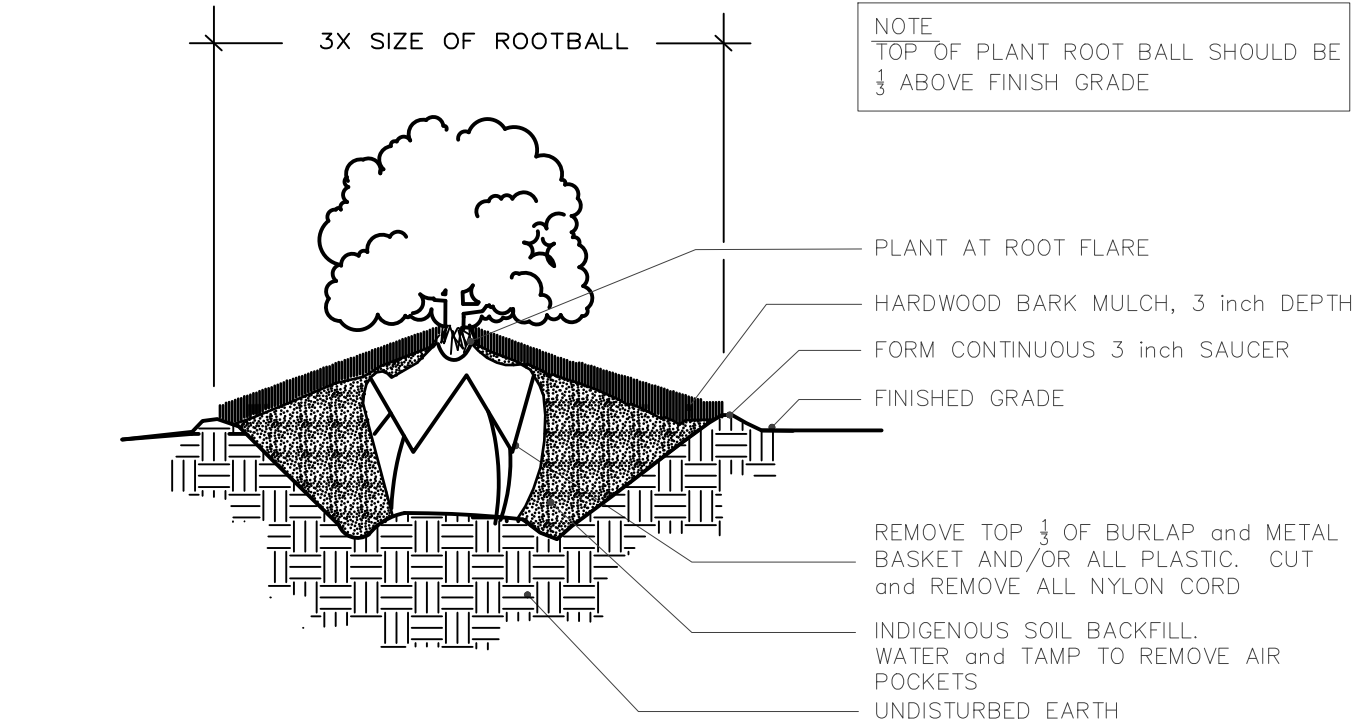
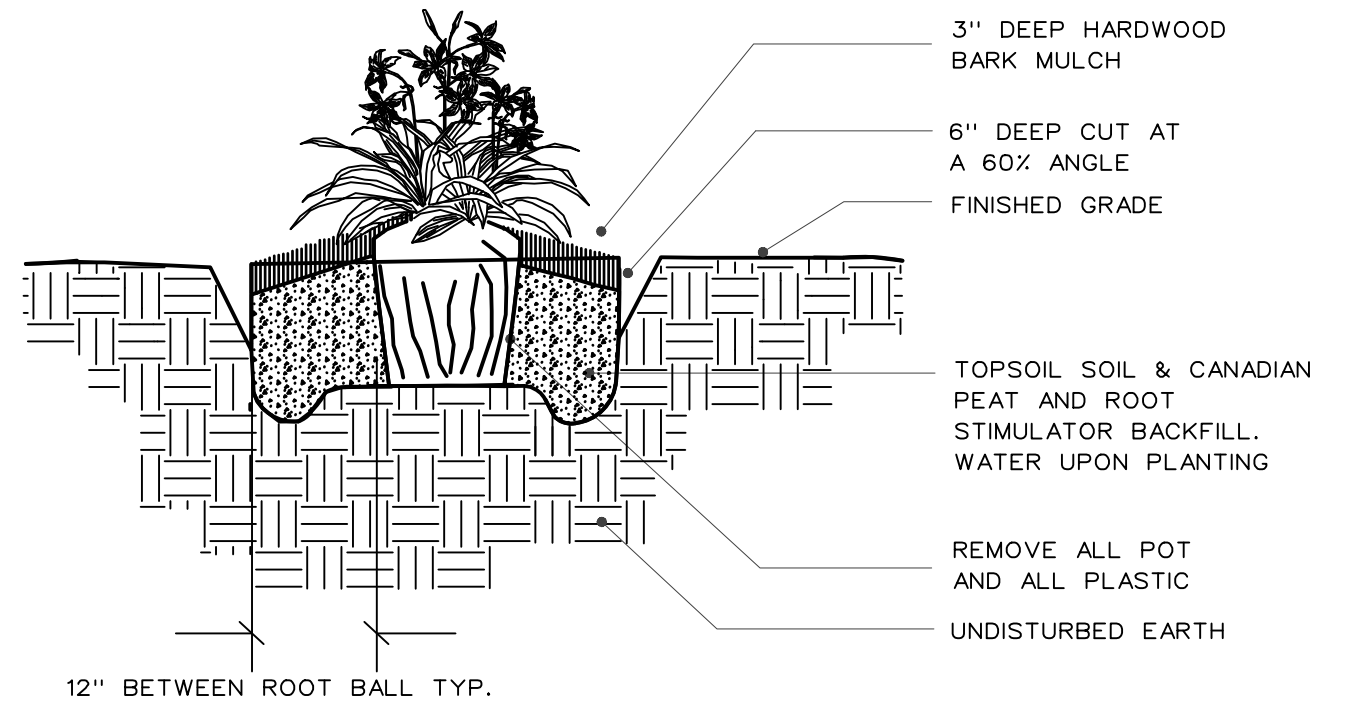
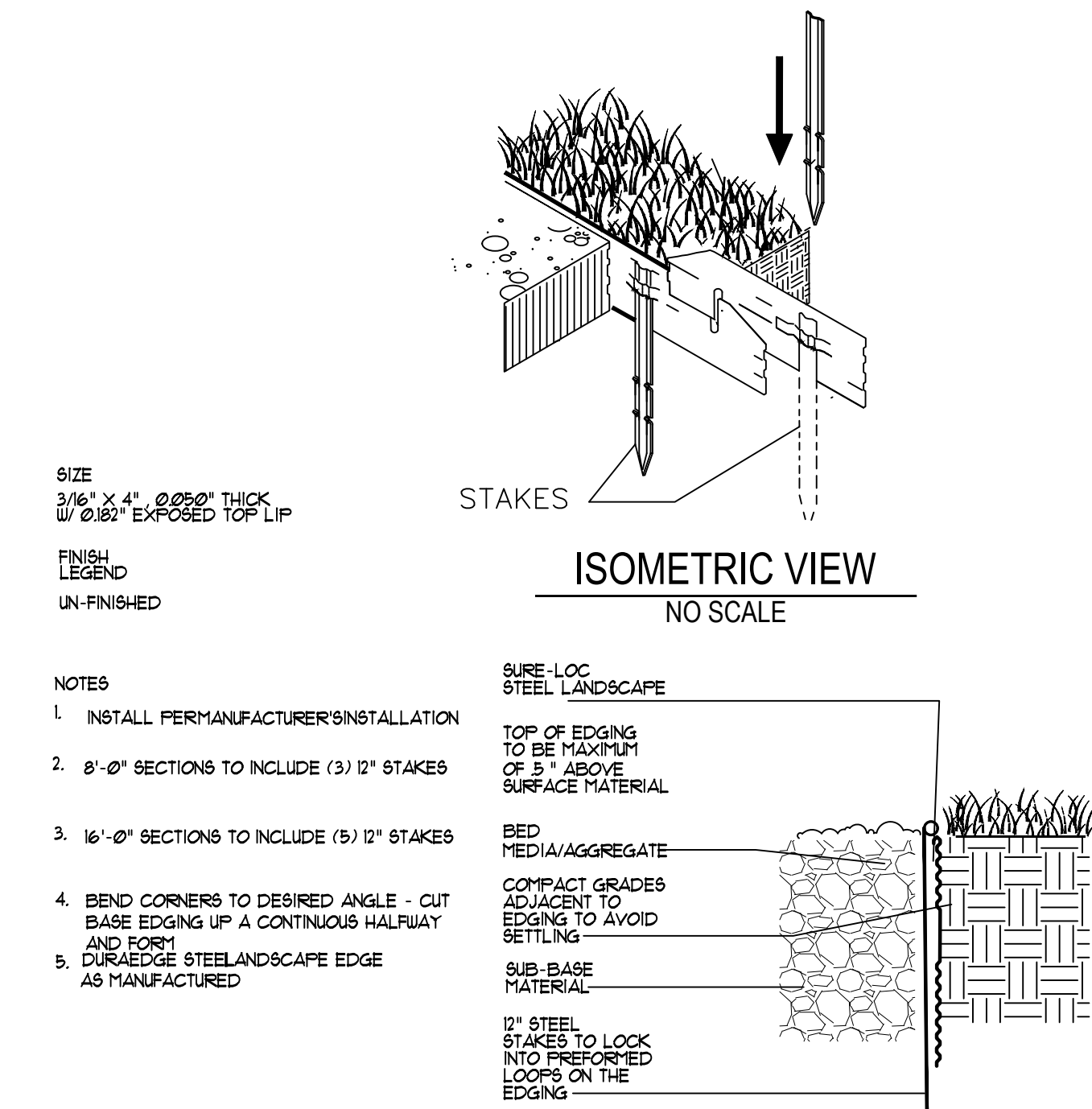
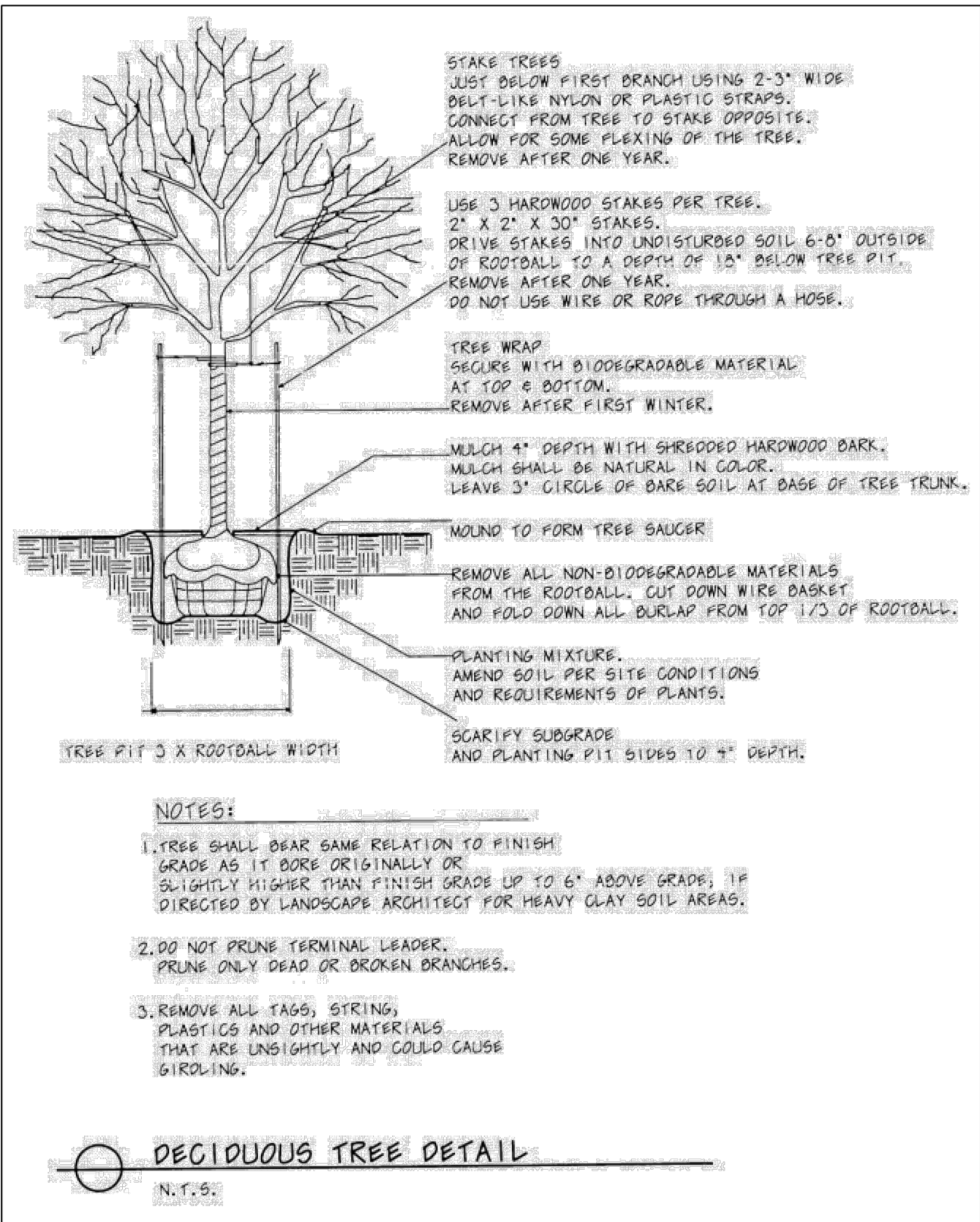
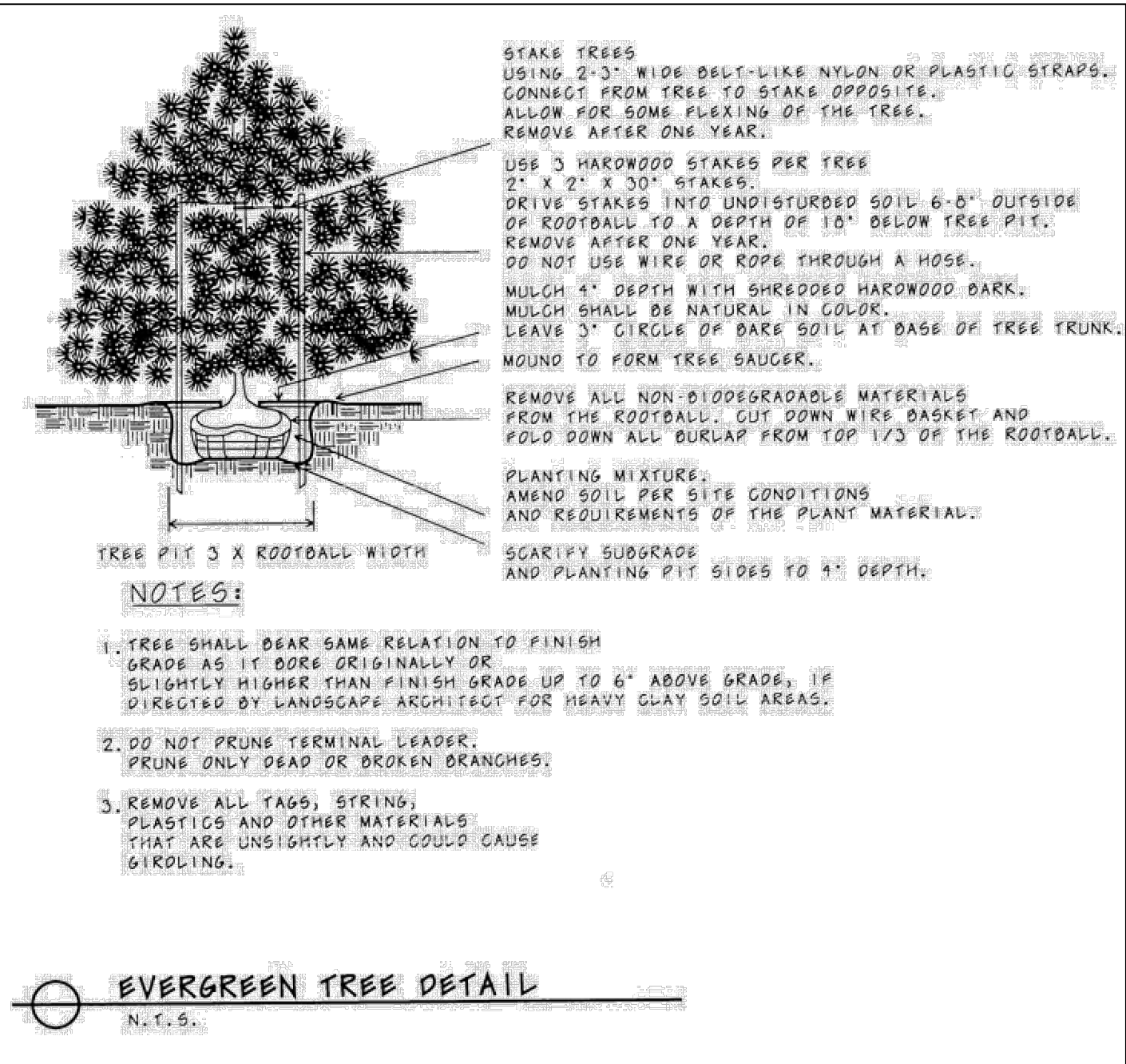
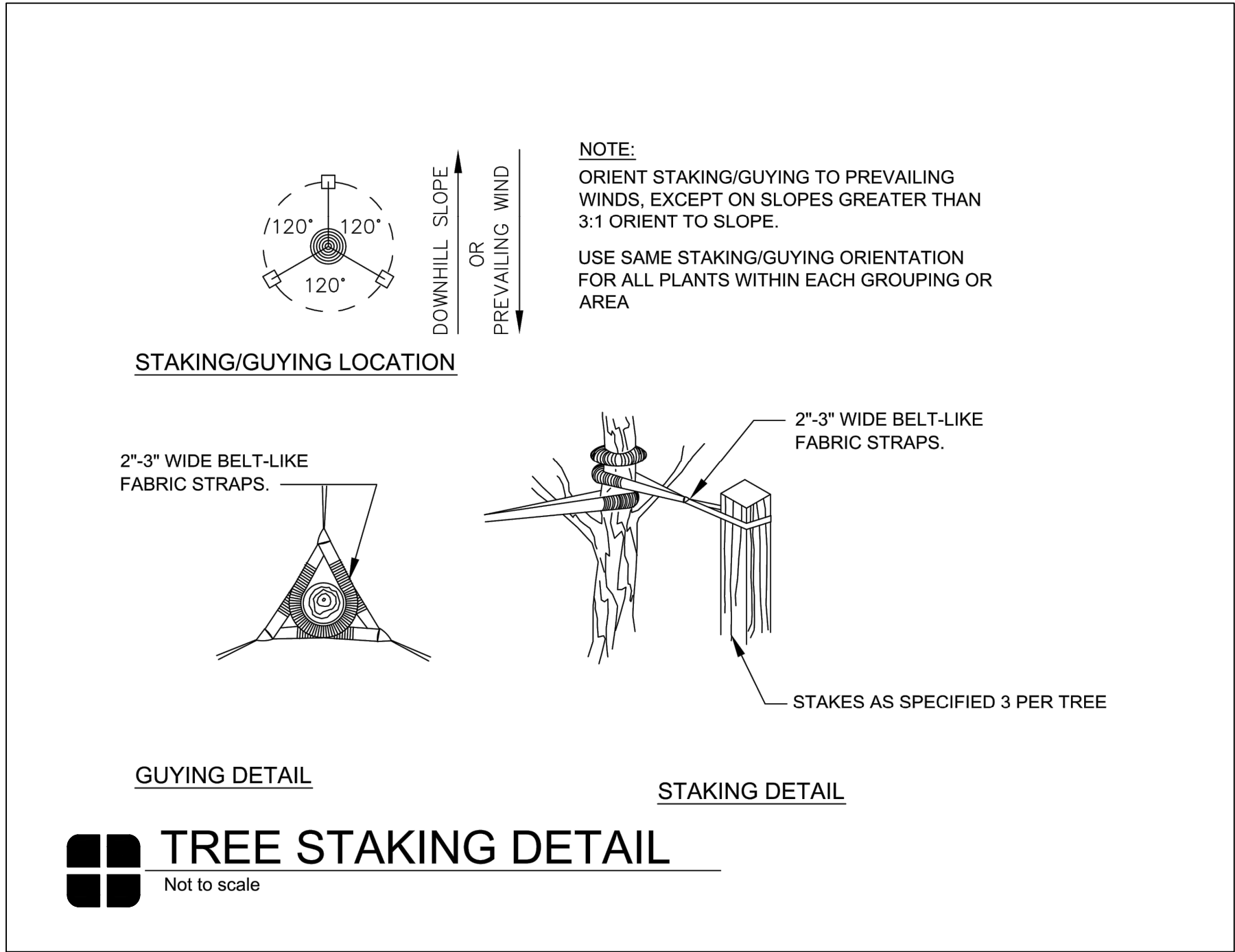
TFJ NOVI

