CITY of NOVI CITY COUNCIL

Agenda Item 3
May 6, 2019

SUBJECT: Consideration at the request of Gateway Village of Novi, LLC, of the draft Third Amendment to Consent Judgment for the Gateway Village Development in the matter of Gateway Village of Novi, LLC v City of Novi, and authorization for the City attorney to take all action to file the amendment with Circuit Court. The subject property is located in the northwest corner of Grand River Avenue and Meadowbrook Road in Section 23. The amendment is required for approval of JSP 18-22 Gateway Townhomes of Novi to provide for a new style building for the final phase of the multi-family residential component of the development

SUBMITTING DEPARTMENT: Community Development Department - Planning Barb

CITY MANAGER APPROVAL:

BACKGROUND INFORMATION:

In 1990, the City and the owner of the Gateway Village Development on the northwest corner of Grand River and Meadowbrook Road, entered into a Consent Judgment regarding the construction of a mixed-use development, originally with commercial, residential, and light industrial components. Since the Consent Judgment was entered in 1990, the site plan has been modified twice for the purpose of modifying the layout and mix of uses. The owner now proposes an additional amendment to the Consent Judgment to provide for a new style building for the multi-family residential component of the development.

The current proposed development boundary is approximately 3.64 acres and is the last residential component of the Gateway Village development. The remaining multi-family residential component of the development has not been constructed and has been put on hold since approximately 2003, and has now been separated onto its own parcel. As a result of changes in market demand, the owner has proposed to construct a new unit style, consisting of 43 units within eight (8) attached townhome style buildings, with each building containing from two (2) to seven (7) units. The original approved plans proposed seventy-two (72) "stacked" units. The proposed unit style and building elevations are consistent with the design elements approved within the Consent Judgment, but require an amendment to the preliminary site plan and Consent Judgment to include the new elevations. Additionally, as a result of the separation of the multi-family residential component on to its own parcel, the amended preliminary site plan requires deviations from the Zoning Ordinance for setbacks and lot width as noted below.

1. Lot Size (Sec. 3.1.20.): A minimum of 200 ft. width is required for parcels located in NCC zoning district. The development is part of a previously approved consent judgment

plan. *The current lot width along Meadowbrook Road is 190 ft. and is considered pre-existing. This is supported by staff.*

2. Building Setbacks (Sec 3.1.20): The development was part of an overall development plan. Due to Michigan law, the applicant made the last undeveloped phase as its own parcel. *The creating of parcel created non-conformities with minimum required building setbacks. Staff supports the deviation as the layout meets the intent and uses of the consent judgment plan. The applicant should check with Building department as how the new lot lines affect the building permit review. This is supported by staff.*

	Required	**Proposed**	
Front (Meadowbrook)	50 ft.	35.24 ft. Same as approved	No
Side (north)	20 ft.	59.76 ft.	Yes
Side (south)	20 ft.	Approximately 6 ft.	No
Rear (West)	20 ft.	Approximately 14 ft.	No

3. Building elevations and material calculations: The applicant has provided revised building elevations. *The design is consistent with the intent and purpose of the façade Ordinance and Façade review recommends that a Section 9 Waiver be granted for the underage of Brick on the rear facades and the overage of vinyl siding on all facades.*

4. Lighting *(Sec 5.7):* Provide details of lighting fixtures, locations, and a photometric plan to meet requirements of Section 5.7 of the Ordinance for Final Site Plan review. See details in Planning Chart. *Deviations may be required due to spillover on the property line. Provide additional information with the revised submittal.*

With regards to traffic, this development would produce an estimated 284 daily trips with the highest number being in the PM peak hour which is 28 trips. These numbers are far below the city thresholds and additionally these trips should not decrease the level of service on the adjacent roadways in any way. For that matter, the applicant had previously proposed a 72 unit development at the same location which would have generated an estimated 503 daily trips. This larger size unit would still produce trips at a level significantly below the City thresholds and was approved accordingly. The City's Traffic Consultants noted that there are no concerns regarding traffic impacts for this proposed development.

The Community Development staff has had opportunity to comment on the proposed development, as have the City's various technical consultants and engineering staff. City staff supports the proposed amendments to the site plan and corresponding deviations. A copy of the Third Stipulated Amendment to Consent Judgment is included in the packet. Once approved, the applicant will proceed to obtain final site plan approval administratively and follow standard procedures to start construction. City Council is also

requested to authorize the City attorney to take all action to file the amendment with Circuit Court.

RECOMMENDED ACTION:

Approval at the request of Gateway Village of Novi, LLC, to approve the form of Third Stipulated Order Amending Consent Judgment dated June 1, 1990, June 8, 1996 and May 16, 2001 for Entry of Consent Judgment as to 3.64- acre parcel of property located at the northwest corner of Grand River Avenue and Meadowbrook Road in Section 23, subject to:

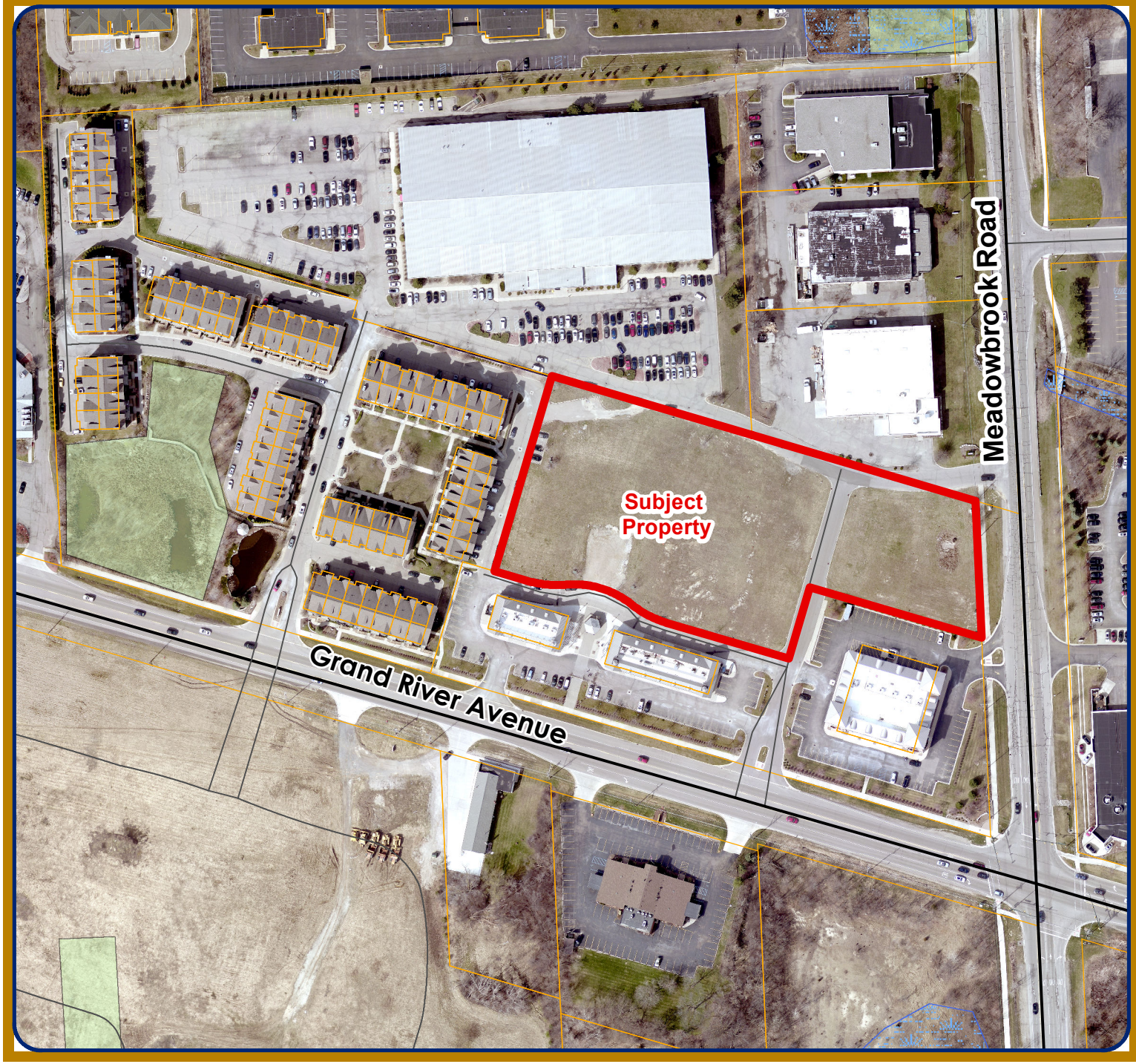
a. Final review as to form and content, including making of necessary modifications or revisions to the Order in the interest of the City and to carry out the requirements of any ordinances or other laws and the intent of the Council in approving the change in use, by the City Manager and City Attorney.
b. Undertaking all actions necessary, as determined by the City Attorney's office, to secure entry of the proposed Order, including but not limited to:
    i. Providing appropriate notice of the proposed entry of the Order to Gateway Village of Novi, LLC prior to submission of the order to the Oakland County Circuit Court.
    ii. Submitting the proposed Order to the Court by appropriate motion, with notice to Gateway Village of Novi, LLC.
c. Entry of the Stipulated Order by the Oakland County Circuit Court.

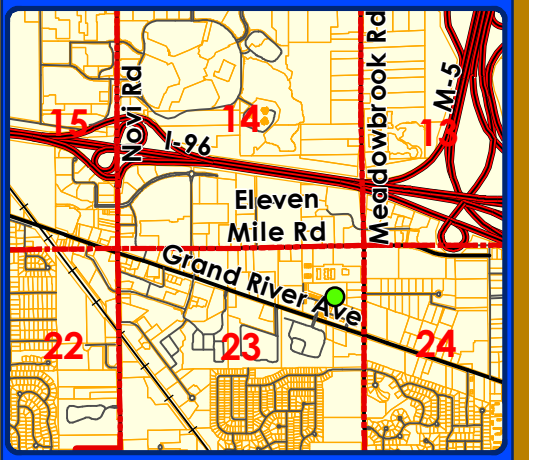
This approval is subject to all conditions provided in the original consent judgement, unless otherwise amended with this approval.

MAPS

JSP 18-22 GATEWAY TOWNHOMES OF NOVI

Location





LEGEND

Sections

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

Map Author: Sri Komaragiri
Date: 04/30/19
JSP 18-22 Gateway Townhomes of Novi
Version #: 1

Feet
0 40 80 160 240

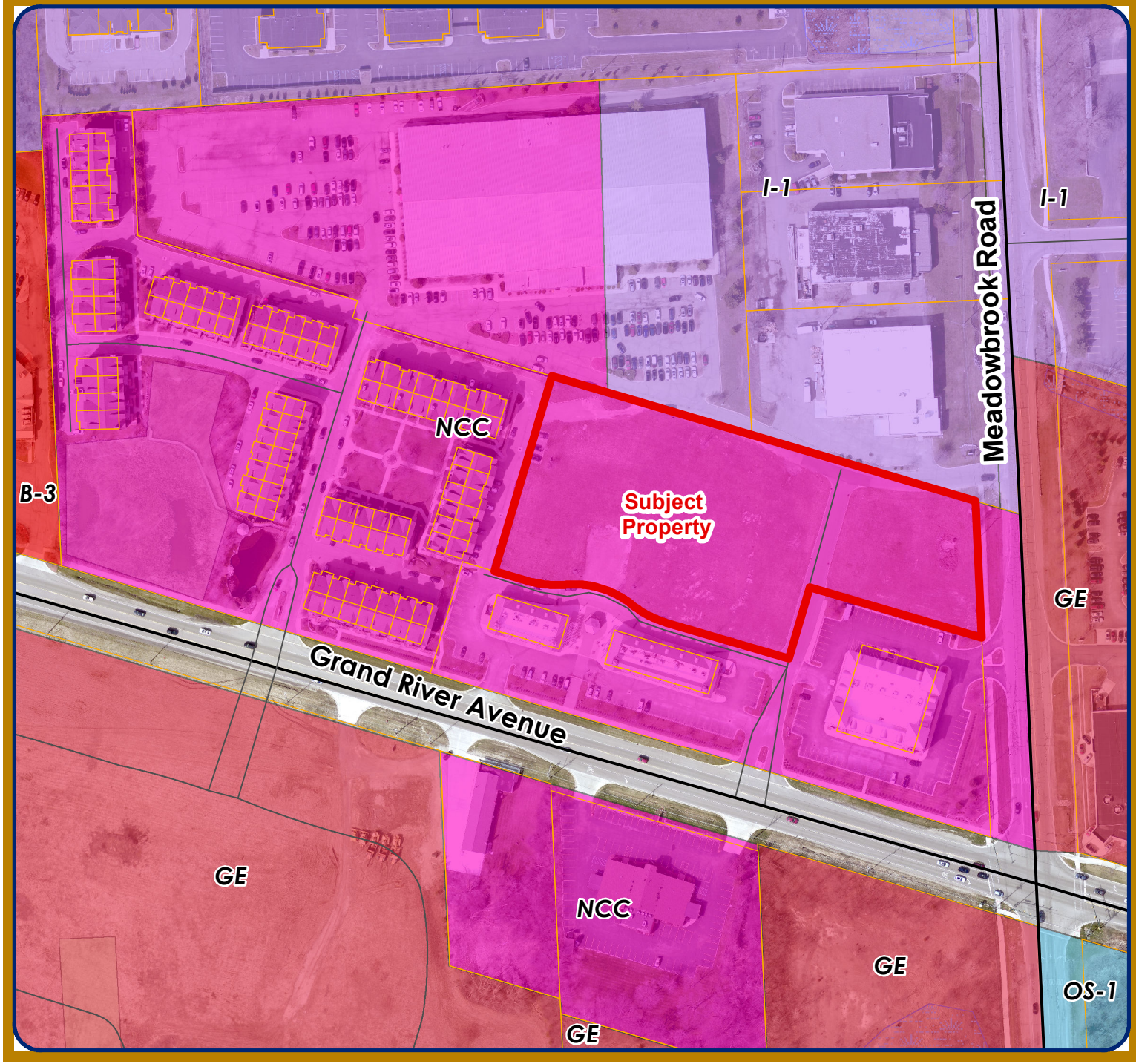
1 inch = 198 feet

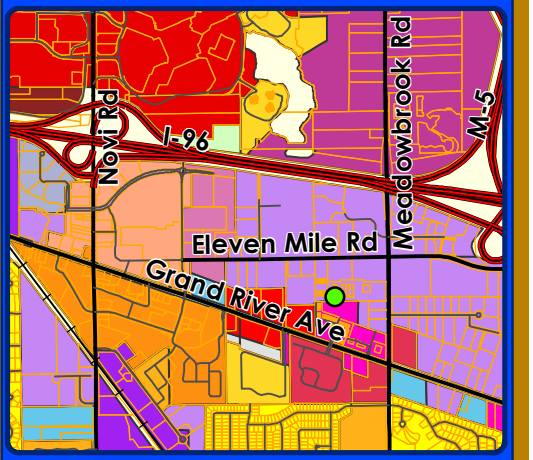
MAP INTERPRETATION NOTICE

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.

JSP 18-22 GATEWAY TOWNHOMES OF NOVI

Zoning





LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-3: General Business District
- C: Conference District
- EXPO: EXPO District
- GE: Gateway East District
- I-1: Light Industrial District
- I-2: General Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- P-1: Vehicular Parking District
- TC: Town Center District
- TC-1: Town Center -1 District

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

Map Author: Sri Komaragiri
Date: 04/30/19
JSP 18-22 Gateway Townhomes of Novi
Version #: 1

Feet
0 40 80 160 240

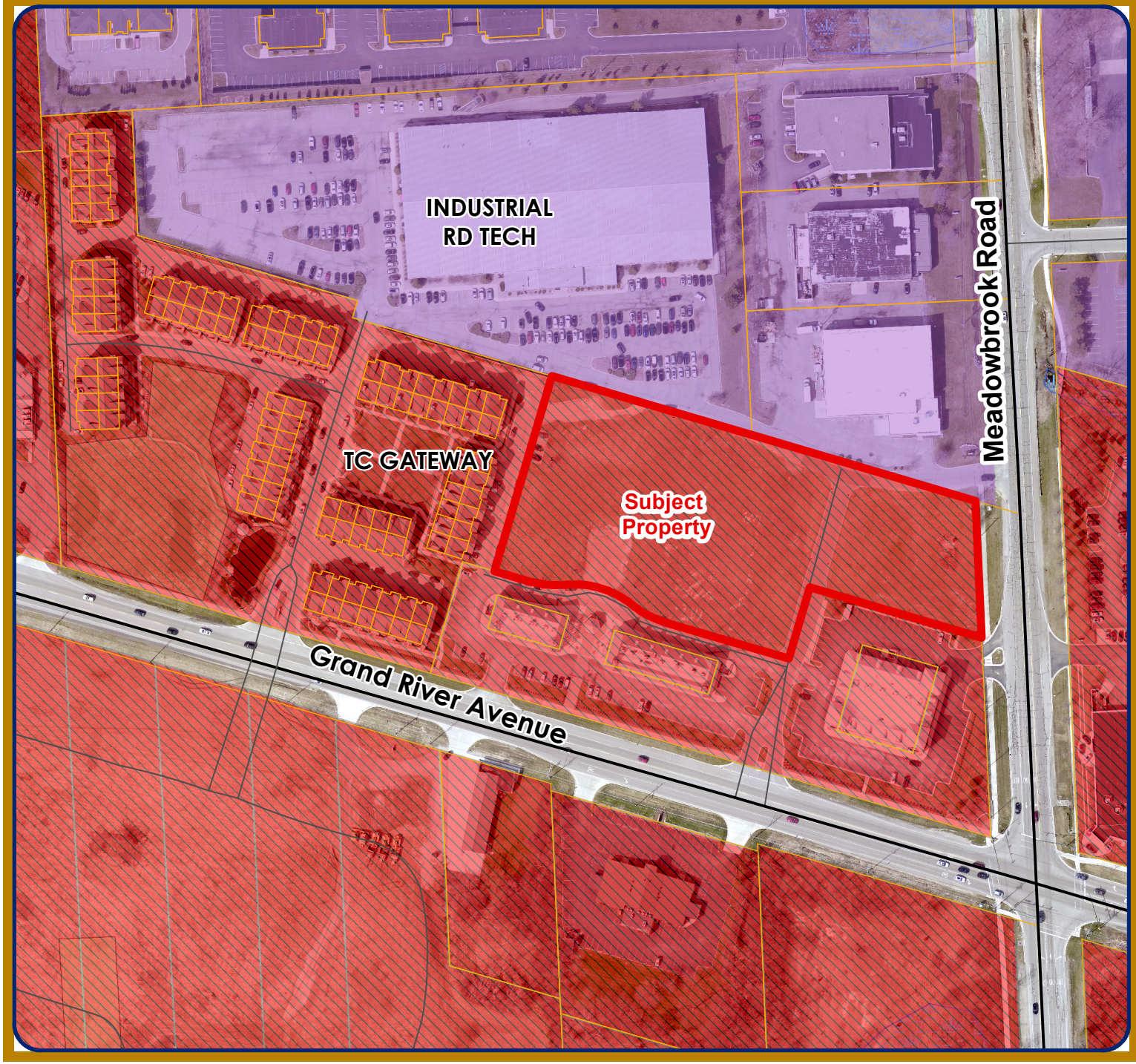
1 inch = 198 feet

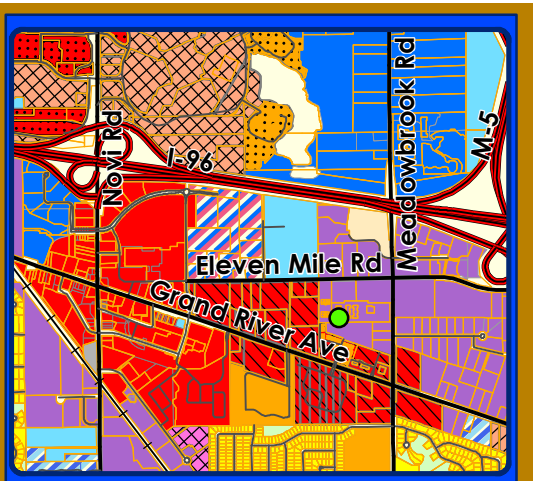
MAP INTERPRETATION NOTICE

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.

JSP 18-22 GATEWAY TOWNHOMES OF NOVI

Future Landuse





LEGEND

FUTURE LAND USE

- Single Family
- Multiple Family
- PD1
- Community Office
- Office RD Tech
- Office Commercial
- Industrial RD Tech
- Heavy Industrial
- Community Commercial
- Regional Commercial
- TC Commercial
- TC Gateway
- PD2
- Educational Facility
- Public
- Private Park
- Cemetry

City of Novi

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

Map Author: Sri Komaragiri
Date: 04/30/19
JSP 18-22 Gateway Townhomes of Novi
Version #: 1

Feet
0 40 80 160 240

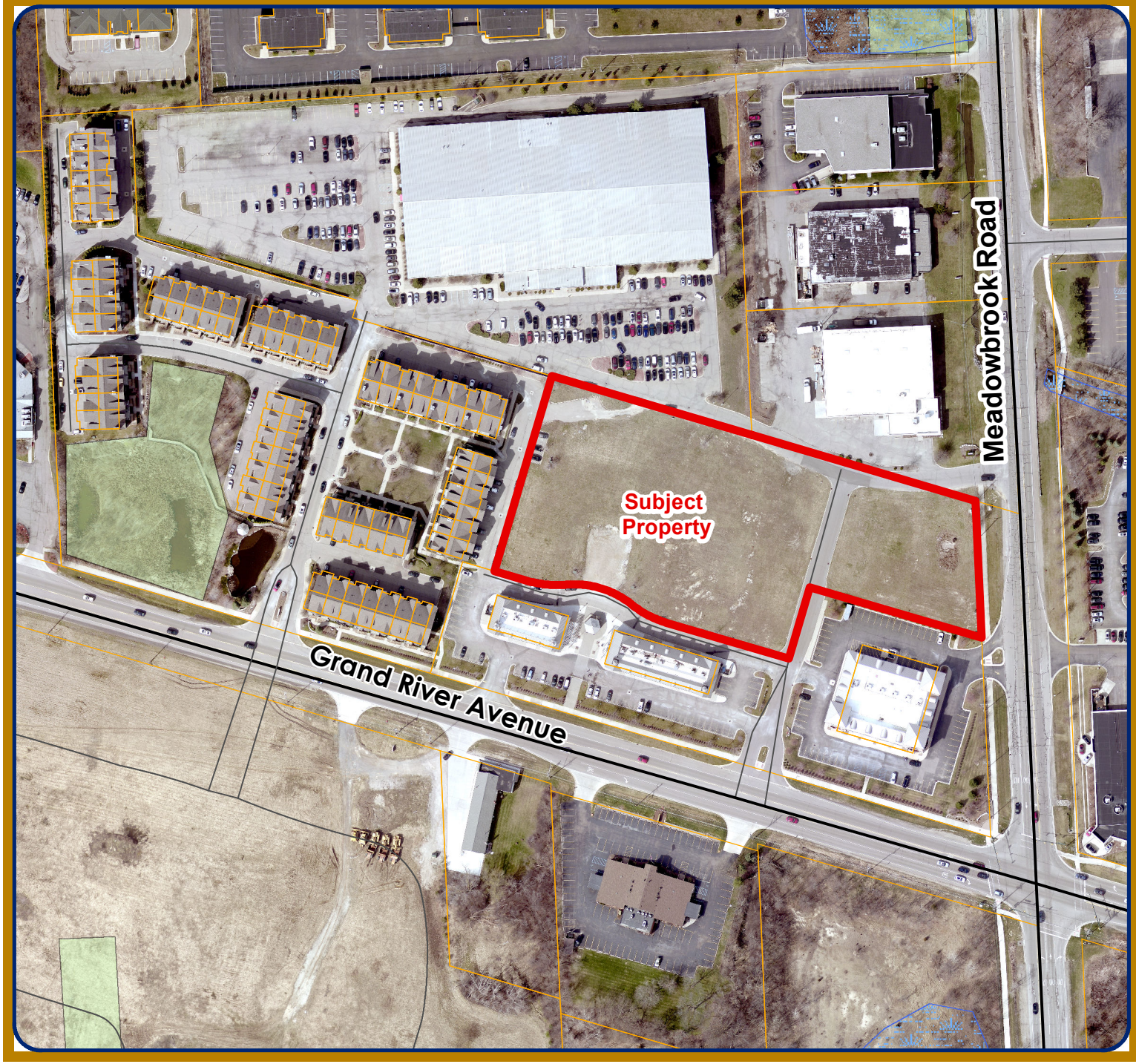
1 inch = 198 feet

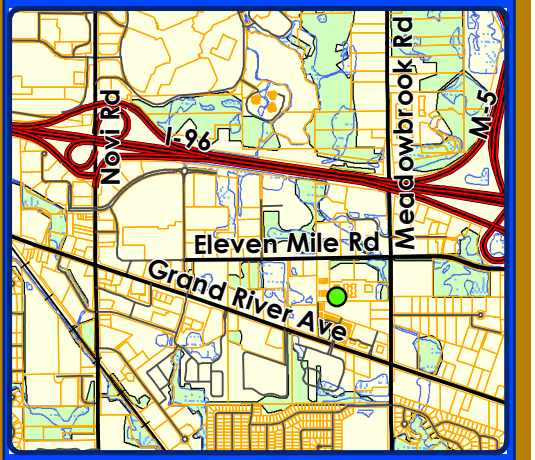
MAP INTERPRETATION NOTICE

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.

JSP 18-22 GATEWAY TOWNHOMES OF NOVI

Natural Features





LEGEND

- WETLANDS
- WOODLANDS

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

Map Author: Sri Komaragiri
Date: 04/30/19
JSP 18-22 Gateway Townhomes of Novi
Version #: 1

Feet
0 40 80 160 240

1 inch = 198 feet

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.

DRAFT CONSENT JUDGEMENT

STATE OF MICHIGAN
IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

GATEWAY VILLAGE OF NOVI, LLC,
a Michigan limited liability company

Case No. 86-316708-CH

Plaintiff/Counter-Defendant

Hon. Nanci J. Grant

-vs-

CITY OF NOVI, a Municipal Corporation,
et al,

Defendants/Counter-Plaintiffs

_____/

TILCHIN & HALL, P.C.
ADAM RANDALL (P73758)
Attorneys for Plaintiff
21800 Haggerty Road, Suite 218
Northville, Mi 48167-8981
(248) 349-6203

ROSATI, SCHULTZ, JOPPICH &
AMTSBEUCHLER, P.C.
THOMAS R. SCHULTZ (P 42111)
ELIZABETH K. SAARELA (P60265)
Attorneys for Defendant
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550
(248) 489-4100

_____/

THIRD STIPULATED AMENDMENT TO CONSENT JUDGMENT

At a session of said Court held in the City of Pontiac,
County of Oakland, State of Michigan on_____

PRESENT: _____
Circuit Court Judge

Upon stipulation and consent of GATEWAY VILLAGE OF NOVI, LLC ("Plaintiff") and the CITY OF NOVI ("CITY"), the Court finds as follows:

A. A Consent Judgment was entered by this Court on June 1, 1990 ("Original Consent Judgment") with respect to certain real property owned by Plaintiff and described as set forth on Exhibit A attached hereto ("Property").

B. The Original Consent Judgment permitted Plaintiff to develop, construct, and use the Property as identified in certain principal permitted uses, including but not limited to multiple family residential and commercial portions of the development.

C. The Original Consent Judgment was amended by stipulation on June 8, 1996 (the "First Stipulated Amendment to Consent Judgment") and, again on May 16, 2001, for the purpose of providing and approving an amended preliminary site plan, as set forth in the plans referenced therein and on file with the City (the "Second Stipulated Amendment to Consent Judgment"). Together, the Original Consent Judgment and First and Second Stipulated Amendments to Consent Judgment shall be known as the "Consent Judgment."

D. Since the entry of the Second Stipulated Amendment to Consent Judgment, the remaining multiple family residential component of the Development has not been developed. Additionally, the remaining component of the development has been separated onto its own parcel.

E. As a result of the separation of the last multiple family residential component, Plaintiff has submitted an amended preliminary site plan requiring deviations from the Zoning Ordinance for setbacks and lot width.

F. Additionally, as a result of changes in market demand, Plaintiff has proposed to construct a new unit style, consisting of 43 units within eight (8) attached townhome style buildings, with each building containing from two (2) to seven (7) units (Original approved plans indicate 72 'stacked' units). The proposed unit style and building

elevations are consistent with the design elements approved within the Consent Judgment. Details of the building elevations and architectural detail may require deviations with respect to materials calculation and photometric plans, may be required. The City has no objection to such the amendment to the preliminary site plan.

G. Based on all of the above, the parties have desire to further amend the Consent Judgment as set forth herein.

H. This Court is otherwise fully advised in the premises.

Now, Therefore, in accordance with the consent and stipulation of the parties,

IT IS HEREBY ORDERED AND ADJUDGED that the I Consent Judgment is hereby amended as follows:

1. This case is reopened for the limited purpose of amending the Original Consent, as modified by the First and Second Stipulated Amendments to Consent Judgment as set forth herein.
2. Paragraph 2.A of the Second Stipulated Amendment to Consent Judgment is hereby amended to include the proposed amended preliminary site plan, dated January 22, 2019, ("Third Amended Preliminary Site Plan"), on file with the City.
3. The following deviations from the Zoning Ordinance are granted with respect to the Third Amended Preliminary Site Plan:

a. **Lot Size** (Sec. 3.1.20.): A minimum of 200 ft. width is required for parcels located in NCC zoning district. The development is part of a previously approved consent judgment plan. The current lot width along Meadowbrook Road is 190 ft. and is considered pre-existing.

b. **Building Setbacks** (Sec 3.1.20): The development was part of an overall development plan. Due to Michigan law, the applicant made the last undeveloped phase as its own parcel. The creating of parcel created non-conformities with minimum required building setbacks. Setback deviations include:

	Required	Proposed
Front (Meadowbrook)	50 ft.	35.24 ft. Same as approved
Side (north)	20 ft.	59.76 ft.
Side (south)	20 ft.	Approximately 6 ft.
Rear (West)	20 ft.	Approximately 14 ft.

c. **Building elevations and material calculations**: A section 9 waiver is granted for the underage of Brick on the rear facades and the overage of Vinyl Siding on all facades because the proposed Amended Preliminary Site Plan elevations are consistent with previously approved design.