CITY OF NOVI  
OAKLAND COUNTY  
MICHIGAN

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Scale:	1" = 20'
Sheet:	L-200
Project:	19965.00

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Manager:	NS
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Quality Control:	
Section:	2
	T-01-N R-08-E

Professional Seal:



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DATE:	ISSUE:
06/17/2021	Preliminary Site Plan
07/12/2021	PRELIMINARY SITE PLAN SUBMITTAL

Developed For:  
**EIGHT-HAGGERTY VENTURE, LLC**  
6337 ORCHARD LAKE ROAD  
WEST BLOOMFIELD, MI 48322  
248.865.6336

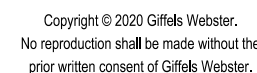
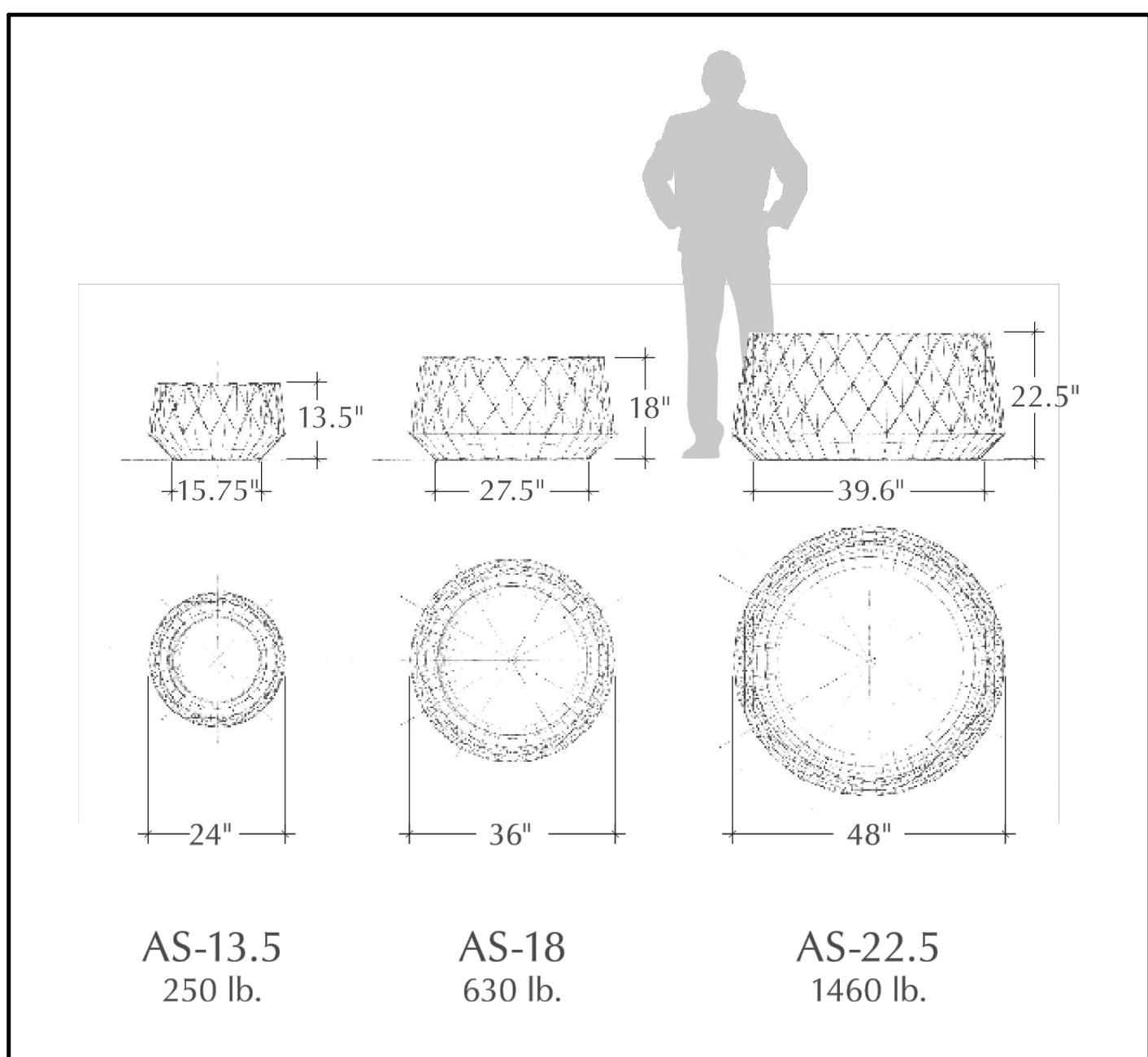
## LANDSCAPE DETAILS