4. In the event that building plan review requires Plaintiff to comply with barrier free design requirements of the 2003 Michigan Building Code, and the resulting requirements cause the number of units within the remaining multiple family residential component to be reduced by 1 or 2 units, the City shall review and approve resulting changes to the Third Amended Preliminary Site Plan administratively.
5. Except as expressly modified by this Third Stipulated Amendment to Consent Judgment, all of the terms, provisions and conditions of the Original Consent Judgment, as modified by the First and Second Stipulated Amendments to Consent Judgment shall remain in full force and effect.
6. To the extent that anything contained in this Third Stipulated Amendment to Consent Judgment shall be inconsistent or conflict with any provision of the Consent Judgment, the terms of this Third Stipulated Amendment to Consent Judgment shall control and the entirety of the Consent Judgment as modified herein shall be governed, interpreted and implemented in a manner consistent with the modifications and amendment above.

7. Each person signing this Third Stipulated Amendment to Consent Judgment on behalf of any party hereby represents and warrants that he/she is a duly authorized representative and agent of that respective party, and he/she has full authority to bind said party to all of the covenants, warranties, representations, terms and conditions of this Third Stipulated Amendment to Consent Judgment.
8. The parties to this action agree that this Third Stipulated Amendment to Consent Judgment shall be recorded at the office of the Oakland County Register of Deeds. A copy of the legal description for the Land for the purpose of recording this Third Stipulated Amendment to Consent Judgment is attached hereto as a Exhibit A and Exhibit B.
9. The parties re-affirm here that this Third Stipulated Amendment to Consent Judgment shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns and that this Third Stipulated Amendment to Consent Judgment shall run with the Land.
10. This Court shall retain jurisdiction with respect to all matters relating to this case, including but not limited to, jurisdiction to resolve all disputes and make such other orders ad determinations as are necessary to effectuate the intent of this Third Stipulated Amendment to Consent Judgment.
11. Subject to the continuing jurisdiction of the Court to ensure compliance with this Third Stipulated Amendment to Consent Judgment, this Judgment resolves the last pending claim and closes the case.

_____

CIRCUIT COURT JUDGE

Stipulated to by the Parties:

ADAM RANDALL (P73758)
Attorney for Plaintiff

THOMAS R. SCHULTZ (P 42111)
Attorney for Defendant

SITE PLAN

GATEWAY TOWNHOMES OF NOVI

A PART OF THE NORTHEAST 1/4 OF SECTION 23, TOWN 1 NORTH, RANGE 8 EAST,

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LEGAL DESCRIPTION (PARCEL ID NO. 50-22-23-226-044):
A PART OF THE NORTHEAST 1/4 OF SECTION 23, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SAID SECTION 23, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD, S.00°22'43"W., 1427.73 FEET; THENCE N.70°37'48"W., 63.45 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF MEADOWBROOK ROAD, (VARIABLE WIDTH) S.00°22'43"W., 190.39 FEET; THENCE N.70°45'43"W., 249.15 FEET; THENCE S.19°14'17"W., 103.52 FEET; THENCE N.70°42'40"W., 175.42 FEET; THENCE 58.37 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, RADIUS OF 150.00 FEET, CENTRAL ANGLE OF 22°17'45", AND A CHORD BEARING N.59°33'47"W., 58.00 FEET; THENCE 95.87 FEET ALONG AN ARC OF A CURVE TO THE LEFT, RADIUS OF 126.00 FEET, CENTRAL ANGLE OF 43°35'47", AND A CHORD BEARING N.70°12'48"W., 93.58 FEET; THENCE 55.98 FEET ALONG AN ARC OF A CURVE TO THE RIGHT, RADIUS OF 150.00 FEET, CENTRAL ANGLE OF 21°22'58", AND A CHORD BEARING N.81°19'12"W., 55.66 FEET; THENCE N.70°37'42"W., 46.98 FEET; THENCE N. 19°22'12" E., 282.87 FEET; THENCE N. 70°37'48" W., 614.53 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 3.64 ACRES MORE OR LESS. SUBJECT TO ROAD RIGHT OF WAY, AND ALL EASEMENTS OF RECORDS.

SITE DATA
SITE ZONED NCC (NON-CENTER COMMERCIAL DISTRICT)
SITE AREA = 159,517 SF (NET)
UNIT SIZE 20' X 47' = 940 SF
NO OF BUILDINGS = 7
TOTAL NUMBER OF UNITS = 43
TOTAL BUILDINGS AREA = 40,420 SF
COVERAGE = (25.3% OF NET)

NOTE TRASH COLLECTION:

TRASH ARE INDIVIDUAL COLLECTION.

NOTE:

A Right-Of-Way Permit from the City of Novi for any work within the rights-of-way of both Meadowbrook Road and Grand River Avenue.

A permit from the Road Commission for Oakland County for any work within the Grand River right-of-way.

All pavement marking and traffic control signs must be in compliance with the 'Michigan Manual of Uniform Traffic Control Devices."

THE FOLLOWING STIPULATIONS ARE AN INTEGRAL PART OF THE CONTRACT

WHERE DATA RESPECTING EXISTING CONDITIONS IS PROVIDE OR MENTIONED IN THE CONTRACT, DOCUMENTS AND PLANS SUCH IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR, AND ARE NOT A GUARANTEE OF CONDITIONS.
THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE SUFFICIENCY OF SUCH DATA; AND SHALL HIMSELF MAKE ALL INVESTIGATIONS NECESSARY SO THAT HIS BOND SHALL BE BASED SOLELY UPON HIS KNOWLEDGE AND ESTIMATION OF CONDITIONS TO BE MET.

THE CONTRACTOR SHALL MAKE ALL INVESTIGATIONS NECESSARY TO INFORM HIMSELF THOROUGHLY REGARDING THE AVAILABILITY OF ALL FACILITIES WHICH WILL BE REQUIRED IN PERFORMANCE OF THE WORK, INCLUDING FACILITIES FOR THE DELIVERY OF MATERIALS AND EQUIPMENT.

NO PLEA OF IGNORANCE OF EXISTING CONDITIONS, OR OF FAILURE TO ANTICIPATE DEVELOPMENTS WHICH MAY OCCUR BECAUSE OF EXISTING CONDITIONS, OR OF IGNORANCE OF CONDITIONS OF DIFFICULTIES THAT MAY BE ENCOUNTERED IN THE PROSECUTION OF THE WORK DUE TO EXISTING CONDITIONS OR TO REQUIREMENTS OF THE CONTRACT DOCUMENTS, SHALL RELIEVE THE CONTRACTOR OF THE OBLIGATION TO FULFILL IN EVERY DETAIL ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS NOR SHALL THEY CONSTITUTE A BASIS FOR ANY CLAIMS WHATSOEVER FOR EXTRA COMPENSATION OR EXTENSION OF TIME.

All drawings, specifications and other related documents are the copyright property of the CONSULTANT and shall be returned upon request.

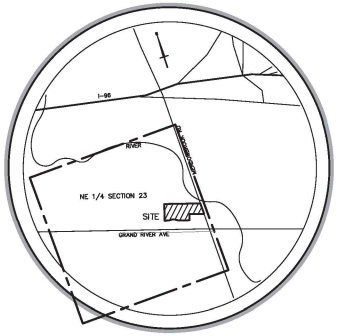
Reproduction of drawings and related documents, in whole or in part, is forbidden without the written permission of the CONSULTANT.

The contractor shall check and verify all pertinent dimensions and report any discrepancies to the CONSULTANT

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

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

NOTE: ALL WATERMAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACK-FILLING TO BE INCIDENTAL TO CONTRACT.



LOCATION MAP
SCALE: 1"=1000'

SITE BENCHMARK

SITE BENCHMARK #1:
ARROW ON HYDRANT, LOCATED 136 FEET +/- SOUTHEAST OF THE NORTHEAST PROPERTY CORNER,
ELEV. 888.11 (U.S.G.S. DATUM).

SITE BENCHMARK #2:
R.R. SPIKE IN LIGHT POLE, LOCATED AT THE NE CORNER OF MEADOWBROOK ROAD AND GRAND RIVER AVE.
ELEV. 883.92 (U.S.G.S. DATUM)

CITY OF NOVI BENCHMARKS

DESCRIPTION	ELEVATION
North Rim Monumentation Box of Centerline of Meadowbrook & 100' North of Cherry Hill	881.21
700'+/- West of Meadowbrook Road & 60'+/- South of Grand River R.R. Spike in North Face Power Pole	899.45
"x" on North Rim G.V.&W. at Northeast Corner of Novi Road & Main Street	915.80

NOTE:
COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS, AND ILLUSTRATED ON THE PROFILES.

NOTE:
THE FOLLOWING REQUIRED APPROVAL AND/OR PERMITS. CITY OF NOVI, SOIL EROSION & SEDIMENTATION, FIRE DEPARTMENT, ALL REQUIRE APPROVAL AND/OR PERMITS PRIOR TO COMMENCING CONSTRUCTION.

NOTE:
ON SITE STORM SEWER, SANITARY SEWER, AND WATER MAIN PIPES ARE CONSTRUCTED .
SANITARY LEADS ARE CONSTRUCTED.
SUMP LINES FROM BUILDING WILL BE CONSTRUCTED DURING THIS PHASE.

WATER SERVICES TO BUILDING WILL BE CONSTRUCTED DURING THIS PHASE.

CAUTION!!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CAUTION!!!
PRIOR TO CONSTRUCTION. CONTRACTOR IS TO FIELD VERIFY THAT THERE NO EXISTING UTILITIES UNDER PROPOSED AREA. IF ANY ABANDONED UTILITES ARE FOUND CONTRACTOR IS TO REMOVE AND BACKFILL WITH CL2 MDOT SAND.

SHEET INDEX:

1 COVER SHEET
2 SITE PLAN
3 UTILITY PLAN
4 WATER MAIN PLAN
5 STORM SEWER PLAN
6 GRADING & PAVING PLAN
7 TOPOGRAPHIC SURVEY
8 SOIL EROSION & SEDEMENTATION PLAN
9 NOTES& DETAILS
10 TRAFFIC PLAN
11 STORM WATER MANAGEMENT PLAN (SWMP)
12 PARKING CALC'S

LEGEND

EX. GRADE
OFF SITE EX. WATER MAIN
OFF EX. STORM SEWER
OFF EX. SANITARY SEWER
EX. OVERHEAD
EX. FENCE
EX. GAS
EX. UNDERGROUND
OFF SITE EX. HYDRANT
OFF SITEEX. CATCH BASIN
OFF SITE EX. MANHOLE
EX. SIGN
OFF SITE EX. GATE VALVE
EX. LIGHT POLE
EX. UTILITY POLE
PR. GRADE ×900.00
DRAINAGE ARROW
ON SITE EX. WATER MAIN
ON SITE EX. STORM SWR.
ON SITE EX. SANITARY SWR.
ON SITE EX. HYDRANT
ON SITE EX. GATE VALVE
ON SITE EX. CATCH BASIN
ON SITE EX. STORM MANHOLE
ON SITE EX. R.Y.C.B.
ON SITE EX. SANITARY SWR.
CONCRETE PAV.
TB: THRUST BLOCK

OWNER
GATEWAY VILLAGE OF NOVI, LLC
30403 W. 13 MILE ROAD
FARMINGTON HILLS, MI 48334
TEL # (248) 932 - 93333

DEVELOPER AGENT
TRIANGLE DEVELOPMENT
30403 W. 13 MILE ROAD
FARMINGTON HILLS, MI 48334
TEL # (248) 932 - 93333

REVISIONS	DATE	REMARKS	DATE	REMARKS
	8/20/2018	CITY COMMENTS		
	1/22/2019	CITY COMMENTS		

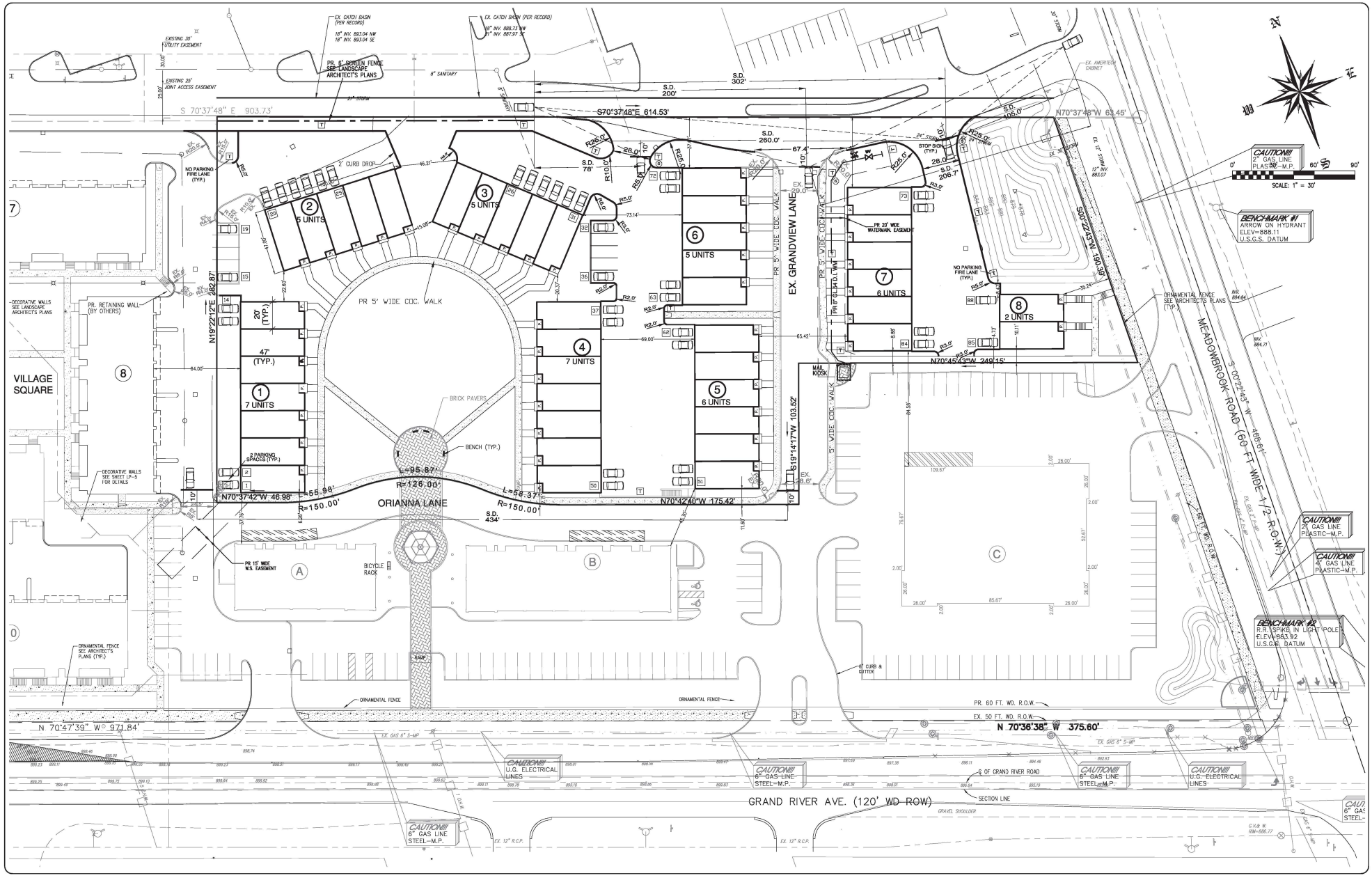
811 Know what's below. Call before you dig.

COVER SHEET

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 1
☐ CONSTRUCTION	SCALE N/A	DATE 4/16/2018	
☐ AS-BUILT	FILE COVER	DRAWN BY FH / CHECKED BY S.S.	



REVISIONS	DATE	REMARKS	DATE	REMARKS
	8/20/2018	CITY COMMENTS		
	1/22/2019	CITY COMMENTS		

811 Know what's below. Call before you dig.

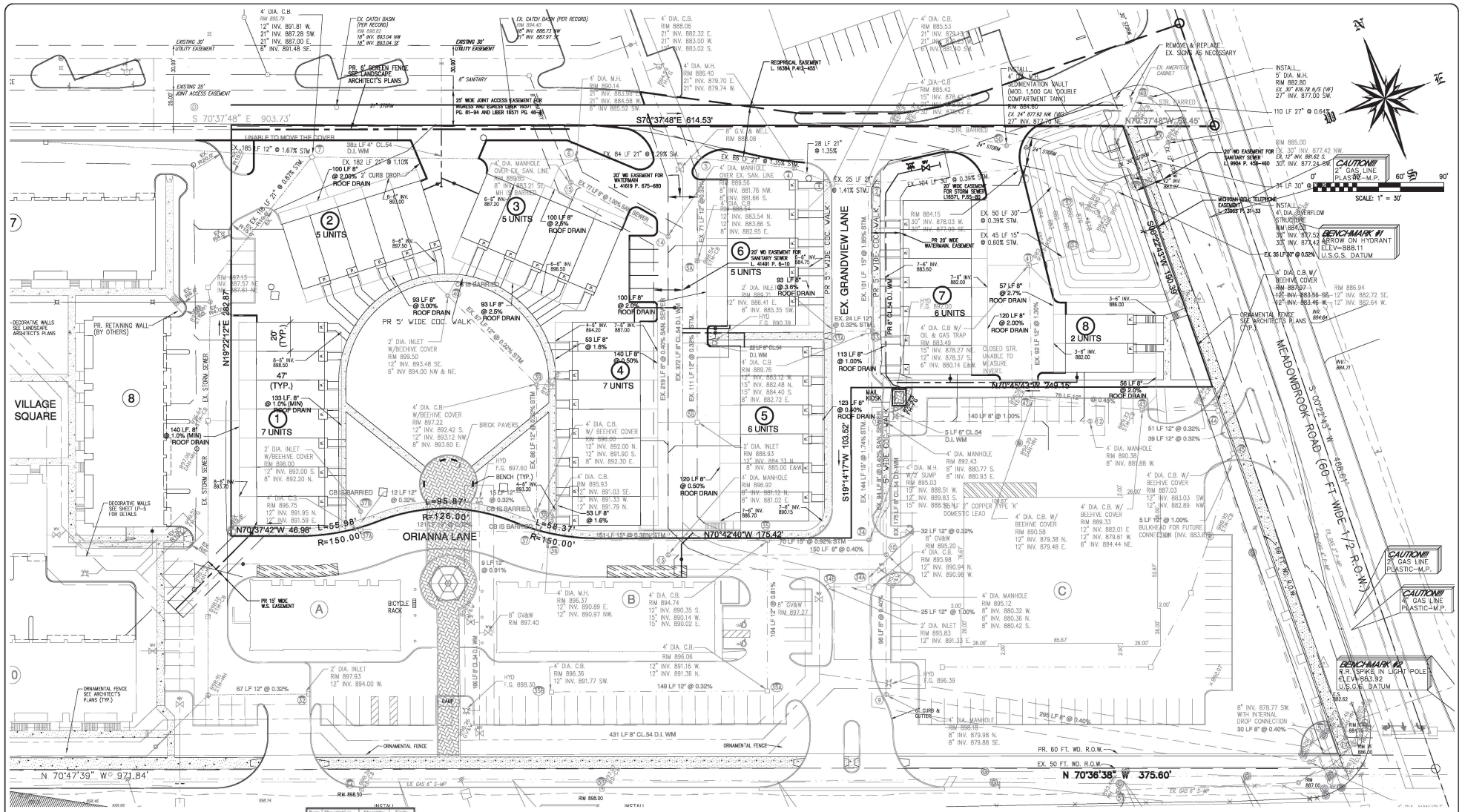
SITE PLAN

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044

A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 2
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018	
☐ AS-BUILT	FILE SP	DRAWN BY FH	CHECKED BY A.S.



Item No.	Description	Quantity	Units
1	FIRE HYDRANT	1	Lump sum
2	GATE VALVE & WELL	1	Lump sum
3	45 DEGREE BENDS	4	Lump sum
4	8" CL.54 D.I. watermain	185	L. FT.
5	2 inch Type "K" w.s.	460	L. FT.

Note:
Water services, roof drains, sidewalk and pavement will be constructed at the time of construction of each building.

NOTE:
COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS, AND ILLUSTRATED ON THE PROFILES.

NOTE:
IF DEWATERING IS ANTICIPATED OR ENCOUNTERD DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.

REVISIONS			
DATE	REMARKS	DATE	REMARKS
8/20/2018	CITY COMMENTS		
1/22/2019	CITY COMMENTS		

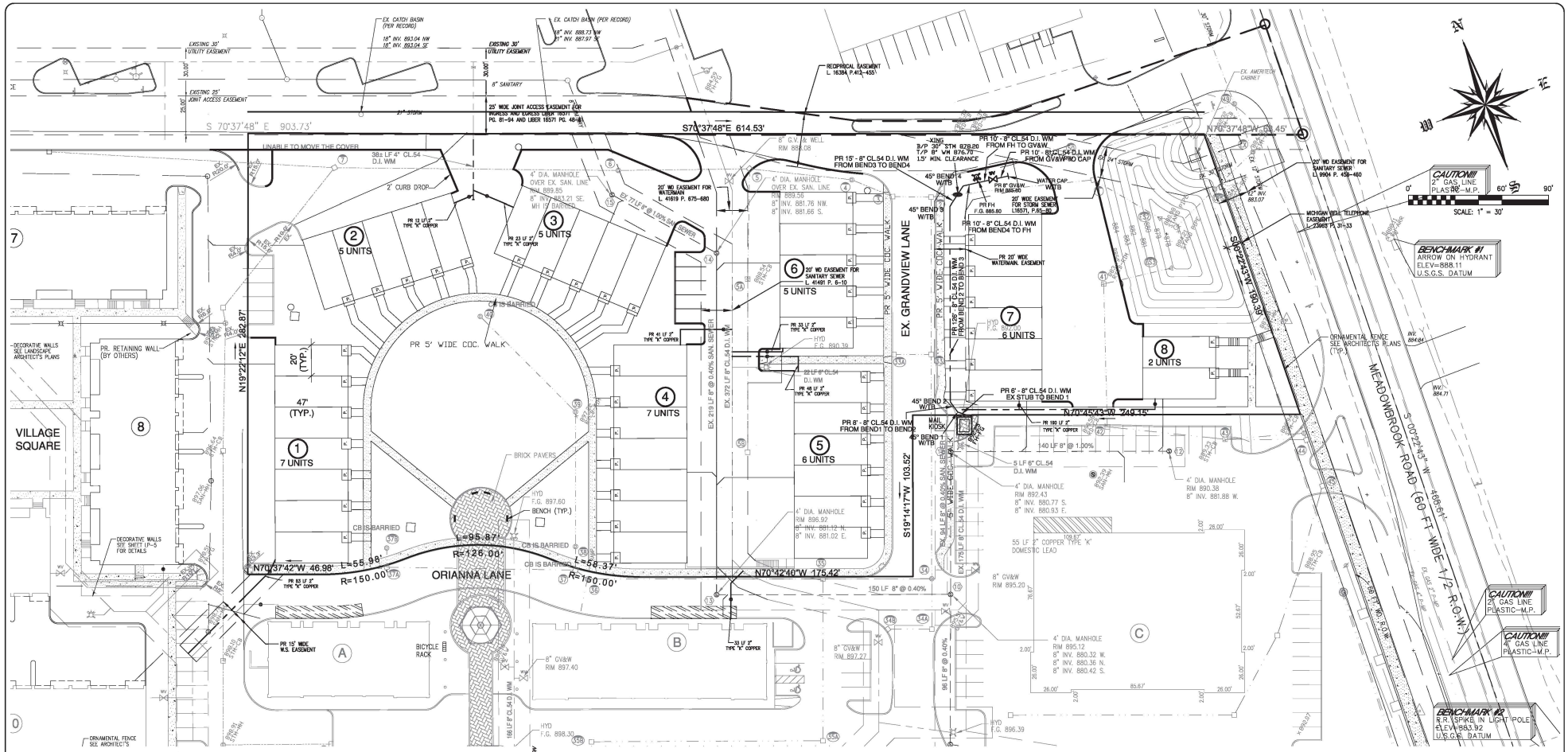
811 Know what's below. Call before you dig.

UTILITY PLAN

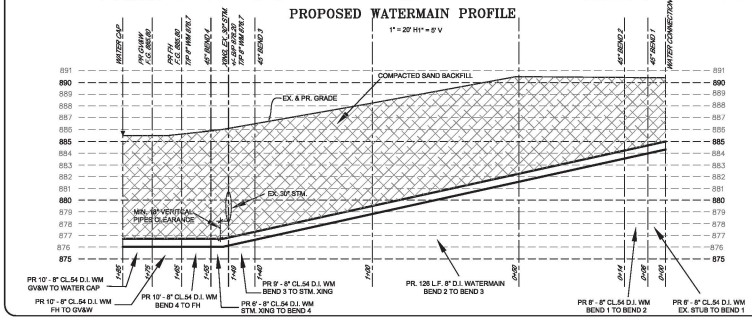
J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRIANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 3
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018	
☐ AS-BUILT	FILE UTILITY	DRAWN BY FH / CHECKED BY A.S.	



PROPOSED WATERMAIN PROFILE



PROPOSED WATER MAIN QUANTITIES

Item No.	Description	Quantity	Units
1	FIRE HYDRANT	1	Lump sum
2	GATE VALVE & WELL	1	Lump sum
3	45 DEGREE BENDS	4	Lump sum
4	8" CL-54 D.I. watermain	185	L. FT.
5	2 inch Type "k" w.s.	460	L. FT.

NOTE: WATER EXTENSION IS TO SERVICE THE PROPOSED FIRE HYDRANT ONLY.
NO DOMESTIC SERVICES WILL BE CONNECTED
TO THE PROPOSED WATER MAIN EXTENSION.

REVISIONS	DATE	REMARKS	DATE	REMARKS
	8/20/2018	CITY COMMENTS		
	1/22/2019	CITY COMMENTS		

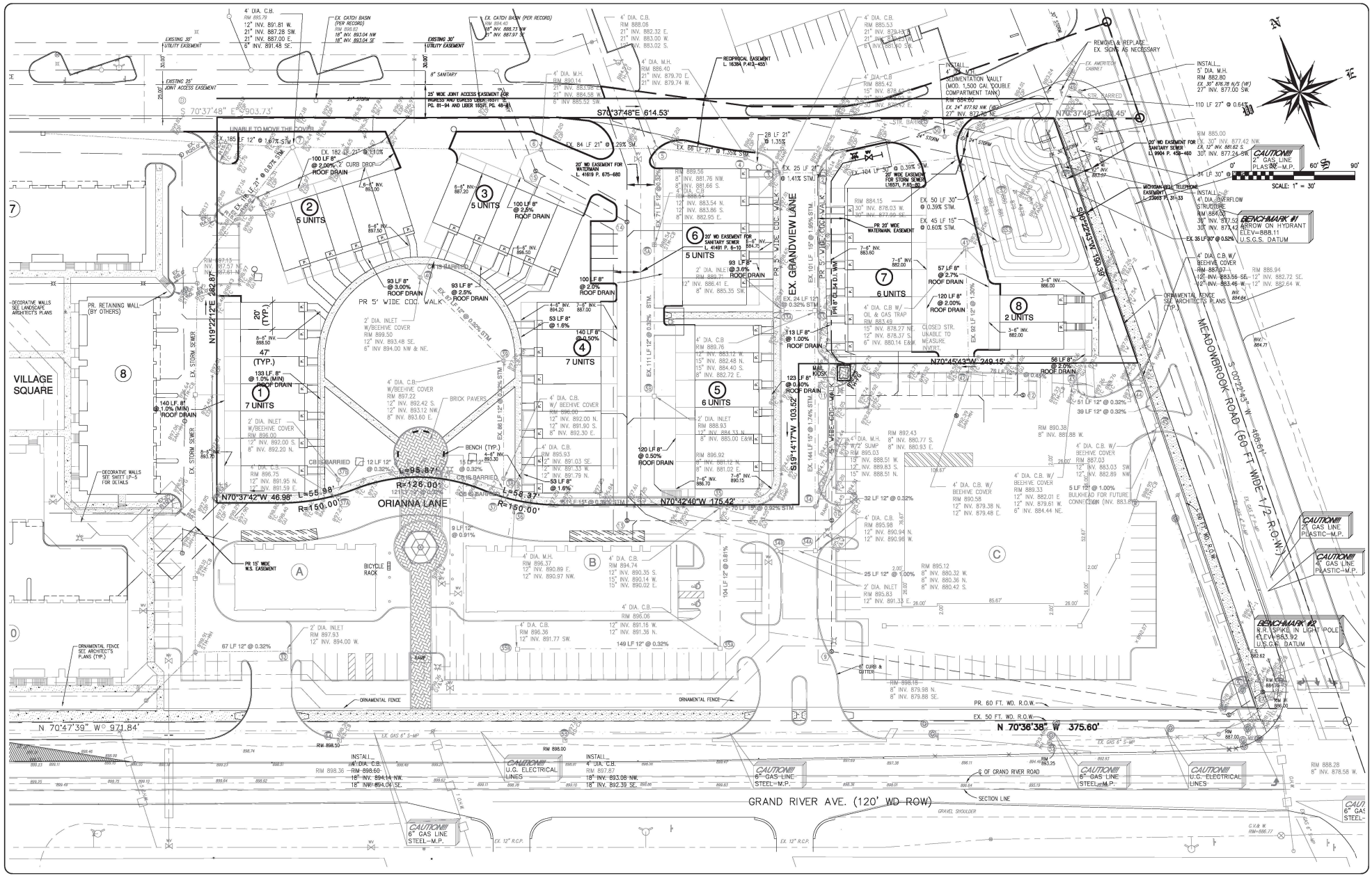
811 Know what's below. Call before you dig.

WATER MAIN PLAN

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRIANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 4
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018	
☐ AS-BUILT	FILE SANITARY	DRAWN BY FH	CHECKED BY A.S.