TFJ NOVI

CITY OF NOVI  
OAKLAND COUNTY  
MICHIGAN

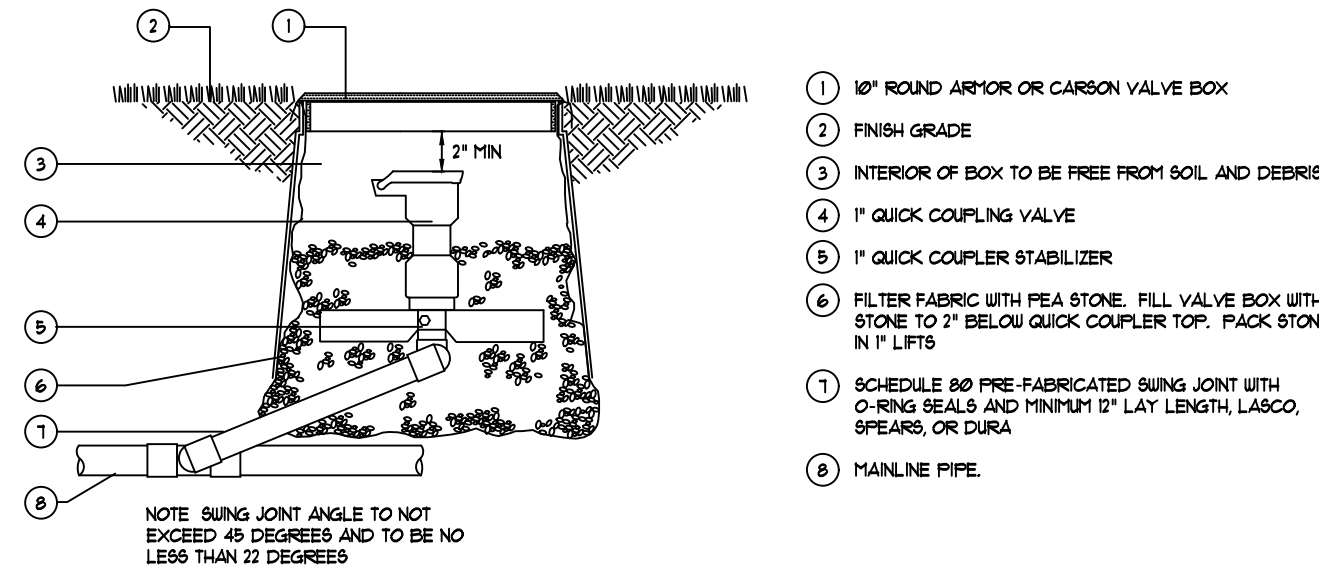
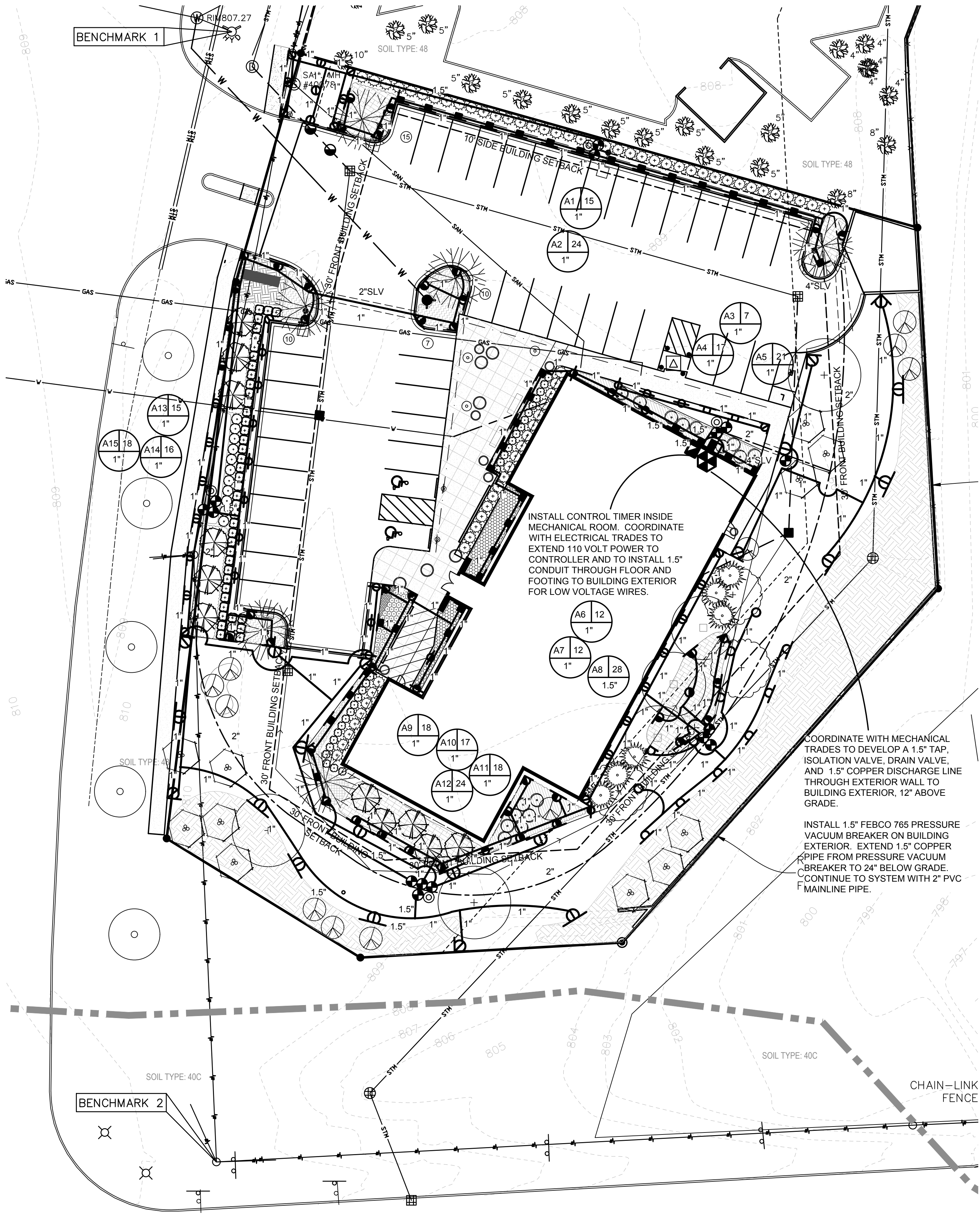
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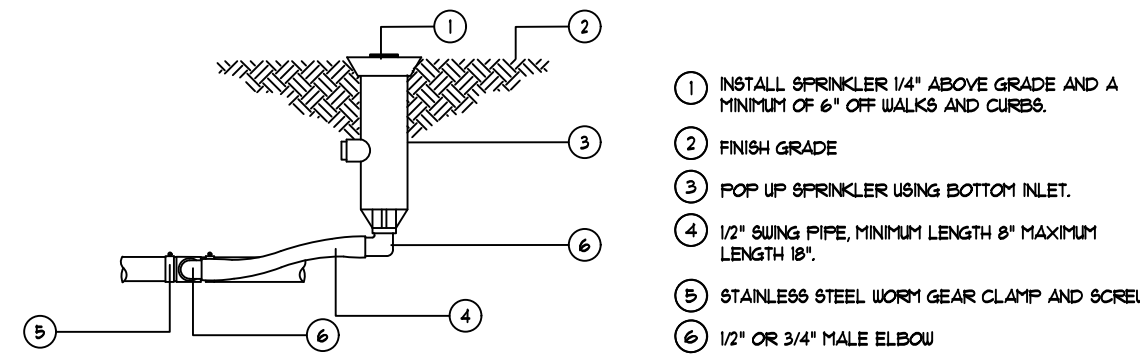




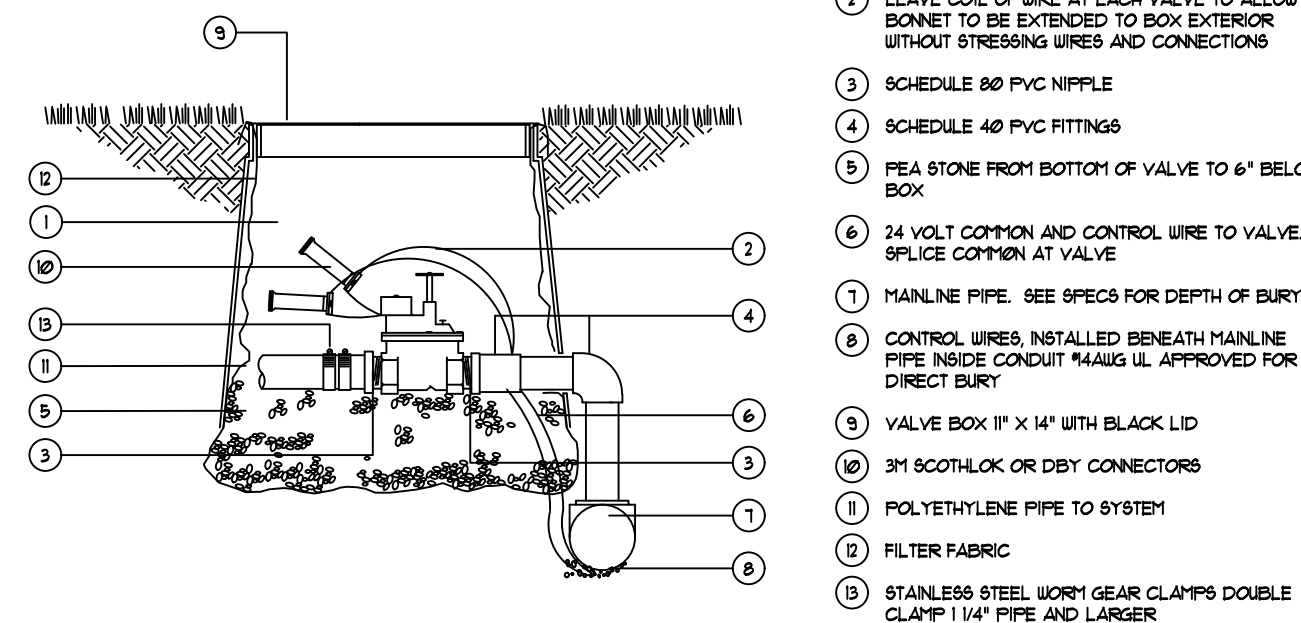
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1 Quick Coupling Valve Detail  
1/1.0 NOT TO SCALE



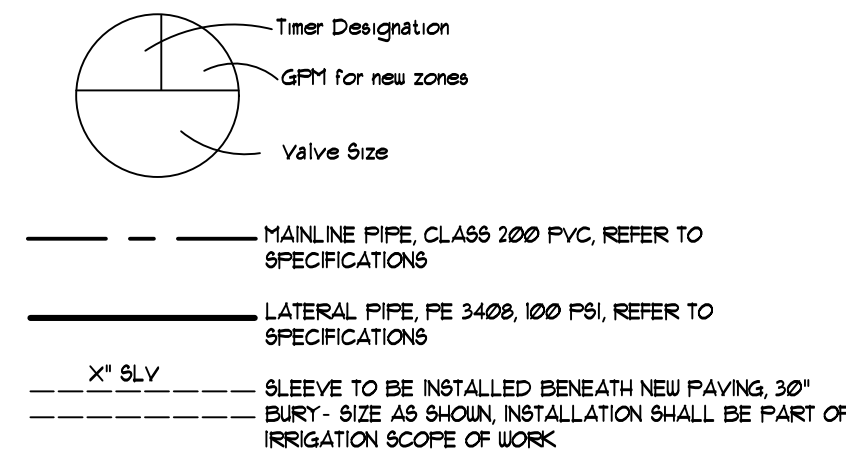
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1/1.0 NOT TO SCALE