REVISIONS	DATE	REMARKS	DATE	REMARKS
	8/20/2018	CITY COMMENTS		
	1/22/2019	CITY COMMENTS		

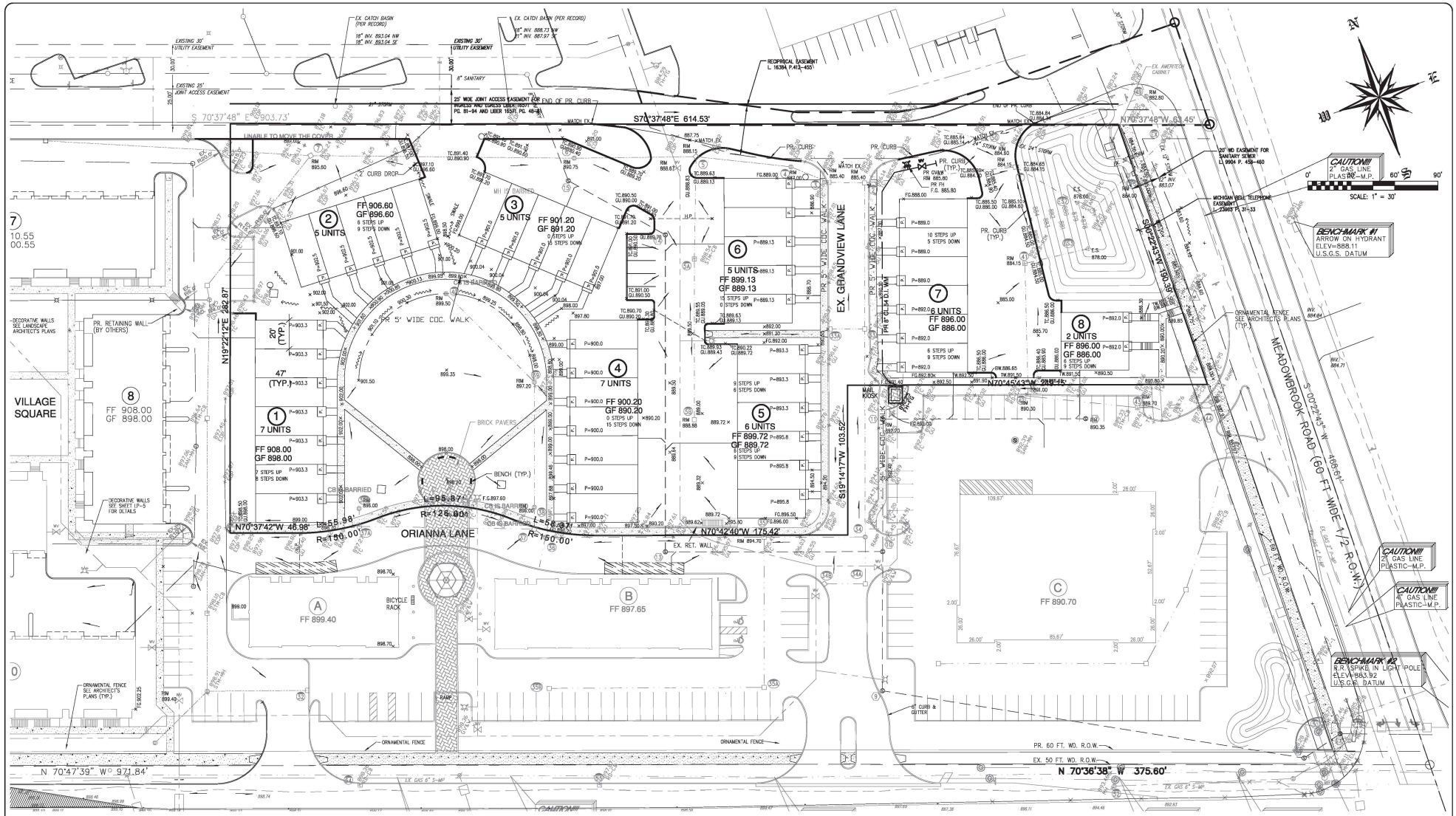
Know what's below. Call before you dig.

STORM SEWER PLAN

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: hanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRIANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 5
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018	
☐ AS-BUILT	FILE STORM	DRAWN BY FH	CHECKED BY A.S.



NOTE:

FOR STANDRD PAVEMENT CROSS SECTIONS, SEE CITY OF NOVI STANDARD PAVING DETAILS (2 SHEETS, REVISED ON 03/05/2018).

NOTE:

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

Item No.	Description	Quantity	Units
1	4" concrete Sidewalk	8,500	SQ. FT.
2	6" Concrete curb	1,015	L. FT.
3	Asphalt pavement	36,740	SQ. FT.

Note:
Water services, roof drains, sidewalk, and pavement will be constructed at the time of construction of each building.

REVISIONS	DATE	REMARKS	DATE	REMARKS
	8/20/2018	CITY COMMENTS		
	1/22/2019	CITY COMMENTS		

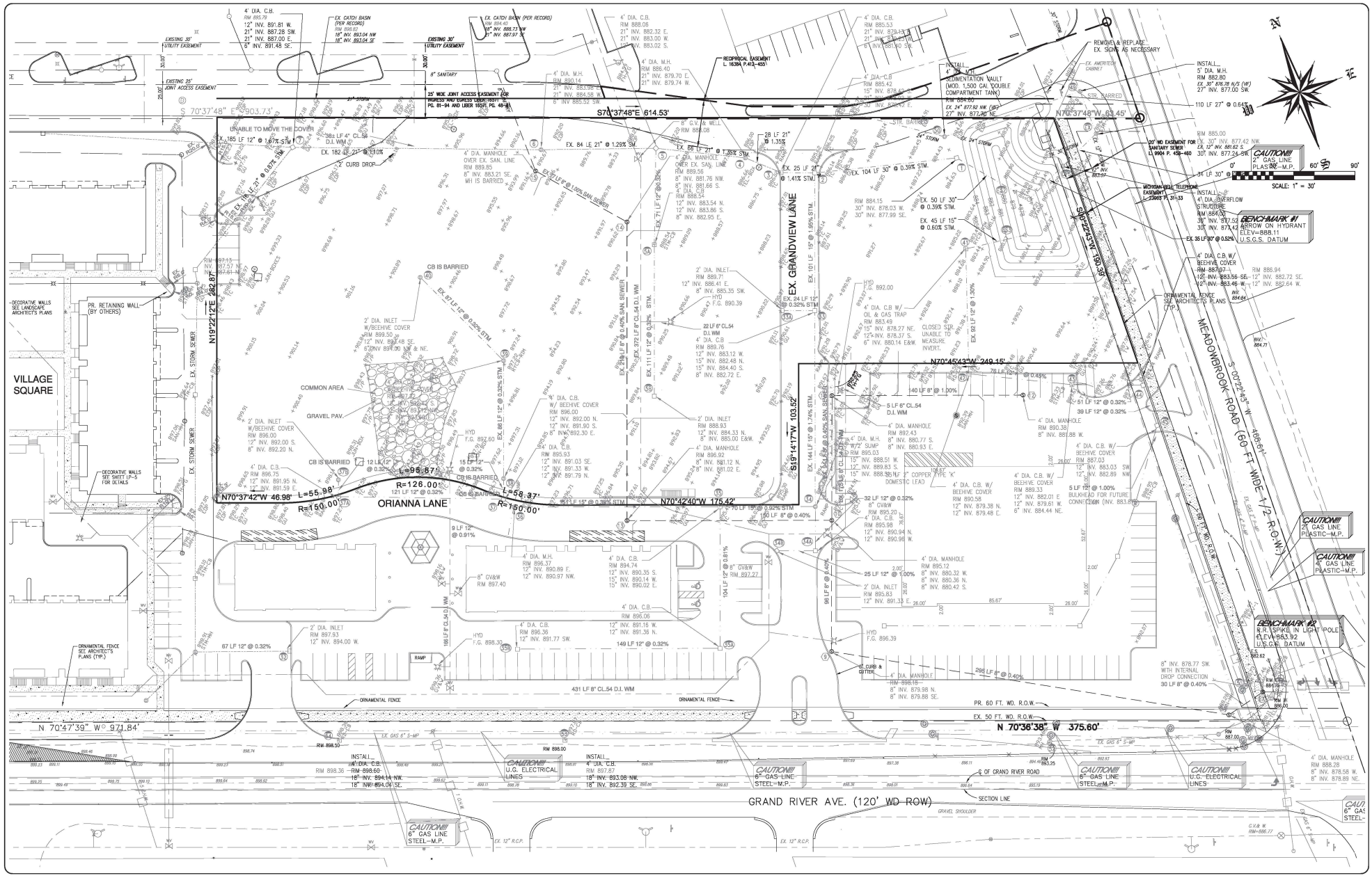
811 Know what's below. Call before you dig.

GRADING & PAVING PLAN

J&A CIVIL ENGINEERING, INC.
18632 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 6
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018	
☐ AS-BUILT	FILE GRADING	DRAWN BY FH / CHECKED BY A.S.	



REVISIONS			
DATE	REMARKS	DATE	REMARKS
8/20/2018	CITY COMMENTS		
1/22/2019	CITY COMMENTS		

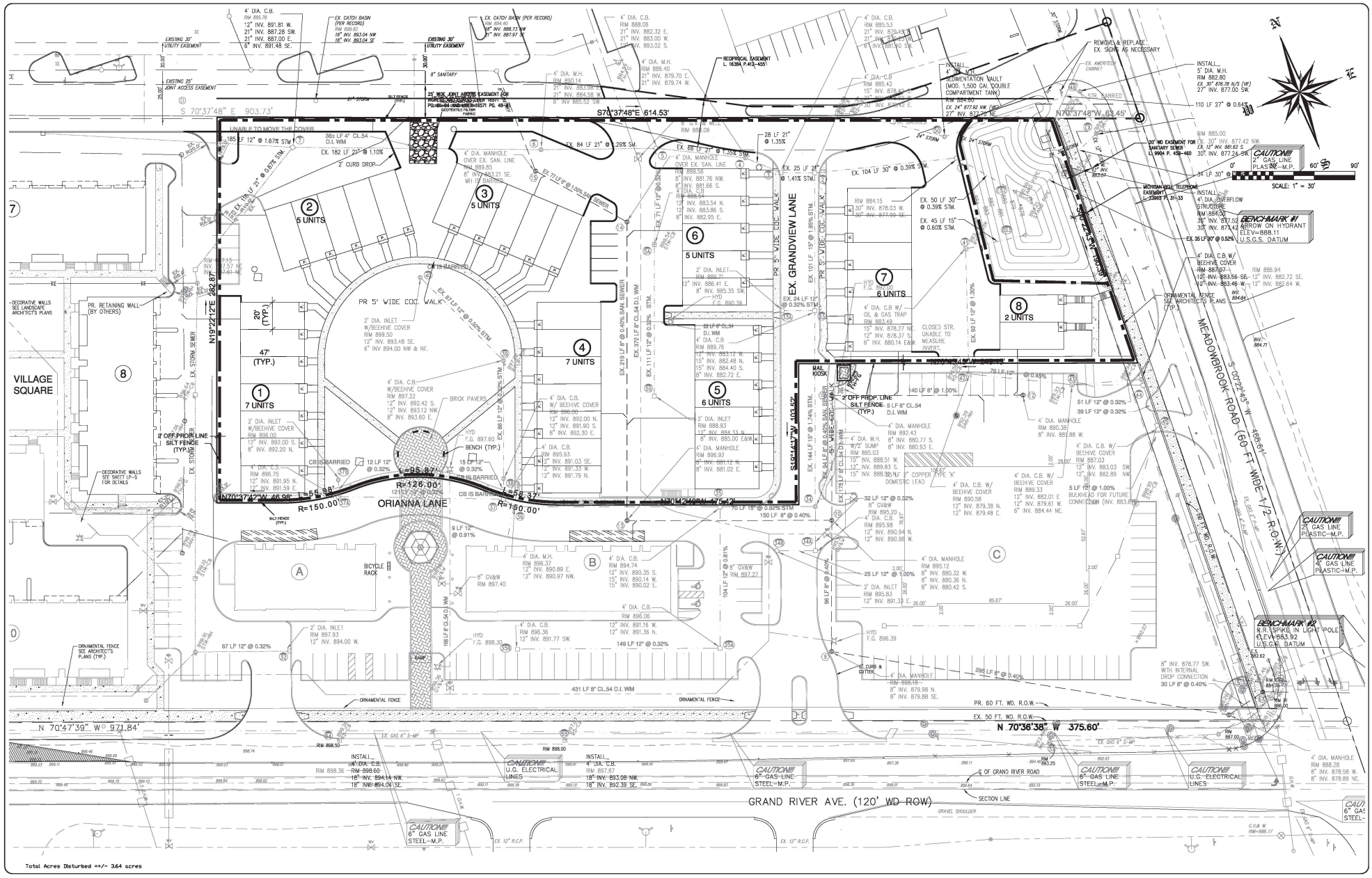
811 Know what's below. Call before you dig.

TOPOGRAPHIC SURVEY

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 7
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018	
☐ AS-BUILT	FILE TOPO	DRAWN BY FH	CHECKED BY A.S.



REVISIONS	DATE	REMARKS	DATE	REMARKS
	8/20/2018	CITY COMMENTS		
	1/22/2019	CITY COMMENTS		

811 Know what's below. Call before you dig.

SOIL EROSION & SEDEMENTATION CONTROL PLAN

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRIANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 8
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018	
☐ AS-BUILT	FILE SOIL	DRAWN BY FH / CHECKED BY A.S.	

NOTE:

PROPER SIGNING IS REQUIRED BEFORE ANY WORK IN THE R.O.W. IS STARTED.

MAINTAIN TWO WAY TRAFFIC AT ALL TIMES.

WATER FROM THE PROPERTY SHALL NOT DRAIN ONTO THE PUBLIC R.O.W.

QUANTITIES:

FROM PREVIOUS ENGINEERING PLANS:
TOTAL BUILDING AREA FOR PROPOSED 8 BUILDING = 44,984 SQ.FT.

NOTES:

A. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.

B. THE MULTI-RESIDENTIAL BUILDINGS SHALL BE NUMBERED. EACH NUMBER SHALL BE A MINIMUM 10 INCHES HIGH, 1 INCH WIDE AND BE POSTED A LEAST 15 FEET ABOVE THE GROUND ON THE BUILDING WHERE RESADILY VISIBLE FROM THE STREET.

C. ALL ON-SITE STREETS ARE TO BE PRIVATE, UNLESS OTHERWISE INDICATED.

D. ALL FUTURE COMMERCIAL TRASH RECEPTACLES ARE TO BE 5' x 6' SMALL HAND ROLLED DUMPSTERS

E. A RIGHT-OF-WAY PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHTS-OF-WAY OF BOTH MEADOWBROOK ROAD AND GRAND RIVER AVENUE.

F. A PERMIT FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK WITHIN THE GRAND RIVER RIGHT-OF-WAY.

G. COMPLIANCE OF ALL PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS WITH THE "MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES."

NOTES:

Street name signs shall be designed per the City of Novi Traffic Control Sign standards.
a) Street name signs are required to have a green field, white letters, and a white border.
b) Text shall consist of capitalized first letter with remaining letters in lowercase font.
c) Street name signs shall have a minimum height of 12 inches and minimum lettering height of eight inches for the Capital letters and six inches for the lowercase letters, if located adjacent to a road with a speed limit of 30 mph or greater; or, have a minimum height of eight inches and minimum lettering height of 4.5 inches, if located at residential street intersections.
d) Street name signs shall have a lettering height of three inches for supplementary lettering to indicate the street type (i.e. drive, avenue, etc.)
e) All street name signs within the City's right of way or located on public streets at the intersection of a public street and a private street shall be mounted on a 3 lb. or greater U-channel post as dictated by the weight of the proposed signs. Street name signs with a nominal height of 12 inches shall be single sided and sandwiched on a 1 1/4" x 1 1/4" 12-gauge perforated galvanized steel insert with the ends of the signs **bolted** together. The steel insert shall have a minimum length of 36 inches and must extend a minimum of 12 inches into the 3 lb. or heavier U-channel post. In previous experiences, the City has discovered that the connection often must be replaced when rivets are used to join the ends of the signs. The bolts to adjoin the signs are not required on street signs placed on private roadways since private roadway signs are not maintained by the City.