3 Automatic Valve Detail  
1/1.0 NOT TO SCALE

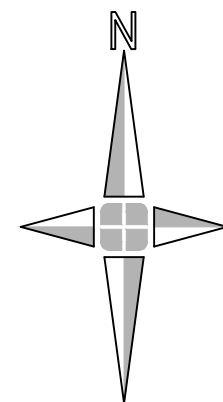
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IRRIGATION LEGEND		BID 1	BID 2	BID 3
KEY	EQUIPMENT	HUNTER	RAINBIRD	TORO
Q F H □ ○ ▽ □ ○ ▽ □ ○ ▽ □ ○ ▽	4" Pop Up Spray w/ 15" Radius Nozzle 12" Radius Nozzle 10" Radius Nozzle Strip Spray Nozzle	PRO6-04-PR630-CV w/ Pro-Spray Fixed Nozzles 15 Series Nozzle 12 Series Nozzle 10 Series Nozzle 66-530 Side, ES-5B End	1804-PR6-64M w/ MPR Nozzles 15 Series Nozzle 12 Series Nozzle 10 Series Nozzle 15 66T, 15 EST	5102-4P w/ MPR Plus Nozzles 15 Series Nozzle 12 Series Nozzle 10 Series Nozzle 4 66T, 4 EST
Q F H □ ○ ▽ □ ○ ▽ □ ○ ▽ □ ○ ▽	12" Pop Up Spray w/ 12" Radius Nozzle 10" Radius Nozzle Strip Spray Nozzle	PRO6-12-PR630-CV w/ Pro-Spray Fixed Nozzles 12 Series Nozzle 10 Series Nozzle 66-530 Side, ES-5B End	1802-PR6-64M w/ MPR Nozzles 12 Series Nozzle 10 Series Nozzle 15 66T, 15 EST	5102-12P w/ MPR Plus Nozzles 12 Series Nozzle 10 Series Nozzle 4 66T, 4 EST
⊙	Automatic Control Valve	1CV	FEB Series	P-220
⊙	Medium Rotary Sprinkler	1-20-04 3.0 Nozzle	5004-1-PR6-64M 3.0 Nozzle	T5POK-R5 3.0 Nozzle
⊙	Quick Coupling Valve	QVC-100	5RC	100-SLVC
⊙	Control System	PRO-C w/ Solar-sys	ESP-ME3 w/ UR-2	TYC-424E w/ TURS



#### IRRIGATION PLAN

0 20' 40'  
SCALE: 1" = 20'



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Engineers  
Surveyors  
Planners  
Landscape Architects

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Quality Control:  
Section: 2  
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48322  
248.865.6336

#### IRRIGATION PLAN & DETAILS

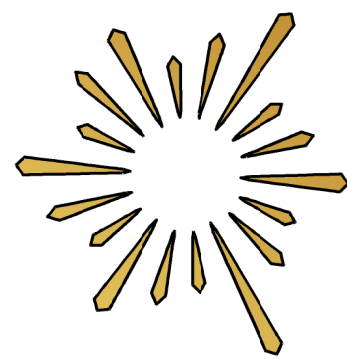
TFJ NOVI

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# TAPPER'S

20800 HAGGERTY ROAD | NOVI, MI 48375



## LOCATION MAP



20800 HAGGERTY ROAD  
NOVI, MI 48375



## PROJECT DRAWING LIST

ARCHITECTURAL	
DRAWING #	DRAWING NAME
A-0.0	TITLE SHEET
A-1.0	FLOOR PLAN
A-1.1	CLERESTORY / ROOF PLAN
A-2.0	EXTERIOR ELEVATIONS
A-2.1	BUILDING SECTIONS
A-3.0	EXTERIOR MATERIAL BOARD

KEN NISCH, AIA

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ARCHITECTURAL REG. 29210  
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TAPPER'S  
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NOVI, MI. 48375  
8,491 SQUARE FEET

REVISION:


DRAWINGS ISSUED FOR:  
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SITE PLAN APPROVAL  
07.12.21 SITE PLAN APPROVAL

ARCH PROJECT NO.: 1-221-009  
DRAWN BY: KW,SC,RC  
CHECKED BY: ED  
APPROVED BY: KN  
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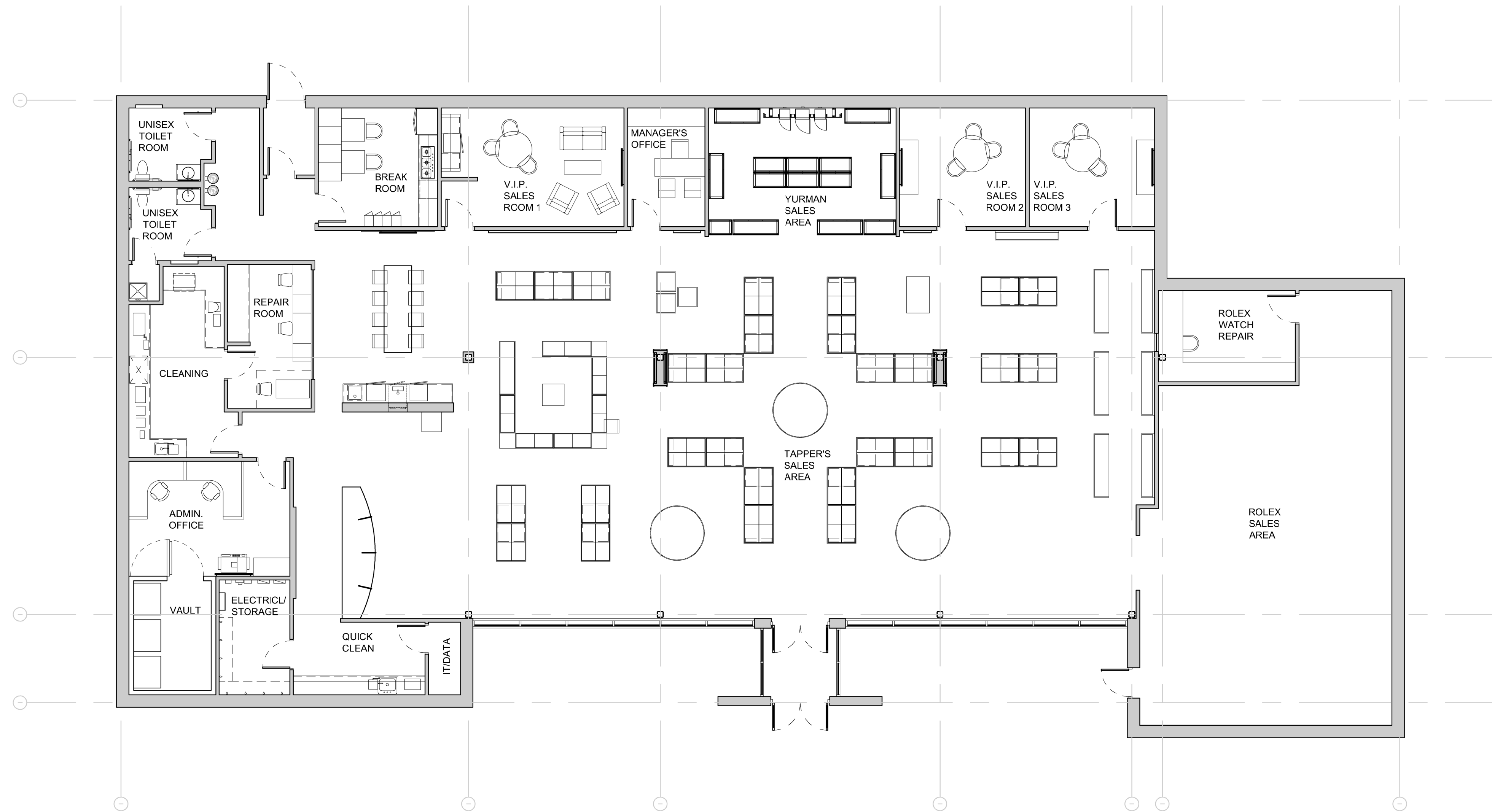
SHEET TITLE:

TITLE  
SHEET

SHEET NO:

A-0.0





 **FLOOR PLAN**  
SCALE: 1/8" = 1'-0"  
NORTH



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REVISION:	

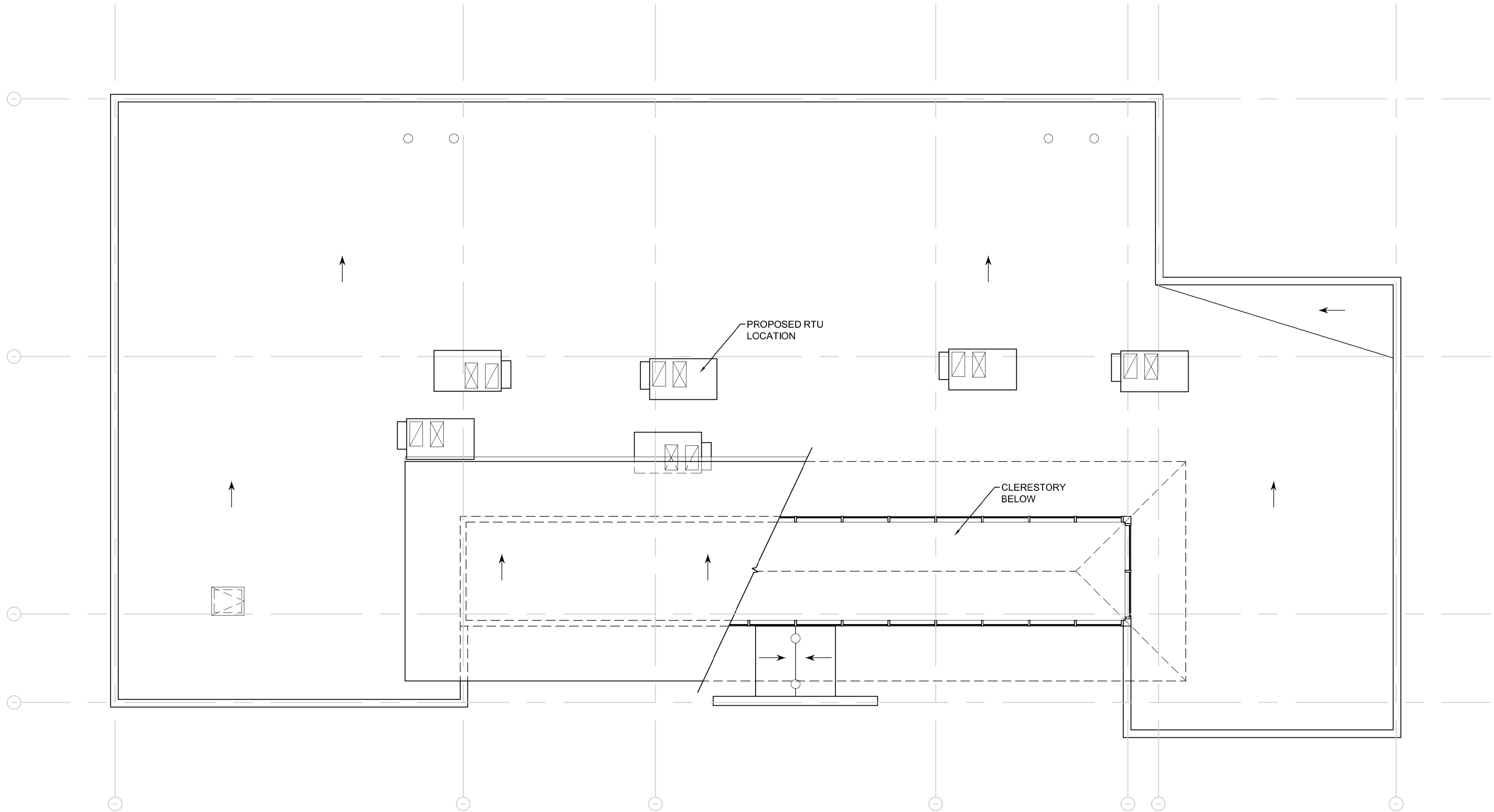
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07.12.21	SITE PLAN APPROVAL

ARCH PROJECT NO.: 1-221-009  
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SHEET TITLE:  
**FLOOR PLAN**

SHEET NO:  
**A-1.0**





 **CLERESTORY / ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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8,491 SQUARE FEET

REVISION:


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05.18.21 ISSUED FOR PRELIMINARY  
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07.12.21 SITE PLAN APPROVAL