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.

· All signs shall be a height of 7 feet from grade to the bottom of the sign when placed in the vicinity of a curbed area.

· Traffic control signs shall use the FHWA Standard Alphabet series.

· Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.

SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND MAINTENANCE NOTES

This project shall be constructed in compliance with part 91 of Act 451 of 1994, as amended, the Soil Erosion and Sedimentation Control Act and the Oakland County Soil Erosion and Sedimentation Control Ordinance.

All erosion and sedimentation control work shall conform to the standards and specifications of the Oakland County Public Works Office.

Erosion and any sedimentation from work on this site shall be contained on the site and not allowed to collect on any off site areas or in waterways. Waterways include both natural and man made open ditches, streams, storm drains, lakes and ponds.

Staging the work will be done by the landowner or landowner's representative as directed in these plans and as required to ensure progressive stabilization of disturbed earth change.

The landowner or landowner's representative shall be responsible for installation and maintenance of soil erosion and sedimentation control devices.

The landowner or landowner's representative shall implement and maintain the soil erosion control measures as shown on the plans before and at all times during construction on this project. Any modifications or additions to soil erosion control measures due to construction or changed conditions shall be complied with as required or directed by the Oakland County Public Works Office.

If any of the SESC measures on the site are deemed inadequate or ineffective, the Oakland County Public Works Office SESC division has the right to require additional SESC measures at the expense of the landowner.

Install a crushed concrete access drive placed on geotextile fabric as indicated on the plan. The access drive must be a minimum of 30'x50'.
A.New layers of crushed concrete will be added as old layers become compacted.

Install silt fence as indicated on the plan and at additional areas as necessary.
A.Silt fence shall be installed per detail.
B.Build up of sediment shall be removed when sediment accumulates to 1/3 to ½ of the height of the silt fence.
C.If silt fence fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly.
D.Silt fence shall in inspected weekly under normal conditions, within 24 hours of rainfall and daily during a prolonged rain event. Required maintenance shall be provided promptly.

Install inlet filter on all pavement catch basins per detail.
A.Inlet filters shall be inspected weekly under normal conditions, within 24 hours of a rainfall and daily during a prolonged rain event.
B.Buildup of sediment and debris shall be removed promptly.
C.If fabric decomposes or becomes ineffective prior to the end of expected usable life and the barrier is still required, the fabric shall be replaced promptly.

Install drain guard on all catch basins per detail, seed or sod the area between the silt fence and the inlet.
A.Drain guards shall be inspected weekly under normal conditions, within 24 hours of rainfall and during a prolonged rain event.
B.Build up of sediment shall be removed when sediment accumulates to 1/3 to ½ of the height of the silt fence
C.If fabric decomposes or become ineffective prior to the end of expected usable life and the barrier is still required, the silt fence shall be replaced promptly.

Inlet sediment traps and all ditch sediment traps shall be inspected daily. The sediment pits shall be cleaned out when half full, or as directed by the Oakland County Public Works Office.

All stockpiled soils shall be maintained in such a way as to prevent erosion from leaving the site. If the stockpile will be on site for more than 30 days, then the stockpile must be seeded. Silt fence must be installed around the perimeter of the stockpile.

Immediately after seeding, mulch all seeded areas with unweathered small grain straw, spread uniformly at the rate of 1 to 2 tons per acre or 100 pounds (2-3 bales) per 1000 square feet. This mulch should be anchored with disc type mulch anchoring tool or other means as approved by the Oakland County Public Works Office. Mulch matting may be used in lieu of loose mulch.

If any dewatering is needed, it shall be discharged through a filter bag over a well-vegetated area. The pump must discharge at a non-erosive velocity. If necessary, an approved energy dissipater may be used.

All dirt tracked onto any roadway shall be removed immediately.

Streets and or parking areas will be screped on a daily basis and swept at a minimum of once per week by the landowner or landowner's representative.

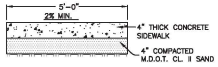
During dry periods, all disturbed areas shall be watered for dust control.

Permanent soil erosion control measures for all slopes, channels, ditches, or any disturbed land area shall be competed within 5 calendar days after final grading or the final earth change has been completed. When it is not possible to permanently stabilize a disturbed area after earth change activity ceases, temporarily soil erosion control measures shall be implemented immediately. All temporary soil erosion control shall be maintained until permanent soil erosion control measures are implemented. All permanent soil erosion control measures will be implemented and established before a certificate of compliance is issued.

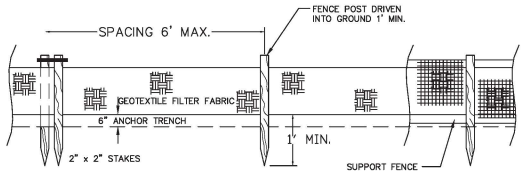
Final grade, establish vegetation and or landscape all disturbed areas not built or paved upon.

Remove all temporary soil erosion devices after permanent stabilization is established.

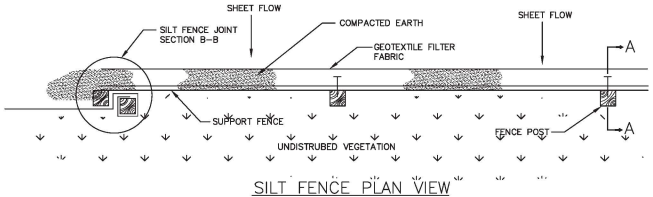
Total Acres Disturbed =+/- 3.64 acres



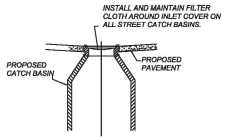
CONCRETE SIDEWALK
NOT TO SCALE



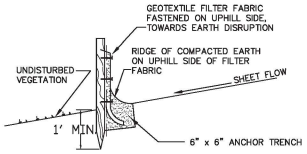
SILT FENCE FRONT VIEW



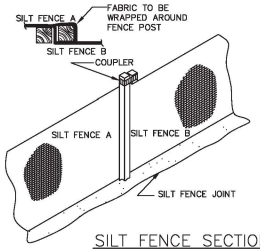
SILT FENCE PLAN VIEW



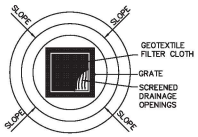
CATCH BASIN & INLET FILTER DETAIL
NOT TO SCALE



SILT FENCE SECTION A-A



SILT FENCE SECTION B-B



INLET FILTER
(N.T.S.)

All drawings, specifications and other related documents are the copyright property of the CONSULTANT and shall be returned upon request.

Reproduction of drawings and related documents, in whole or in part, is forbidden without the written permission of the CONSULTANT.

The contractor shall check and verify all pertinent dimensions and report any discrepancies to the CONSULTANT

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACK-FILLING TO BE INCIDENTAL TO CONTRACT.

REVISIONS

DATE	REMARKS	DATE	REMARKS
8/20/2018	CITY COMMENTS		
1/22/2019	CITY COMMENTS		

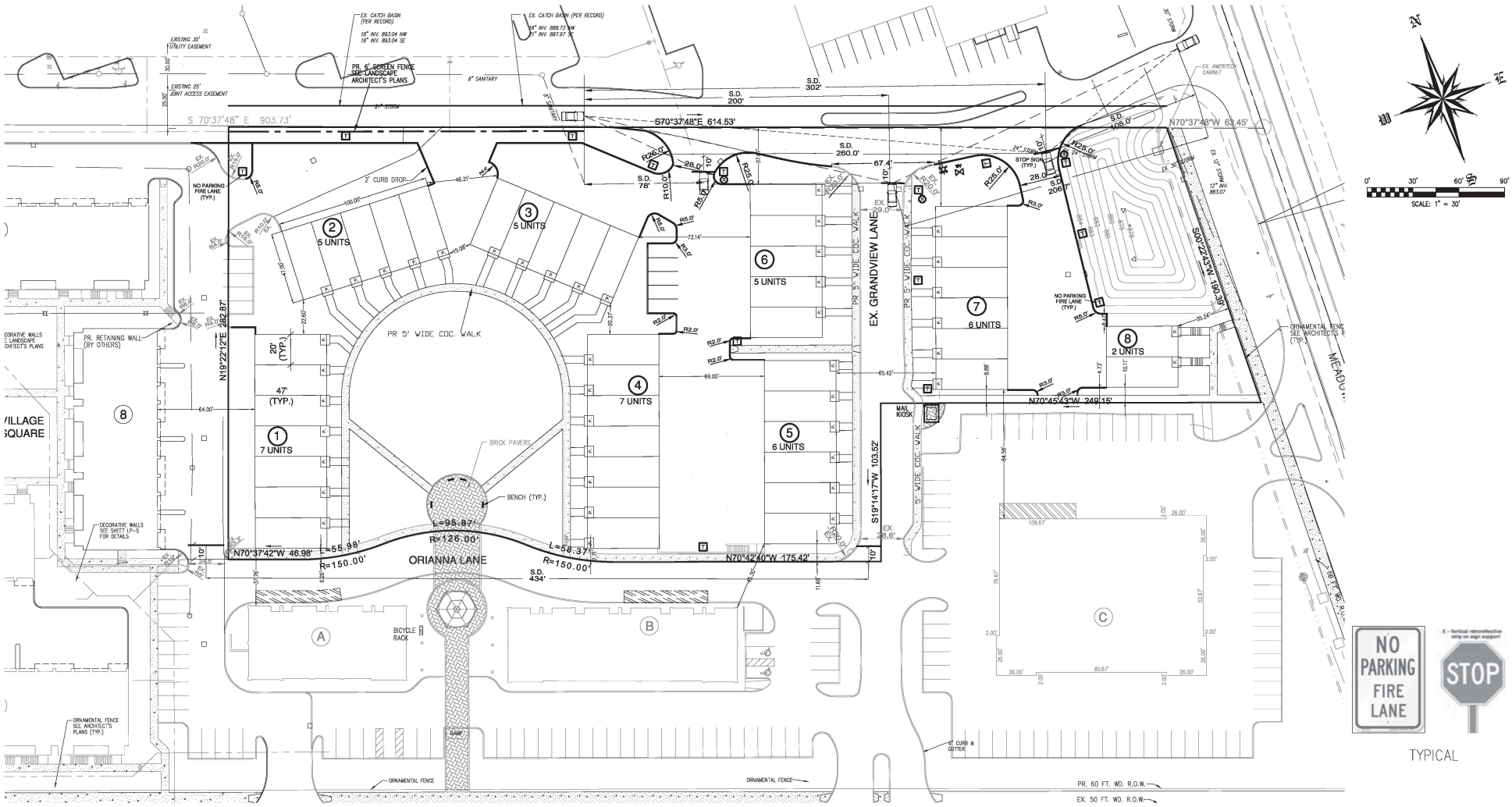
811 Know what's below. Call before you dig.

NOTES & DETAILS

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 9
☐ CONSTRUCTION	SCALE N/A	DATE 4/16/2018	
☐ AS-BUILT	FILE NOTES	DRAWN BY FH	CHECKED BY B.S.



TYPICAL

TRAFFIC CONTROL SIGN TABLE:

SIGN TYPE	SZIE	COLORS	QUANTITY
NO PARKING FIRE LANE (R7-1 MODIFIED)	12" X 18"	LETETRS: RED BACKGROUND: WHITE	14
STOP SIGN		LETETRS: WHITE BACKGROUND: RED	3

NOTE:
ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES "MMUTCD" STANDARDS.

REVISIONS				
DATE	REMARKS	DATE	REMARKS
8/20/2018	CITY COMMENTS		
1/22/2019	CITY COMMENTS		

811 Know what's below. Call before you dig.

TRAFFIC PLAN

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109		SHEET NO. 10
☐ CONSTRUCTION	SCALE 1"=30'	DATE 4/16/2018		
☐ AS-BUILT	FILE SP	DRAWN BY FH	CHECKED BY A.S.	

SITE RUNOFF COEFFICIENT (FROM SHEET C-21 OF THE PREVIOUS DEVELOPEMT PLANS)

$\sum \frac{\text{Acreage of Surface Type}}{\text{Contributing Acreage (A)}} \times \text{Pr. Runoff Coefficent for Surface Type} = \text{Pr. Site Runoff Coefficient (C)}$

GRASS AREA: (4.57 ACRES / 14.14 ACRES) X 0.20 = 0.07

HARD SURFACE AREA: (9.57 ACRES / 14.14 ACRES) X 0.80 = 0.54

$\sum$ Proposed Site Runoff Coefficient (C) = 0.61

SEDIMENTATION POND CALCULATIONS(PREVIOUSLY)

SEDIMENTATION POND CALCULATIONS

$$Q_o = \frac{Q_{all}}{(A)(C)} = \frac{(0.20)(14.14)}{(14.14)(0.61)} = 0.328 \text{ ft}^3/\text{Acre Imp.}$$

$$t = -25 + \sqrt{\frac{2{,}700}{Q_o}} = -25 + \sqrt{\frac{2{,}700}{0.328}} = 65.73 \text{ Min}$$

$$V_s = \frac{4{,}320\ t}{(t + 25)} - 40\,Q_o\,t = \frac{(4{,}320)(65.73)}{(65.73 + 25)} - (40)(0.328)(65.73) = 2267.3 \text{ ft}^3/\text{Ac}$$

VOLUME REQUIRED

$$V_t = (V_s)(A)(C) = (2267.28)(14.14)(0.61) = 19{,}556 \text{ ft}^3$$

SEDEMENT POND VOLUME

CONTOUR	AREA (SQ. FT.)	VOLUME (CU. FT.)
885	FREEBOARD	
884	7910	6945
883	5982	5176
882	4369	3676
881	2983	2403
880	1824	1364
879	904	616
878	328	
		20,181 SUPPLIED

TOTAL = 20,181 CU. FT. (SUPPLIED) > 19,556 CU. FT. (REQUIRED)

CHANGE IN HARD SURFACE AREA:

FROM PREVIOUS ENGINEERING PLANS:
TOTAL BUILDING AREA FOR PROPOSED 8 BUILDING = 44,984 SQ.FT.

FOR NEW PROPOSED SITE:
TOTAL BUILDING AREA FOR PROPOSED 8 BUILDING = 40,420 SQ.FT.

TOTAL REDUCTION IN HARD SURFACE AREA FOR NEW PROPOSED 8 BUILDING = 4,564 SQ.FT.

THEREFORE NO EXTRA DETENTION IS REQUIRED.

All drawings, specifications and other related documents are the copyright property of the CONSULTANT and shall be returned upon request.

Reproduction of drawings and related documents, in whole or in part, is forbidden without the written permission of the CONSULTANT.

The contractor shall check and verify all pertinent dimensions and report any discrepancies to the CONSULTANT

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR). ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACK-FILLING TO BE INCIDENTAL TO CONTRACT.

REVISIONS

DATE	REMARKS	DATE	REMARKS
8/20/2018	CITY COMMENTS		
1/22/2019	CITY COMMENTS		

811 Know what's below. Call before you dig.

STORM WATER MANAGEMENT PLAN (SWMP)

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 11
☐ CONSTRUCTION	SCALE N/A	DATE 4/16/2018	
☐ AS-BUILT	FILE NOTES	DRAWN BY FH / CHECKED BY B.S.	