ARCH PROJECT NO.: 1-221-009  
DRAWN BY: KW,SC,RC  
CHECKED BY: ED  
APPROVED BY: KN  
SCALE: AS NOTED

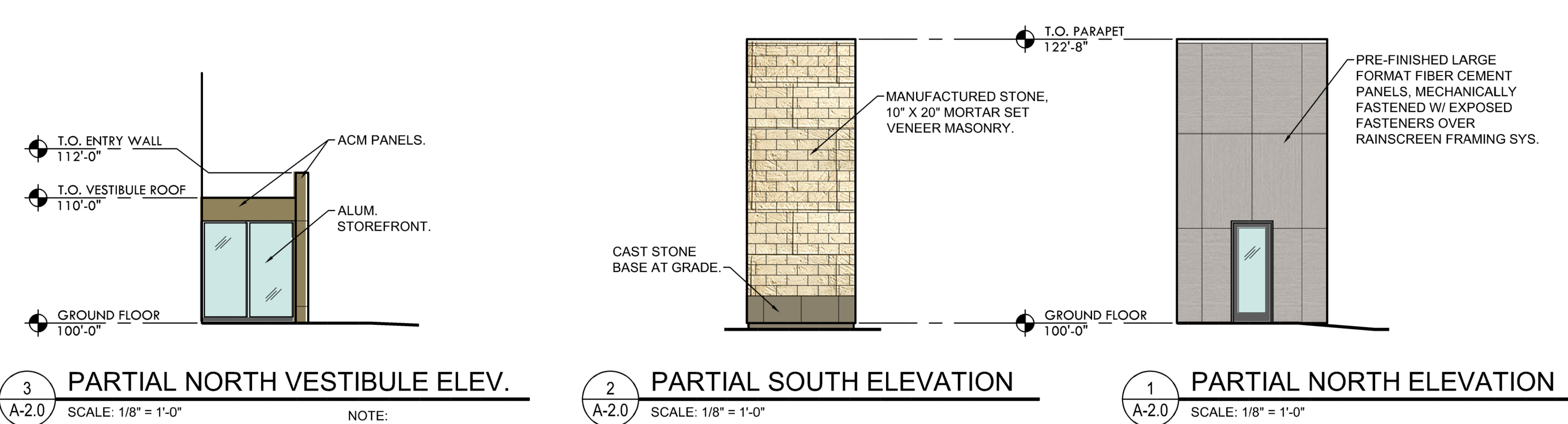
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CLERESTORY /  
ROOF PLAN

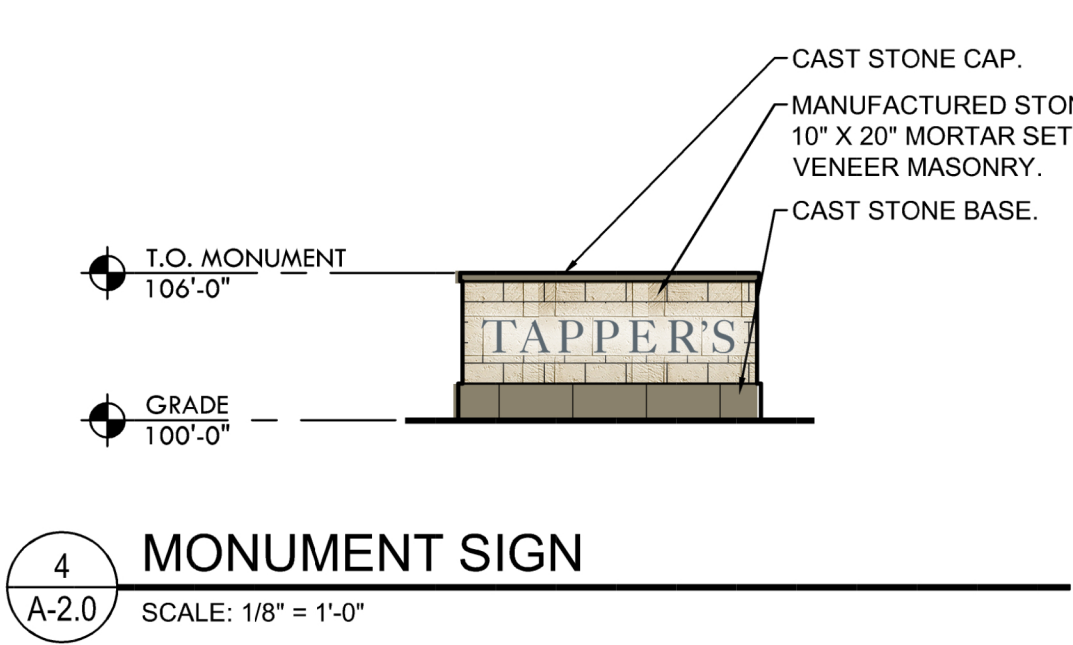
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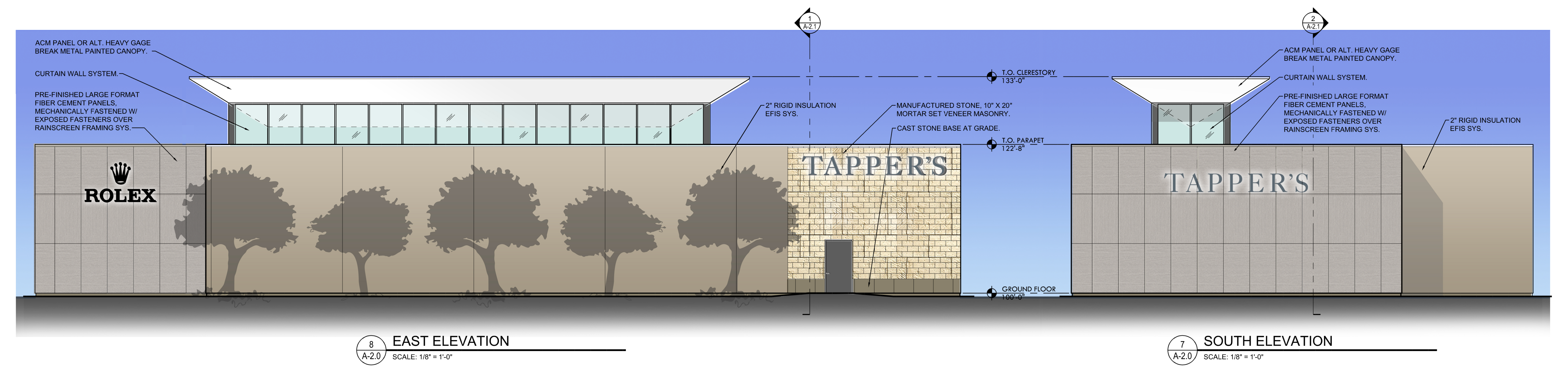
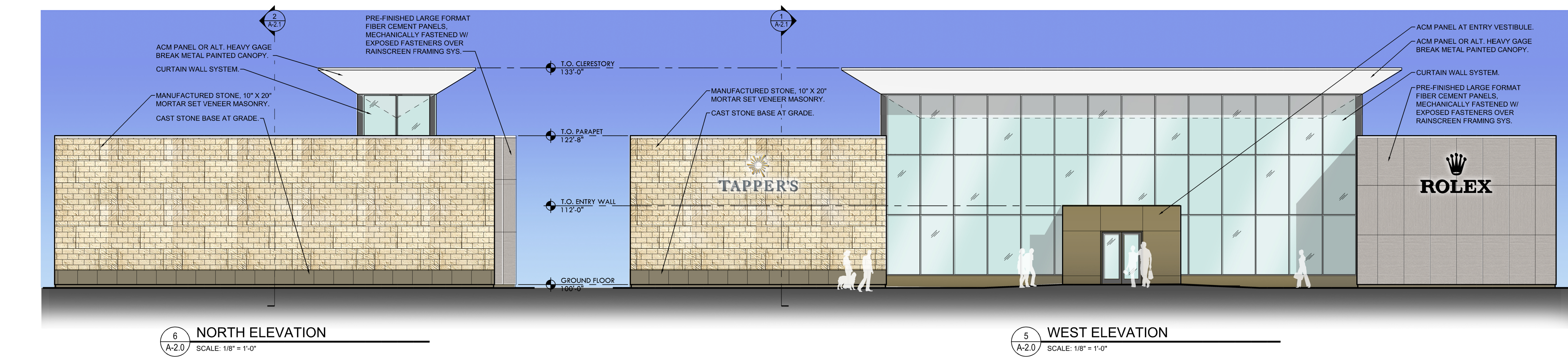




TAPPER'S ELEVATION MATERIAL LIST								
MATERIAL	NORTH ELEVATION 1	SOUTH ELEVATION 2	NORTH VESTIBULE ELEVATION 3	SOUTH VESTIBULE ELEVATION 3	WEST ELEVATION 5	NORTH ELEVATION 6	SOUTH ELEVATION 7	EAST ELEVATION 8
CAST STONE BASE	-	19 SQFT - 10.0%	-	-	86 SQFT - 2.0%	145 SQFT - 9.0%	-	47 SQFT - 1.0%
FIBER CEMENT PANEL	241 SQFT - 90.0%	-	-	-	677 SQFT - 17.0%	74 SQFT - 4.0%	1,124 SQFT - 66.0%	581 SQFT - 15.0%
MANUFACTURER STONE	-	175 SQFT - 90.0%	-	-	787 SQFT - 20.0%	1,351 SQFT - 79.0%	-	505 SQFT - 13.0%
EIFS	-	-	-	-	-	-	447 SQFT - 26.0%	1,980 SQFT - 50.0%
CURTAIN WALL	-	-	-	-	1,873 SQFT - 48.0%	76 SQFT - 4.0%	76 SQFT - 4.0%	464 SQFT - 12.0%
ALUM. COMPOSITE	-	-	26 SQFT - 30.0%	25 SQFT - 30.0%	483 SQFT - 12.0%	74 SQFT - 4.0%	74 SQFT - 4.0%	319 SQFT - 8.0%
OTHER (DOORS, WINDOWS)	27 SQFT - 10.0%	-	61 SQFT - 70.0%	61 SQFT - 70.0%	52 SQFT - 1.0%	-	-	35 SQFT - 1.0%



SIGNAGE SUMMARY		
SIGN	ALLOWABLE AREA	ACTUAL AREA
SIGN 1: TAPPER'S HAGGERTY RD.	65 SQFT	65 SQFT
SIGN 2: ROLEX HAGGERTY RD.	65 SQFT	65 SQFT
SIGN 3: TAPPER'S 275	65 SQFT	65 SQFT
SIGN 4: ROLEX 275	65 SQFT	65 SQFT
SIGN 5: TAPPER'S 8 MILE RD.	VARIANCE REQUESTED	65 SQFT
MONUMENT SIGN	40 SQFT BASED ON 80' SETBACK	40 SQFT



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DATE OCT. 31 2021

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NOVI, MI 48375  
8,491 SQUARE FEET

REVISION:


DRAWINGS ISSUED FOR:

05.18.21	ISSUED FOR PRELIMINARY SITE PLAN APPROVAL
07.12.21	SITE PLAN APPROVAL

ARCH PROJECT NO.:

1-221-009

DRAWN BY:

KW,SC,RC

CHECKED BY:

ED

APPROVED BY:

KN

SCALE:

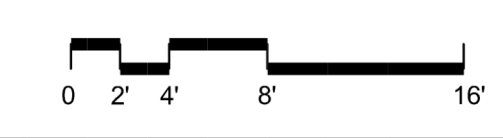
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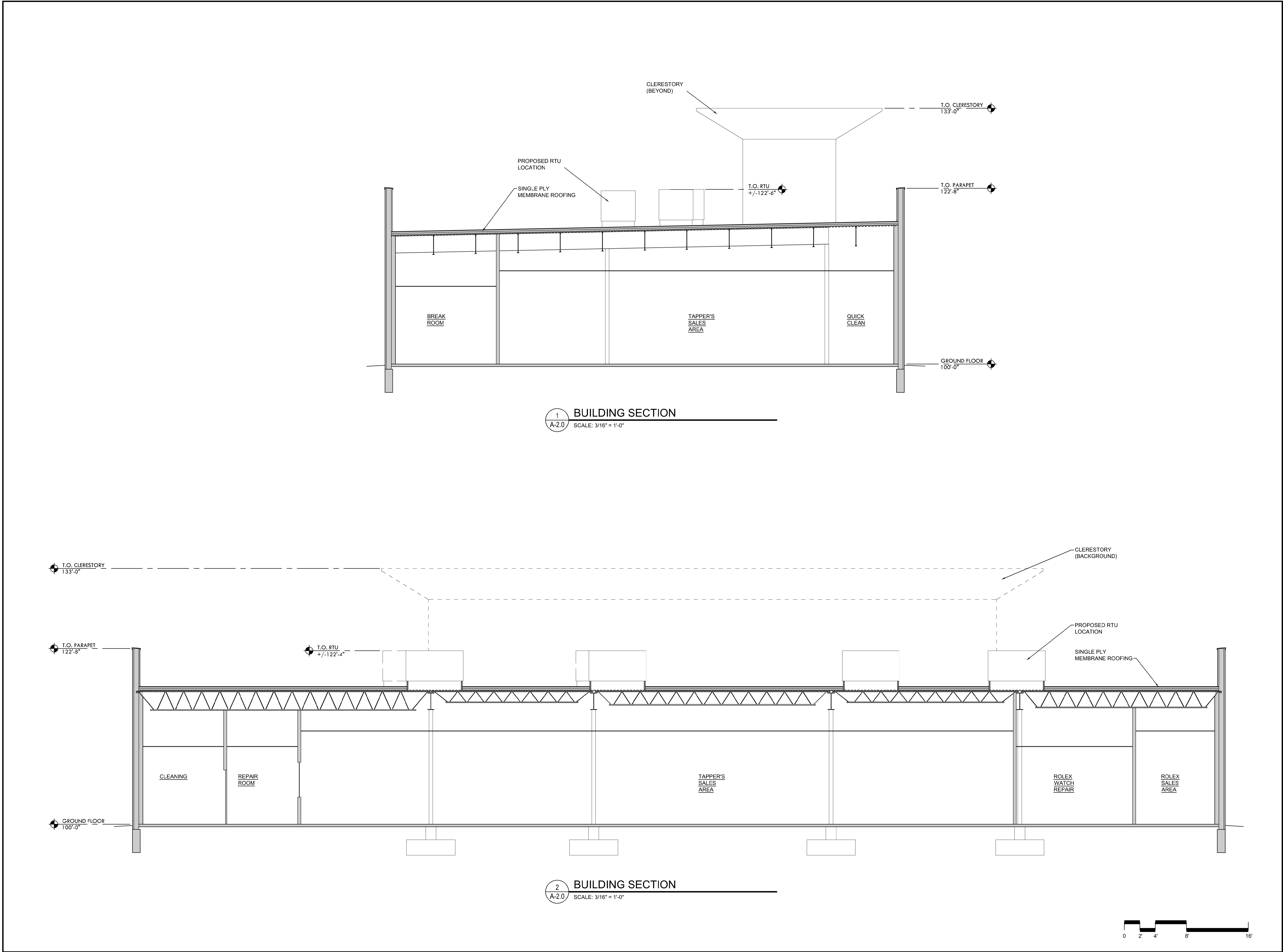
EXTERIOR ELEVATIONS