Parking Calculations for:

Gateway Village of Novi AND Gateway Townhomes of Novi

Original 112 Units Built in "Phase 1" (Buidlings #1 through #10)

Type of Unit Built	# of Units	%	# of Parking Spaces REQUIRED	
1 bedroom	6	5.36%	@ 2.00 each =	12
2 bedroom	84	75.00%	@ 2.00 each =	168
3 bedroom	22	19.64%	@ 2.50 each =	55
Total # of Units =	112		**# of required parking spaces =**	**235**

Parking Spaces Provided

Garage Spaces =	170		
54 units w/ 1 car garages			
58 units w/ 2 car garages			
Driveway Spaces =	102		
102 units w/ 1 driveway space			
(None in Bldg 3- 10 units)			
Off-Street Parking (perpendicular)	5		
On-Street Parking (parallel)	33		
Provided in first 10 bldgs =	**310**	Required in first 10 bldgs =	**235**

Balance of Parking Spaces for Gateway Townhomes of Novi (8 bldgs - 43 units):

# of Parking Spaces REQUIRED

3 Bedroom Units	43	@ 2.50 each =	108
(Worst case scneario if all 3 bedrooms)			

Parking Spaces Provided

Garage Spaces =	86		
43 units w/ 2 car garages			
Driveway Spaces	78		
39 units w/ 2 driveway spaces			
(None for 2 units each in Bldg 2 & 3)			
Off-Street Parking (perpendicular)	10		
On-Streeet Parking (Grandview Lane)	11		
Orianna Lane - Not Counted	0		
Provided for Townhomes =	**185**	Required for Townhomes =	**108**

ENTIRE PROJECT	Parking PROVIDED	Parking REQUIRED
Original Bldgs 1-10	310	235
Gateway Townhomes (8 bldgs)	185	108
TOTAL FOR BOTH :	**495** provided	**343** required

REVISIONS			
DATE	REMARKS	DATE	REMARKS
8/20/2018	CITY COMMENTS		
1/22/2019	CITY COMMENTS		

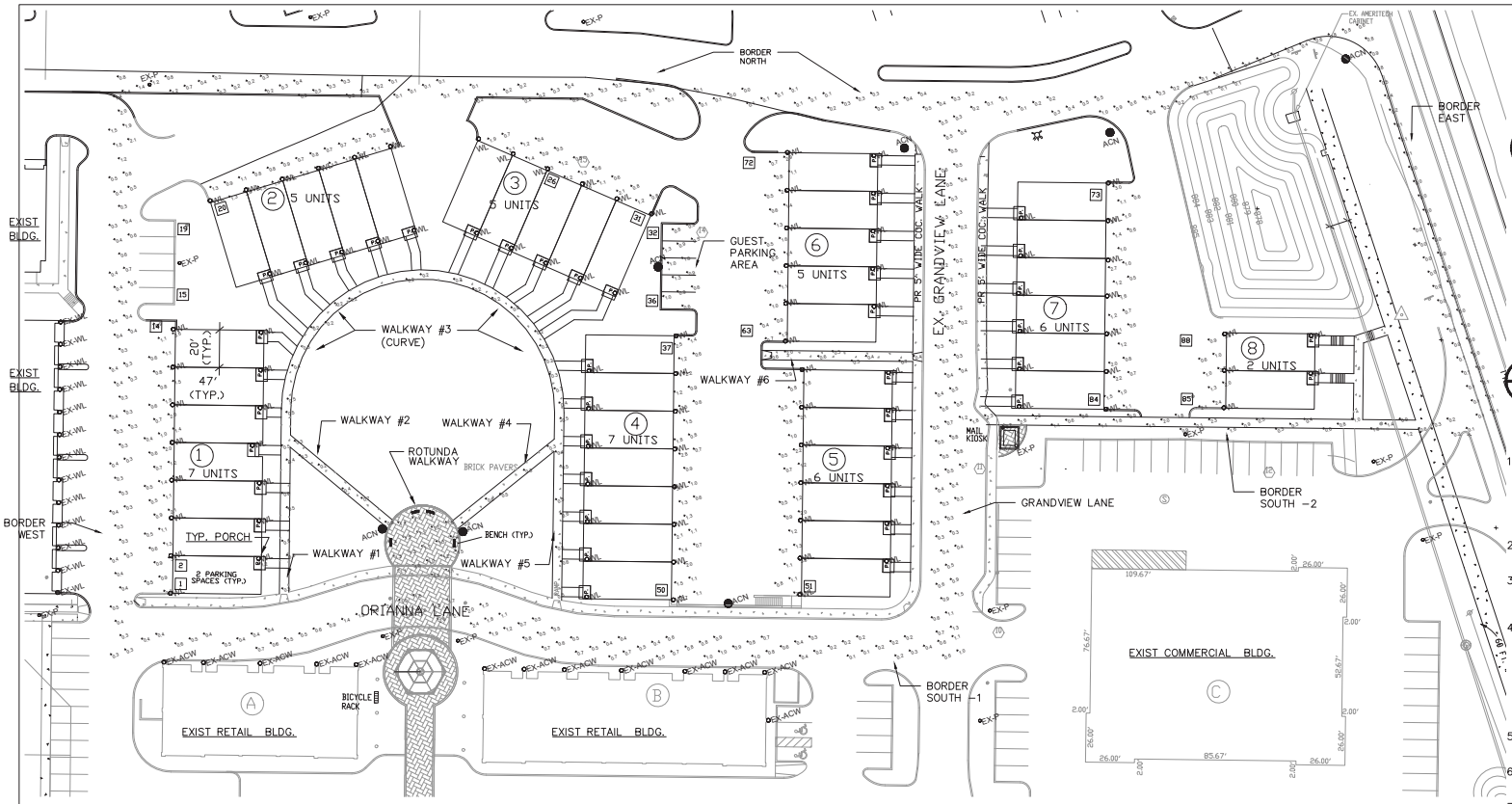
811 Know what's below. Call before you dig.

PARKING CALC'S

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DR.
MACOMB TWP., MICHIGAN 48042
PHONE (586) 764-2414
email address: fhanna1994@gmail.com

PARCEL ID #: 50-22-23-226-044
A PART OF THE NORTHEAST 1/4 OF SECTION 23,
TOWN 1 NORTH, RANGE 8 EAST,
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

■ PRELIMINARY	CLIENT: GATEWAY VILLAGE OF NOVI. / TRANGLE DEV.	PROJECT NO. 18-109	SHEET NO. 12
☐ CONSTRUCTION	SCALE N/A	DATE 4/16/2018	
☐ AS-BUILT	FILE NOTES	DRAWN BY FH / CHECKED BY B.S.	



1 / 100PH PHOTOMETRIC SITE PLAN
SCALE: 1"=32'

2 / 100PH LIGHT FIXTURE TYPE WL
SCALE: NTS

1. GARAGE LIGHT FIXTURE FOR PARKING AREA AND FOR FRONT PORCH ENTRY.

3 / 100PH LIGHT FIXTURE TYPE OP
SCALE: NTS

1. POLE HEIGHT – 12' TO TOP OF FIXTURE.

NOTES

1. LIGHTING DESIGN PLANS COMPLIES WITH IESNA RP-8 LIGHTING REQUIREMENTS FOR THE FOLLOWING:
   - ROAD SURFACE – CONCRETE (TYPE R1)
   - ROAD CLASS – LOCAL STREET
   - PEDESTRIANS – LOW PEDESTRIAN CONFLICT.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE.
3. SEE LUMINARIES SCHEDULE FOR MOUNTING HEIGHTS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE UP.
4. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LAB DATA TAKEN UNDER CONTROLLED CONDITIONS. IN ACCORDANCE WITH IES APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINARIES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, AND OTHER VARIABLE FIELD CONDITIONS.
5. EXISTING METAL HALIDE POLES FIXTURES (EX) FIXTURES IN PHOTOMETRICS.
6. SEE SHEET E.101PH FOR PHOTOMETRIC LIGHT CALCULATIONS FOR A TYPICAL PORCH AREA.
7. SEE SHEET E.101PH FOR POLE DETAILS.

CITY OF NOVI LIGHTING REQUIREMENTS

AREA	*MINIMUM ILLUMINATION LEVEL (FOOT CANDLES)	Maximum Average to Minimum Illuminace Ratio
PARKING AREAS	0.2	4:1
PORCH - BUILDING ENTRANCE	1.0	4:1

** The minimum light measured in foot-candles at the point of least illumination.*

PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BLDG #1 PARKING AREAS	+	1.3 fc	3.6 fc	0.4 fc	9.0:1	3.3:1
BLDG #2 PARKING AREA	+	1.5 fc	3.6 fc	0.5 fc	7.2:1	3.0:1
BLDG #3 PARKING AREA	+	1.3 fc	3.6 fc	0.4 fc	9.0:1	3.3:1
BLDG #4 PARKING AREA	+	1.5 fc	3.7 fc	0.6 fc	6.2:1	2.5:1
BLDG #5 PARKING AREA	+	1.3 fc	3.8 fc	0.5 fc	7.6:1	2.6:1
BLDG #6 PARKING AREA	+	1.2 fc	3.2 fc	0.4 fc	8.0:1	3.0:1
BLDG #7 PARKING AREA	+	1.4 fc	3.6 fc	0.5 fc	7.2:1	2.8:1
BLDG #8 PARKING AREA	+	1.8 fc	3.5 fc	0.6 fc	5.8:1	3.0:1
BORDER - EAST (ROADWAY)	+	0.1 fc	0.9 fc	0.0 fc	N/A	N/A
BORDER - SOUTH #1	+	0.8 fc	2.5 fc	0.1 fc	25.0:1	8.0:1
BORDER -NORTH (ROADWAY)	+	0.3 fc	1.4 fc	0.0 fc	N/A	N/A
BORDER -SOUTH #2	+	1.1 fc	2.6 fc	0.1 fc	26.0:1	11.0:1
BORDER -WEST	+	0.6 fc	2.1 fc	0.3 fc	7.0:1	2.0:1
GRANDVIEW LANE	+	0.5 fc	1.5 fc	0.2 fc	7.5:1	2.5:1
GUEST PARKING AREA	+	0.9 fc	1.3 fc	0.5 fc	2.6:1	1.8:1
ROTUNDA WALKWAY	+	1.2 fc	1.5 fc	1.0 fc	1.5:1	1.2:1
TYPICAL PORCH AREA	+	1.2 fc	1.2 fc	1.2 fc	1.0:1	1.0:1
WALKWAY PATH #1	+	0.5 fc	0.6 fc	0.3 fc	2.0:1	1.7:1
WALKWAY PATH #2	+	0.5 fc	0.9 fc	0.2 fc	4.5:1	2.5:1
WALKWAY PATH #3	+	0.3 fc	0.5 fc	0.2 fc	2.5:1	1.5:1
WALKWAY PATH #4	+	0.5 fc	0.9 fc	0.3 fc	3.0:1	1.7:1
WALKWAY PATH #5	+	0.5 fc	0.6 fc	0.4 fc	1.5:1	1.3:1
WALKWAY PATH # 6	+	0.7 fc	2.0 fc	0.3 fc	6.7:1	2.3:1

LIGHTING SCHEDULE

LABEL	FIXTURE DESCRIPTION	QTY	MANUFACTURER	MODEL / CATALOG NO.	LAMP	LUMENS PER LAMP	LLF	WATTS	IES FILE NAME	REMARKS
WL	WALL MOUNTED LANTERN LIGHT FIXTURE	94	KICHLER	9653BK - MADISON COLLECTION	LED A19	1179	1	12	A19-75W-P10-X0k-E26-U1_PL13057-	*INCANDESCENT FIXTURE TO UTILIZE LED EQUIVALENT BULB*
A.C.N.	12 FT "ACORN" LED LAMP POST	7	ARCHITECTURAL AREA LIGHTING	FGL-Y5-36LED-4K-600	LED ARRAY	4153	1	73	FGL-RB-Y5-36LED-4K-600.IES	*ARCHITECTURAL "ACORN" LIGHT FIXTURE. OWNER TO SELECT LEAF TYPE OR RIBBED TYPE TOP*
EX-P	EXISTING "ACORN" LAMP POSTS	12	AAL	TYPICAL METAL HALIDE	150MH	16000	1	189	xxx	*9 EXISTING POLES SHOWN ON THIS DRAWING.*
EX-WL	EXISTING WALL LANTERN	13	UNKNOWN	TYPICAL INCANDESCENT	A19 75 W	1179	1	75	TYPICAL	*EXISTING FIXTURE*
EX-ACW	EXISTING ACORN WALL LAMPS	13	UKNOWN	TYPICAL	METAL HALIDE	1179	1	75	TYPICAL	*EXISTING FIXTURE*

AREA CITED FOR NEW WORK

MAP

MEP Engineers LLC
Mechanical | Electrical | Plumbing | Energy
380 North Main Street
Clawson, MI 48017
Tel: (248) 488-9822 Fax: (248) 488-9811
Web: www.mepmi.com Email: mep@mepmi.com

STEVE F. BETTI ENGINEER NO. 34833 STATE OF MICHIGAN LICENSED PROFESSIONAL ENGINEER

NOVI, MICHIGAN
GATEWAY TOWNHOMES

PHOTOMETRICS SITE PLAN

DATE	ISSUE DESCRIPTION
01-17-2019	PERMITS

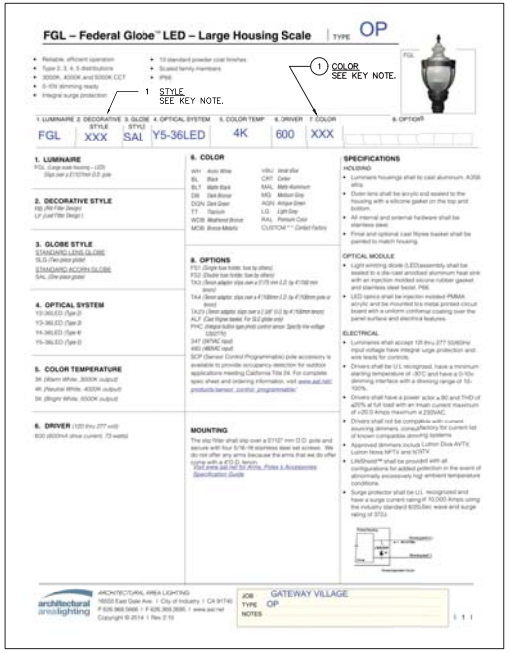
PROJECT NUMBER
MEP # 1807-15

DESIGN: GG
DRAWN: GG, AT

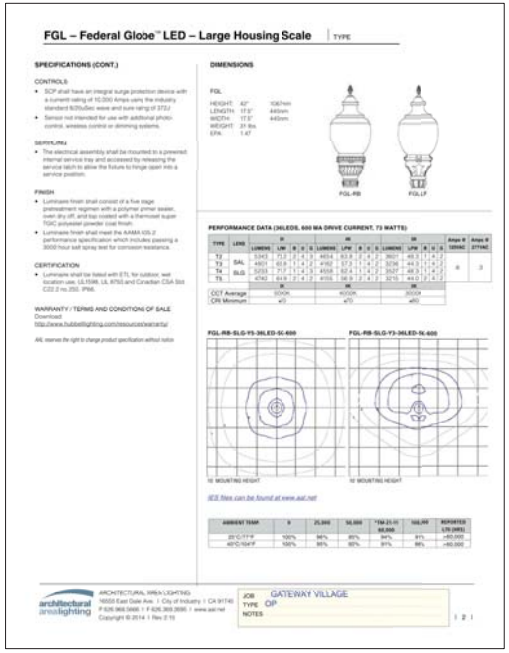
SHEET
E.100PH

1/17/2019 3:16 PM

P:\AA (2018) Projects\(1807-15) Gateway Village Photometric, Novi\Production\CAD Files\E.100 PH.dwg



1 101PH "OP" LIGHT FIXTURE
SCALE: NTS



2 101PH LIGHT POST DETAILS
SCALE: NTS

1. LIGHT POST AS MANUFACTURED BY THE MEL NORTHEY COMPANY, MODEL "GRAND CONCORD" #25571.
2. COLOR TO MATCH EXISTING POLES. FINAL COLOR TO BE DETERMINED BY OWNER.