SHEET NO:

A-2.0







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DATE OCT. 31 2021

Consultants:

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REVISION:


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07.12.21 SITE PLAN APPROVAL

ARCH PROJECT NO.: 1-221-009  
DRAWN BY: KW,SC,RC  
CHECKED BY: ED  
APPROVED BY: KN  
SCALE: AS NOTED

SHEET TITLE:

**BUILDING  
SECTIONS**

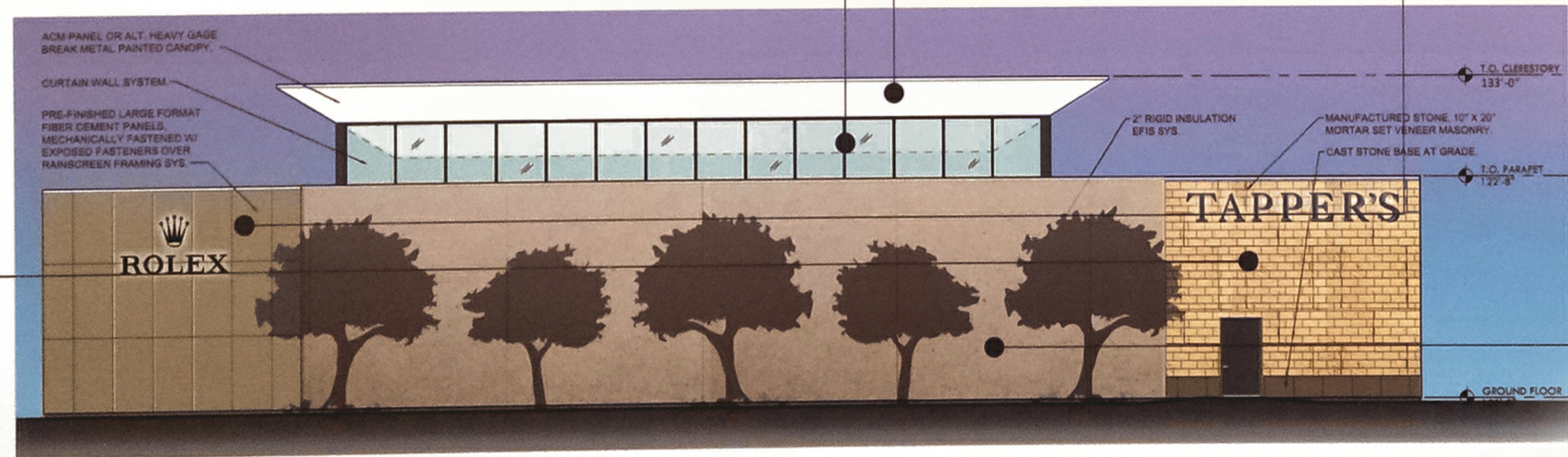
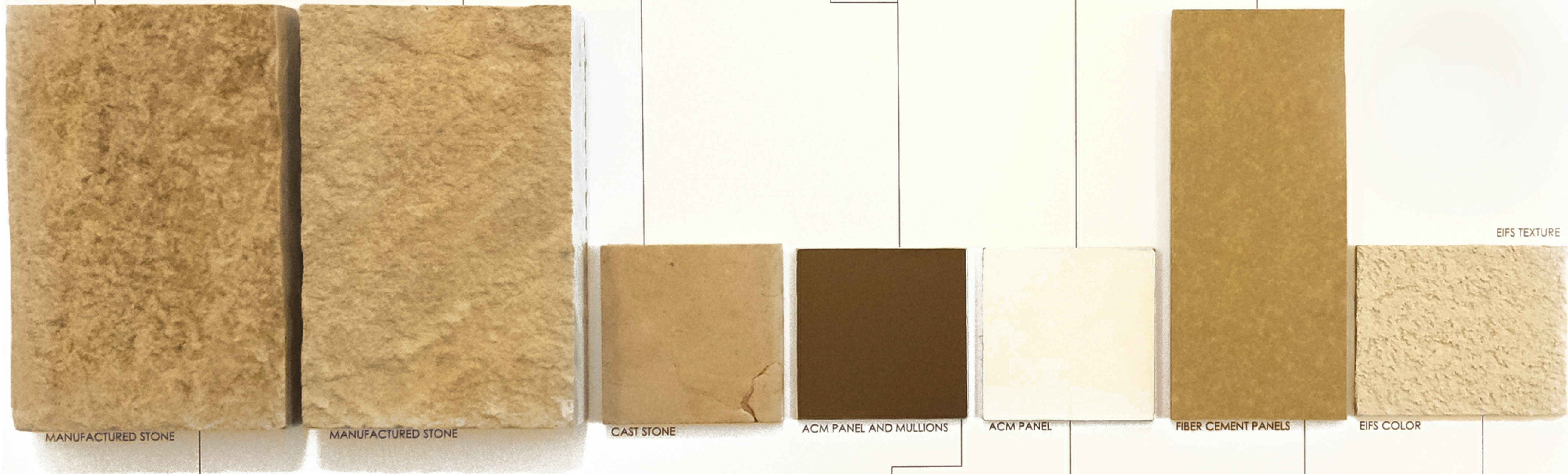
SHEET NO:

**A-2.1**





WEST ELEVATION



EAST ELEVATION



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DRAWN BY: KW,SC,RC  
CHECKED BY: ED  
APPROVED BY: KN  
SCALE: AS NOTED

SHEET TITLE:

EXTERIOR  
MATERIAL BOARD

SHEET NO:

A-3.0





**PARKING**

HANDICAP PARKING = 4 STALLS  
STANDARD PARKING = 78 STALLS

PARCEL AREA

50,945± SQUARE FEET = 1.170± ACRES

### BASIS OF BEARING

NORTH 01°52'04" WEST, BEING THE EAST LINE  
OF SECTION 36, AS DESCRIBED.

## BENCHMARKS

**BENCHMARK 1**  
TOP OF FIRE HYDRANT, NORTH SIDE OF SITE ENTRANCE.  
ELEVATION = 810.61' (NAVD 88)

**BENCHMARK 2**  
BENCH TIE SET IN NORTHEAST FACE OF POWER POLE LOCATED  
IN THE NE QUAD OF THE INTERSECTION OF HAGGERTY ROAD  
AND 8 MILE ROAD, 12 FEET NORTH OF BACK OF CURB.  
ELEVATION = 811.68' (NAVD 88)

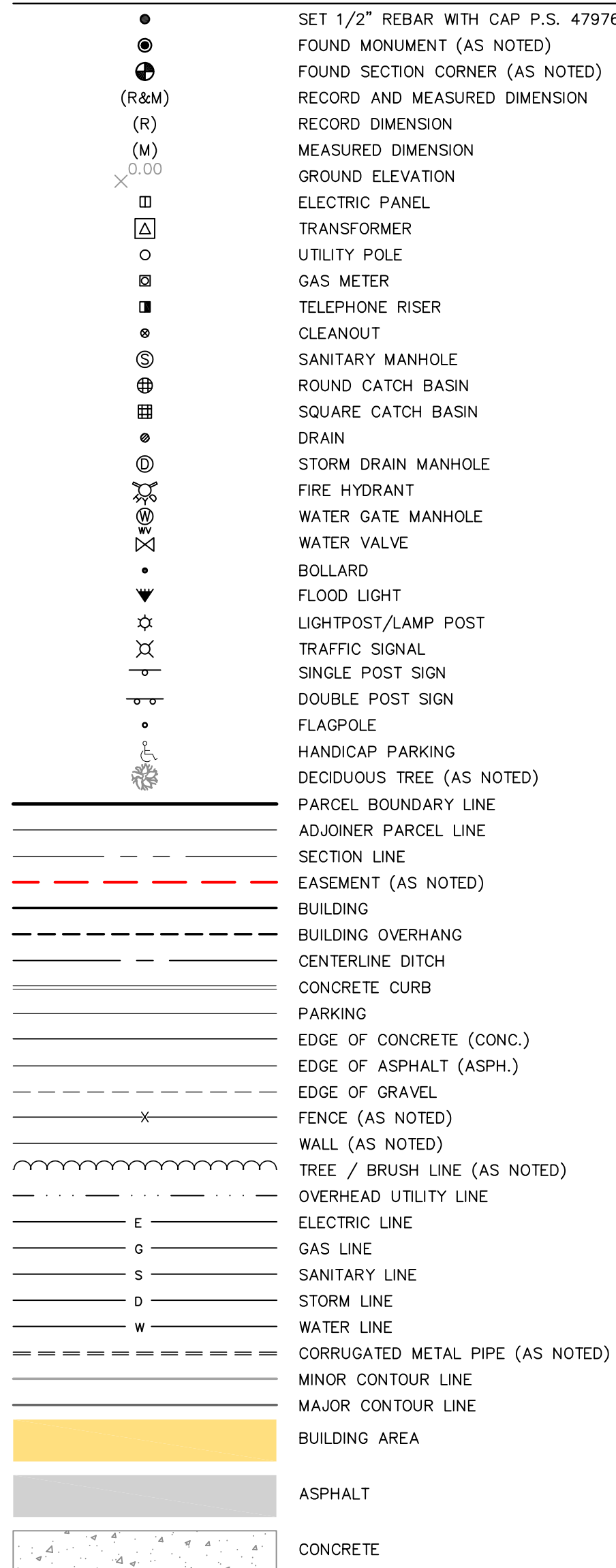
*FLOOD NOTE*

SUBJECT PARCEL LIES WITHIN:

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

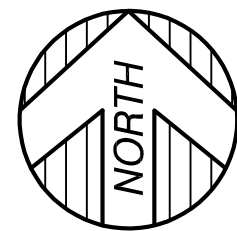
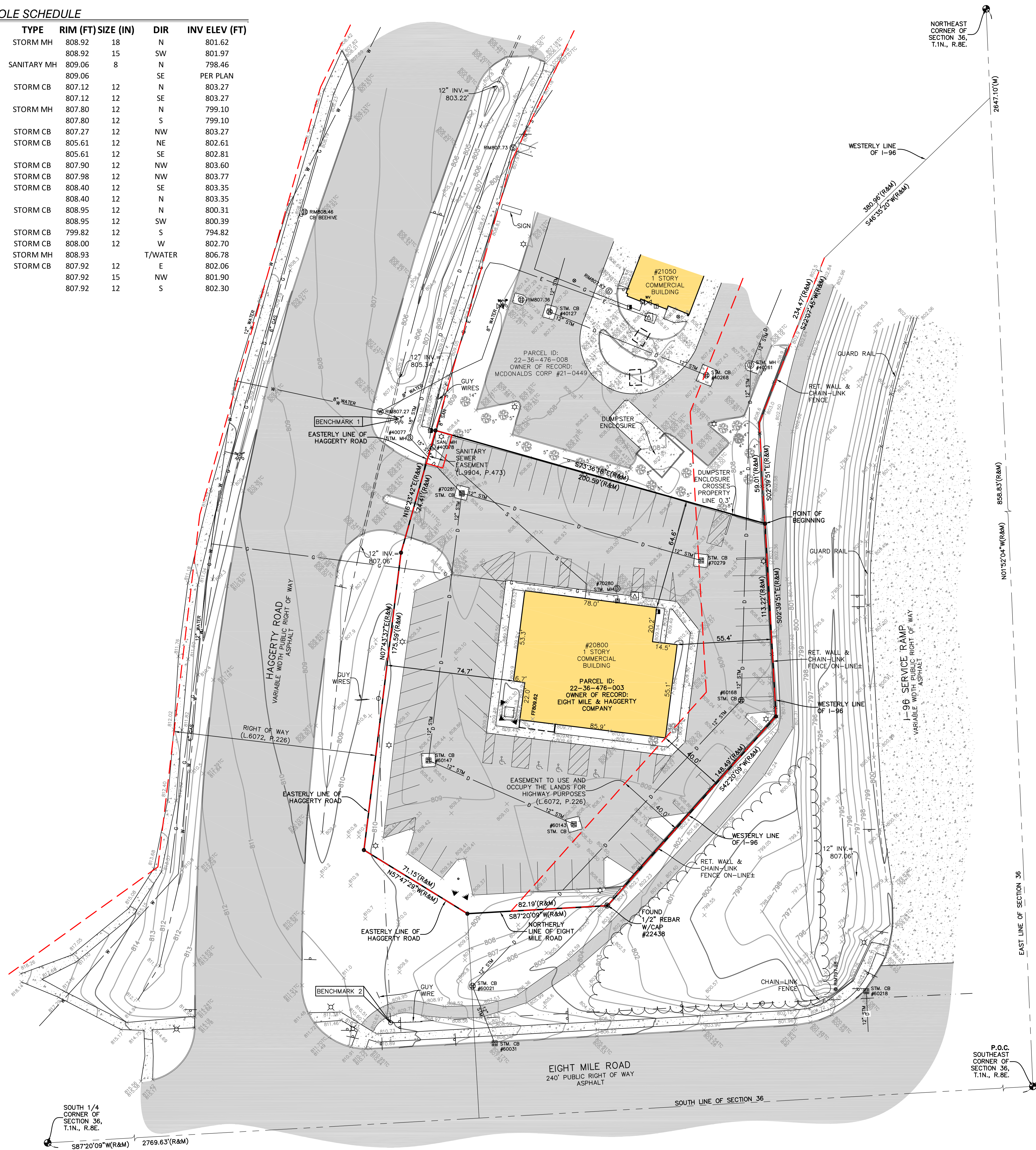
AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER  
26125C0633F, DATED 9/29/2006, PUBLISHED BY THE FEDERAL  
EMERGENCY MANAGEMENT AGENCY.

**LEGEND**

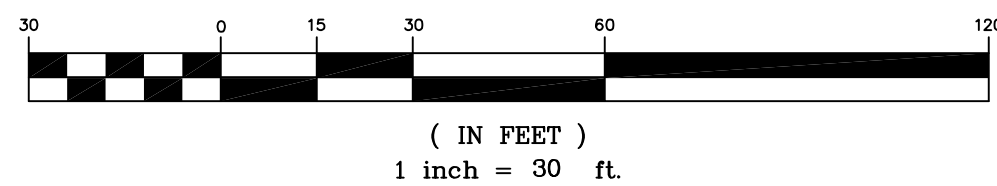


## MANHOLE SCHEDULE

NUM	TYPE	RIM (FT)	SIZE (IN)	DIR	INV ELEV (FT)
40077	STORM MH	808.92	18	N	801.62
		808.92	15	SW	801.97
40078	SANITARY MH	809.06	8	N	798.46
		809.06		SE	PER PLAN
40127	STORM CB	807.12	12	N	803.27
		807.12	12	SE	803.27
40261	STORM MH	807.80	12	N	799.10
		807.80	12	S	799.10
40268	STORM CB	807.27	12	NW	803.27
60021	STORM CB	805.61	12	NE	802.61
		805.61	12	SE	802.81
60031	STORM CB	807.90	12	NW	803.60
60143	STORM CB	807.98	12	NW	803.77
60147	STORM CB	808.40	12	SE	803.35
		808.40	12	N	803.35
60168	STORM CB	808.95	12	N	800.31
		808.95	12	SW	800.39
60218	STORM CB	799.82	12	S	794.82
70279	STORM CB	808.00	12	W	802.70
70280	STORM MH	808.93		T/WATER	806.78
70281	STORM CB	807.92	12	E	802.06
		807.92	15	NW	801.90
		807.92	12	S	802.30



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LAND IN THE CITY OF NOW, OKLAHOMA COUNTY, MI, DESCRIBED AS FOLLOWS  
A PART OF THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8  
EAST, CITY OF NOW, OKLAHOMA COUNTY, MICHIGAN, MORE PARTICULARLY  
THAT PART OF SAID SECTION 36, BEING THE SOUTHWEST CORNER OF SAID SECTION 36;  
THENCE NORTH 1 DEGREE 52 MINUTES 04 SECONDS WEST, 858.83 FEET,  
ALONG THE EAST LINE OF SAID SECTION 36, TO A POINT ON THE WESTERLY LINE  
OF I-96; THENCE SOUTH 46 DEGREES 35 MINUTES 20 SECONDS WEST, 380.96  
FEET, ALONG THE WESTERLY LINE OF SAID I-96, TO THE POINT OF BEGINNING;  
OR 07 MINUTES 45 SECONDS WEST, 234.47 FEET, ALONG THE WESTERLY LINE  
OF SAID I-96; THENCE SOUTH 2 DEGREES 39 MINUTES 51 SECONDS EAST 59.01  
FEET, ALONG THE WESTERLY LINE OF SAID I-96, TO THE POINT OF BEGINNING;  
OR 07 MINUTES 45 SECONDS WEST, 234.47 FEET, ALONG THE WESTERLY LINE  
OF SAID I-96; THENCE SOUTH 42 DEGREES 20 SECONDS WEST, 148.49 FEET,  
ALONG THE WESTERLY LINE OF SAID I-96, TO THE WESTERLY LINE OF SAID  
I-96, TO THE NORTHERLY LINE OF SAID EIGHT MILE ROAD (240.00 FEET WIDE)  
AND 87 DEGREES 07 MINUTES 00 SECONDS EAST, 171.55 FEET, ALONG  
THE NORTHERLY LINE OF SAID EIGHT MILE ROAD, TO THE EASTERLY  
LINE OF HAGGERTY ROAD; THENCE THE FOLLOWING BEARING AND DISTANCES  
TO THE POINT OF BEGINNING: THENCE NORTH 71 DEGREES 17 MINUTES 57  
DEGREES 47 MINUTES 29 SECONDS EAST, 715.51 FEET; THENCE NORTH 7  
DEGREES 43 MINUTES 37 SECONDS EAST, 17.75 FEET; THENCE NORTH 16  
DEGREES 23 MINUTES 42 SECONDS EAST, 74.41 FEET TO A POINT ON THE  
EASTERLY LINE OF HAGGERTY ROAD; THENCE SOUTH 71 DEGREES 17 MINUTES 57  
SECONDS 18 SECONDS EAST, 200.59 FEET TO THE POINT OF BEGINNING.

*TITLE REPORT NOTE*

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE  
INSURANCE COMPANY, COMMITMENT No. 911857, DATED NOVEMBER 16, 2021  
AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER  
RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. TERMS AND CONDITION CONTAINED IN DECLARATION OF TAKING AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 6072, PAGE 226. (AS SHOWN, TEMPORARY EASEMENT NOT SHOWN DUE TO EXPIRATION)

8. EASEMENT IN FAVOR OF THE CITY OF NOVI AND THE COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN LIBER 9904, PAGE 473. (AS SHOWN)

*SURVEYOR'S NOTES*

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DEPTH INDICATED ALTHOUGH IT IS REASONABLY ASSURED THAT THEY ARE LOCATED AS CLOSELY AND ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

3. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

## ZONING REGULATIONS

FS – FREEWAY SERVICE DISTRICT

*REQUIRED SETBACK LINE MINIMUM DIMENSIONS IN FEET -  
FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 20 FEET

NOTE: ALL ZONING INFORMATION IS TAKEN FROM THE CITY OF NOVI WEBSITE.  
ALL ZONING INFORMATION MUST BE VERIFIED FOR COMPLETENESS WITH  
CURRENT ZONING REGULATIONS.

### SURVEYOR'S CERTIFICATION

TO EIGHT MILE & HAGGERTY LAND COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; AND EIGHT-HAGGERTY VENTURE LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 6A, 7A, 8, 9, 11, 13, 14, 15, 16, 17 AND 20 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 12/15/2020.

DATE OF PLAT OR MAP: 12/21/2020

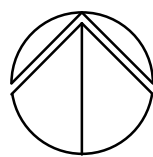
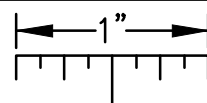
ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemtec-survey.com



PREPARED FOR: MARK TAPER  
20800 HAGGERTY ROAD, NOVI, MICHIGAN,  
PART OF SECTION 36,  
TOWN 1 NORTH, RANGE 8 EAST



THE FOLLOWING DIMENSION EQUALS  
ONE INCH WHEN PRINTED TO SCALE.



**LIGHTING SITE PLAN**  
SCALE: 1" = 20'

Not For Construction

**ILLUMINART**

A Division of Peter Basso Associates, Inc.  
5145 Livernois, Suite 100  
Troy, Michigan 48068-3276  
Tel: 248-879-5666 Fax: 248-879-0007  
www.PeterBassoAssociates.com  
PBA Project No: 2021.0215

**KEN NISCH, AIA**

29110 INKSTER ROAD  
SUITE 200  
SOUTHFIELD, MI 48034  
248-355-0890  
248-355-0895 FAX  
WWW.JGA.COM

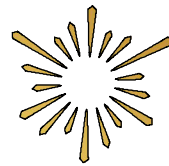
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Certification:

Consultants:

**JGA**

BRANDED ENVIRONMENTS  
29110 INKSTER ROAD  
SUITE 200  
SOUTHFIELD, MI 48034  
248-355-0890  
248-355-0895 FAX  
WWW.JGA.COM



**TAPPER'S**  
20800 HAGGERTY ROAD  
NOVI, MI 48375  
8,491 SQUARE FEET

REVISION:

DRAWINGS ISSUED FOR:  
07.12.21 SITE PLAN APPROVAL

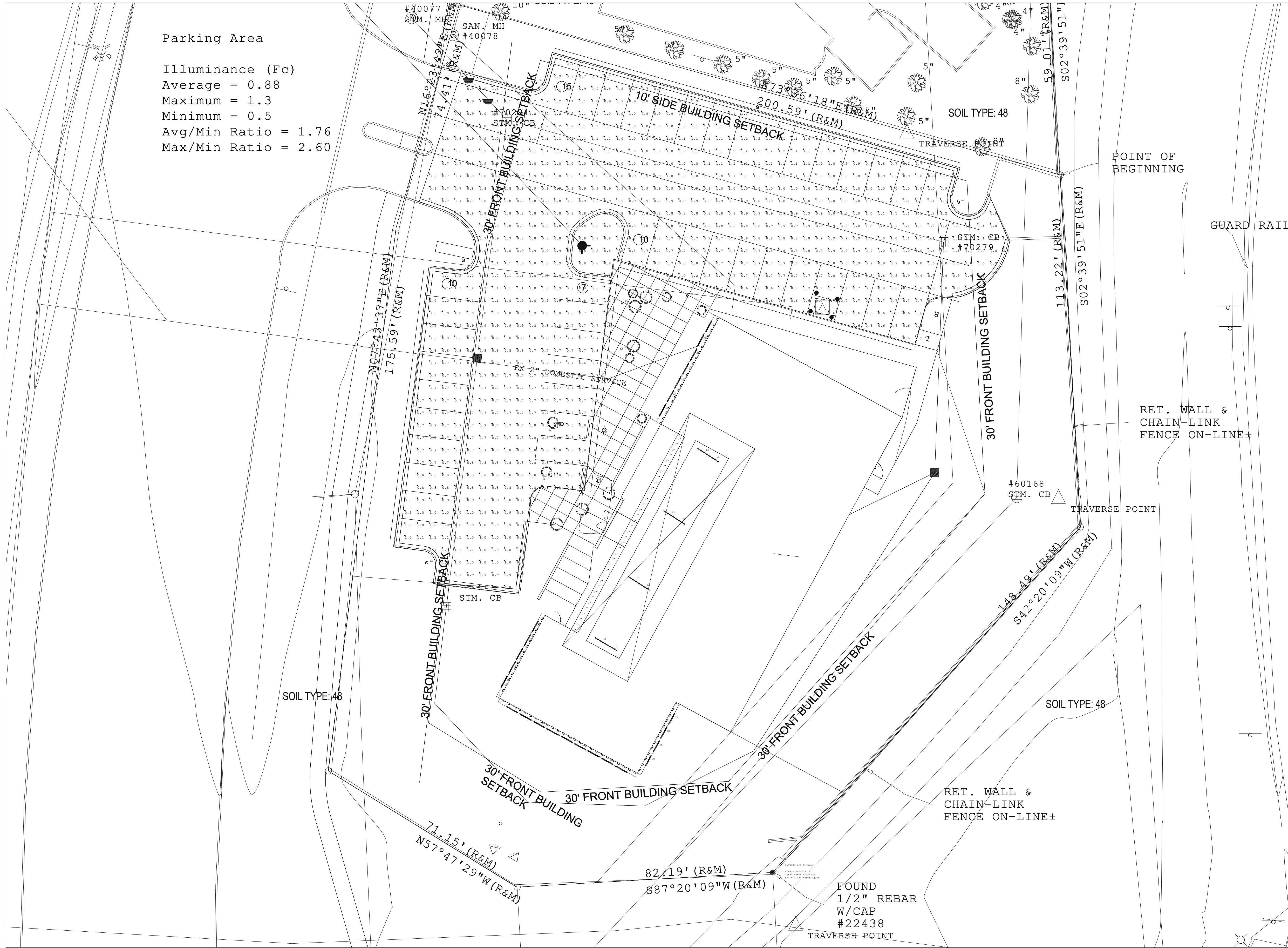
ARCH PROJECT NO.: 1-221-009  
DRAWN BY: JEF  
CHECKED BY: DB  
APPROVED BY: DB  
SCALE: AS NOTED

SHEET TITLE:  
LIGHTING SITE PLAN

SHEET NO:

**EL-1**

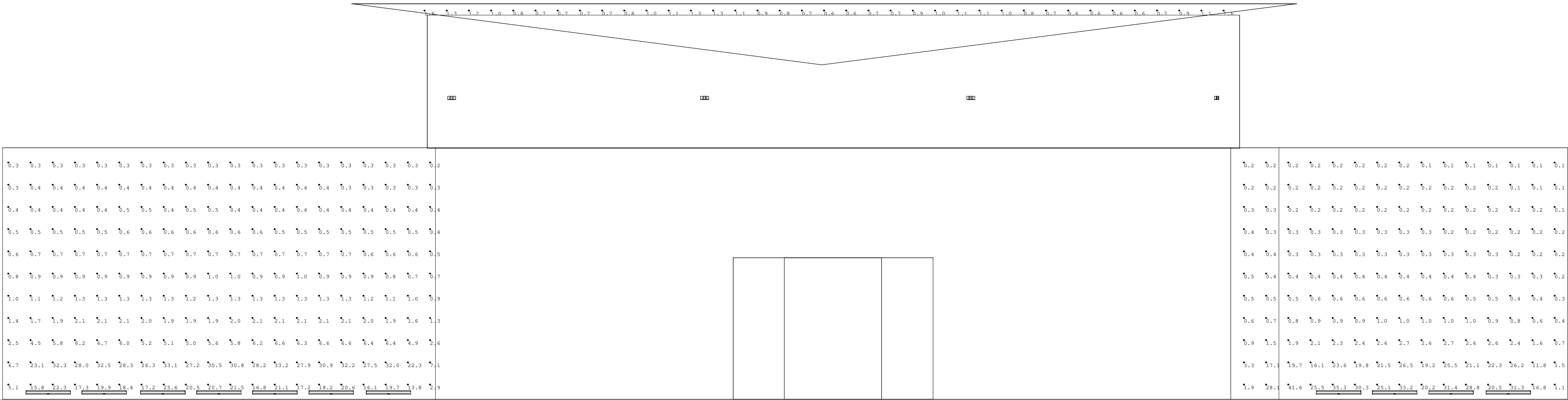






Scale: 1 inch= 6 Ft.

WEST ELEVATION



SHEET TITLE  
WEST ELEVATION  
LIGHTING CALCULATION PLAN

DATE  
2021-07-12  
BY:  
ESW  
SHEET No.

PROJECT TITLE  
TAPPERS  
20800 HAGGERTY ROAD  
NOVI, MI 48375

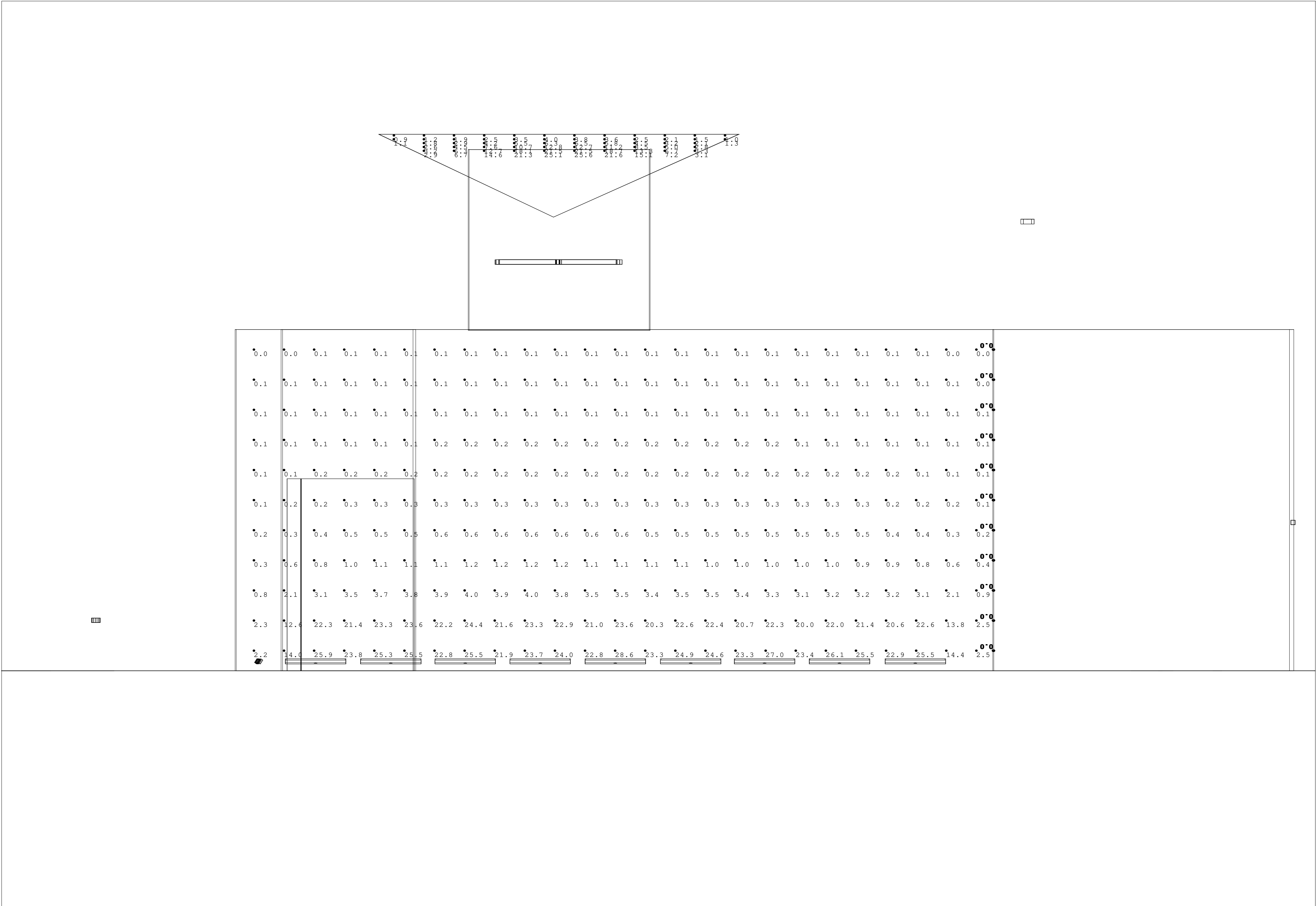


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PBA Project #

REVISION  
X

date





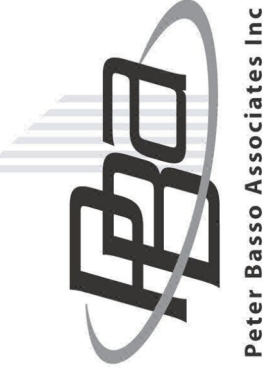
Scale: 1 inch= 4 Ft.

SOUTH ELEVATION

REVISION

X

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PBA Project #



Peter Basso Associates Inc  
CONSULTING ENGINEERS

PROJECT TITLE

TAPPERS  
20800 HAGGERTY ROAD  
NOVI, MI 48375

SHEET TITLE

SOUTH ELEVATION  
LIGHTING CALCULATION PLAN

DATE

2021-07-12

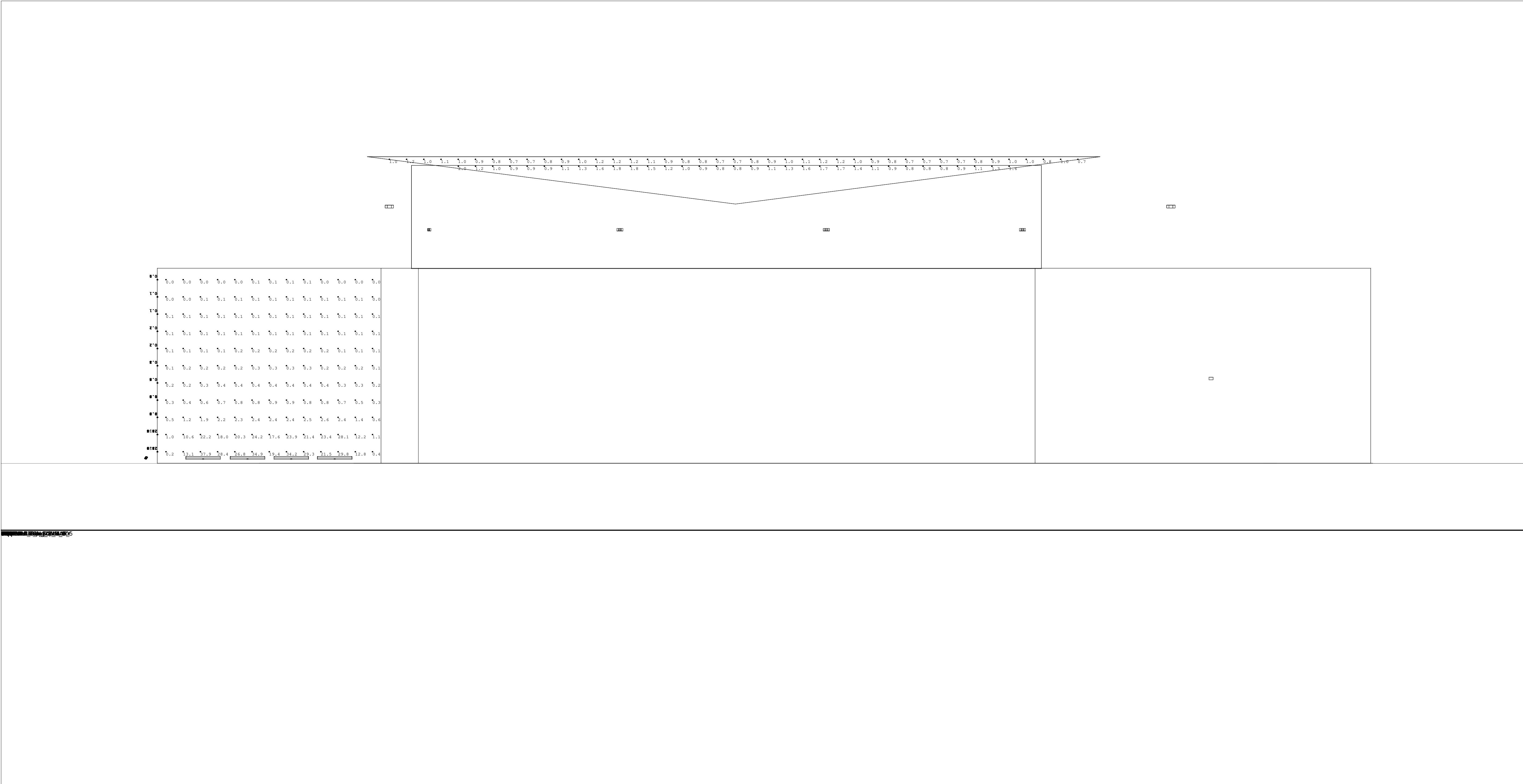
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ESW

SHEET No.

EL-4





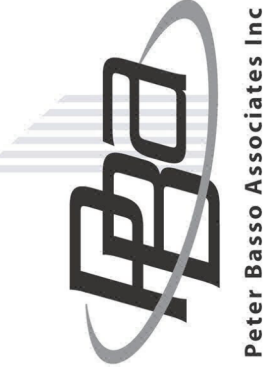
Scale: 1 inch= 6 Ft.

EAST ELEVATION

REVISION

X

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PBA Project #



Peter Basso Associates Inc  
CONSULTING ENGINEERS

PROJECT TITLE

TAPPERS  
20800 HAGGERTY ROAD  
NOVI, MI 48375

SHEET TITLE

EAST ELEVATION  
LIGHTING CALCULATION PLAN

DATE

2021-07-12

BY:

ESW

SHEET No.

EL-5

date