NOTES

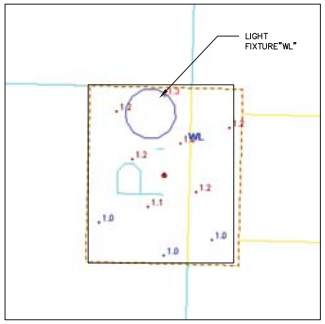
1. FIXTURE TYPE "WL" TO UTILIZE LED A19 BULBS.

KEY NOTES

1. STYLE AND COLOR TO BE DETERMINED BY OWNER. (TO MATCH EXISTING POLES).

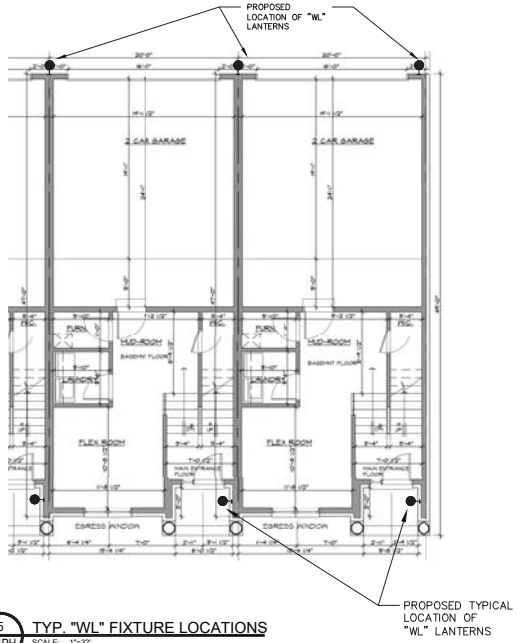
3 101PH "WL" LIGHT FIXTURE
SCALE: NTS

1. FIXTURE TYPE "WL" TO UTILIZE LED A19 BULBS.



4 101PH TYP. PORCH PHOTOMETRICS
SCALE: 1"=2'

1. SEE SHEET E.101 FOR AVERAGE AND MINIMUM VALUES



5 101PH TYP. "WL" FIXTURE LOCATIONS
SCALE: 1"=32'

1. PROPOSED LOCATIONS OF "WL" LANTERNS IS TYPICAL FOR ALL BUILDINGS.

MEP Engineers LLC
Mechanical | Electrical | Plumbing | Energy
380 North Main Street
Clawson, MI 48017
Tel: (248) 488-9822 Fax: (248) 488-9811
Web: www.mepmi.com Email: mep@mepmi.com

STATE OF MICHIGAN STEVE F. ARETT ENGINEER NO. 34833 LICENSED PROFESSIONAL ENGINEER

NOVI, MICHIGAN
GATEWAY TOWNHOMES

PHOTOMETRICS DETAILS

ISSUE	DESCRIPTION
DATE	
01-17-2019	PERMITS

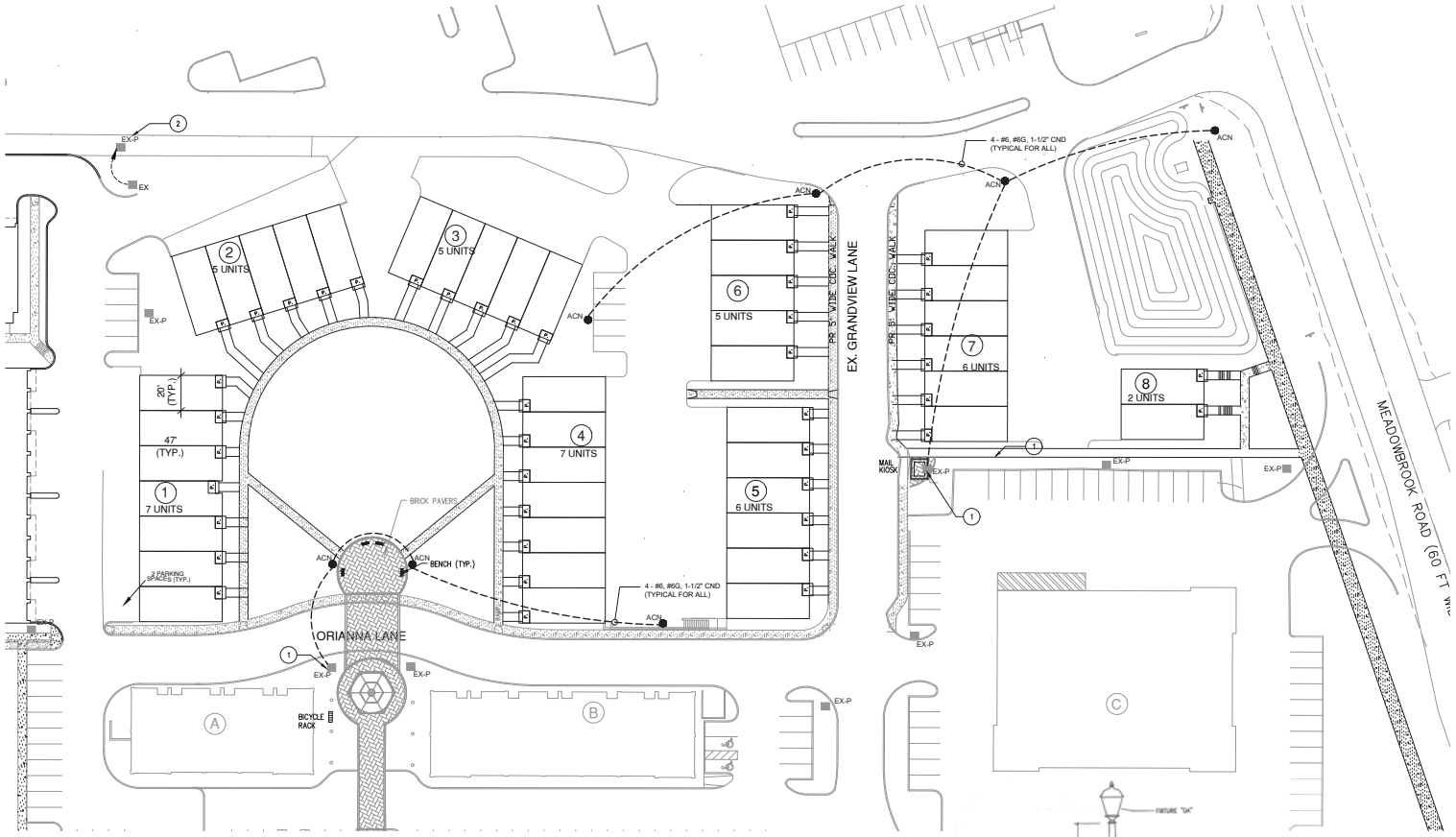
PROJECT NUMBER
MEP # 1807-15

DESIGN: GG
DRAWN: GG, AT

SHEET
E.101PH

P:\AA (2018) Projects\(1807-15) Gateway Village Photometric, Novi\Production\CAD Files\E.100 PH.dwg

1/17/2019 3:16 PM



1 E.100 ELECTRICAL SITE PLAN
SCALE: 1"=32'

NOTES

1. LOCATIONS OF EXISTING POLE LIGHT ARE APPROXIMATE AND ESTIMATED. EC SHALL FILED VERIFY.
2. SEE SHEET E.100PH FOR PHOTOMETRIC.

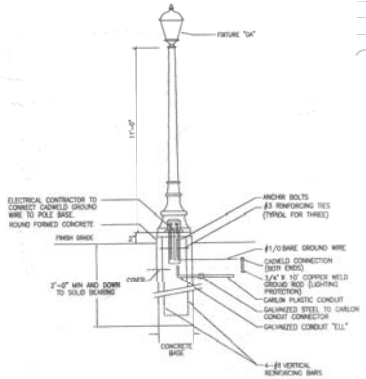
KEY NOTES

1. CONNECT POWER FOR NEW POLES TO EXISTING LIGHT POLE POWER AND CONTROLS.
2. EXISTING LIGHT POLE AND WIRING TO BE RELOCATED.

811
Know what's below.
Call before you dig.

3 WORKING DAYS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 (TOLL FREE) for the location of underground utilities

Contractor Note:
The locations of existing underground utilities are shown in an approximate way only. The contractor shall determine the exact location of all existing utilities before commencing work. He agrees to be fully responsible for any and all damages which might be occasioned by his failure to exactly locate and preserve any and all underground utilities.



2 E.100 TYP. LIGHT POLE W/BASE
SCALE: NTS

1. LIGHT POST AS MANUFACTURED BY THE MEL NORTHEY COMPANY, MODEL "GRAND CONCORD" #25571.
2. COLOR TO MATCH EXISTING POLES. FINAL COLOR TO BE DETERMINED BY OWNER.

AREA CITED FOR NEW WORK

MAP

LIGHT SCHEDULE

LABEL	FIXTURE DESCRIPTION	QTY	MANUFACTURER	MODEL / CATALOG NO.	LAMP	LUMENS PER LAMP	LLF	WATTS	IES FILE NAME	REMARKS
WL	WALL MOUNTED LANTERN LIGHT FIXTURE	94	KICHLER	9653BK - MADISON COLLECTION	LED A19	1179	1	12	A19-75W-P10-X9k-E26-U1_PL13057-	*INCANDESCENT FIXTURE TO UTILIZE LED EQUIVALENT BULB*
A.C.N.	12 FT "ACORN" LED LAMP POST	7	ARCHITECTURAL AREA LIGHTING	FGL-Y5-36LED-4K-600	LED ARRAY	4153	1	73	FGL-RB-Y5-36LED-4K-600.IES	*ARCHITECTURAL "ACORN" LIGHT FIXTURE. OWNER TO SELECT LEAF TYPE OR RIBBED TYPE TOP*
EX-P	EXISTING "ACORN" LAMP POSTS	12	AAL	TYPICAL METAL HALIDE	150MH	16000	1	189	xxx	*9 EXISTING POLES SHOWN ON THIS DRAWING.*
EX-WL	EXISTING WALL LANTERN	13	UNKNOWN	TYPICAL INCANDESCENT	A19 75 W	1179	1	75	TYPICAL	*EXISTING FIXTURE*
EX-ACW	EXISTING ACORN WALL LAMPS	13	UKNOWN	TYPICAL	METAL HALIDE	1179	1	75	TYPICAL	*EXISTING FIXTURE*

MEP Engineers LLC
Mechanical | Electrical | Plumbing | Energy
380 North Main Street
Clawson, MI 48017
Tel: (248) 488-9822 Fax: (248) 488-9811
Web: www.mepmi.com Email: mep@mepmi.com

STATE OF MICHIGAN
STEVE F. NETTI
ENGINEER NO. 34833
LICENSED PROFESSIONAL ENGINEER

NOVI, MICHIGAN
GATEWAY TOWNHOMES

ELECTRICAL SITE PLAN

DATE	ISSUE DESCRIPTION
01-17-2019	PERMITS

PROJECT NUMBER
MEP # 1807-15

DESIGN: GG
DRAWN: GG, AT

SHEET
E.100

1/17/2019 3:18 PM

P:\AA (2018) Projects\(1807-15) Gateway Village Photometric, Novi\Production\CAD Files\E.100.dwg

GATEWAY TOWNHOMES

NOVI, MICHIGAN

ARCHITECTURAL

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. & ASSOCIATES, INC.
24001 ORCHARD LAKE RD., STE. #180A
FARMINGTON, MICHIGAN 48336
PHONE (248) 985-9101

PROJECT INFORMATION

PROJECT NUMBER: 16110

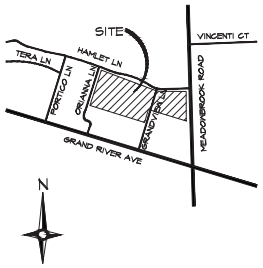
PROJECT LOCATION: GATEWAY VILLAGE
NOVI, MICHIGAN

ARCHITECT: GAV & ASSOCIATES, INC.
24001 ORCHARD LAKE RD.
STE. #180A
FARMINGTON, MI 48336
PHONE: (248) 985-9101

1. THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE: FREEMAN GREER, MI ARCH LIC.#1301089347

2. THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY OF NOVI CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

LOCATION MAP



SHEET INDEX

T.001	TITLE SHEET, LOCATION MAP & SHEET INDEX
A.101	PROPOSED FLOOR PLANS BUILDING 1
A.102	PROPOSED FLOOR PLANS BUILDING 1
A.201	PROPOSED ELEVATIONS BUILDING 1
A.202	PROPOSED ELEVATIONS BUILDING 1
A.101	PROPOSED FLOOR PLANS BUILDING 2 & 3
A.102	PROPOSED FLOOR PLANS BUILDING 2 & 3
A.201	PROPOSED ELEVATIONS BUILDING 2 & 3
A.202	PROPOSED ELEVATIONS BUILDING 2 & 3
A.101	PROPOSED FLOOR PLANS BUILDING 4
A.102	PROPOSED FLOOR PLANS BUILDING 4
A.201	PROPOSED ELEVATIONS BUILDING 4
A.202	PROPOSED ELEVATIONS BUILDING 4
A.101	PROPOSED FLOOR PLANS BUILDING 5 & 7
A.102	PROPOSED FLOOR PLANS BUILDING 5 & 7
A.201	PROPOSED ELEVATIONS BUILDING 5 & 7
A.202	PROPOSED ELEVATIONS BUILDING 5 & 7
A.101	PROPOSED FLOOR PLANS BUILDING 6
A.102	PROPOSED FLOOR PLANS BUILDING 6
A.201	PROPOSED ELEVATIONS BUILDING 6
A.202	PROPOSED ELEVATIONS BUILDING 6
A.101	PROPOSED FLOOR PLANS BUILDING 8
A.201	PROPOSED ELEVATIONS BUILDING 8

CODE INFORMATION

MICHIGAN RESIDENTIAL CODE 2015 CHP.44
REFERENCE STANDARDS:

MICHIGAN MECHANICAL CODE 2015 (M.M.C.)
MICHIGAN PLUMBING CODE 2015 (M.P.C.)
INTERNATIONAL FUEL GAS CODE 2012 (I.F.G.C)
MICHIGAN UNIFORM ENERGY CODE, PART 10a (M.E.C.)
ANSI/ASHRAE/IESNA STANDARD 90.1 1999 EDITION
MICHIGAN ELECTRICAL CODE BASED ON 2014 N.E.C. W/ PART 8 AMENDMENTS
INTERNATIONAL FIRE CODE 2012 (I.F.C.)

RATED SEPARATION BETWEEN UNITS 2 HR.

BUILDING INFORMATION

USE GROUP: R
CONST. CLASSIFICATION: 5B NON-SPRINKLED

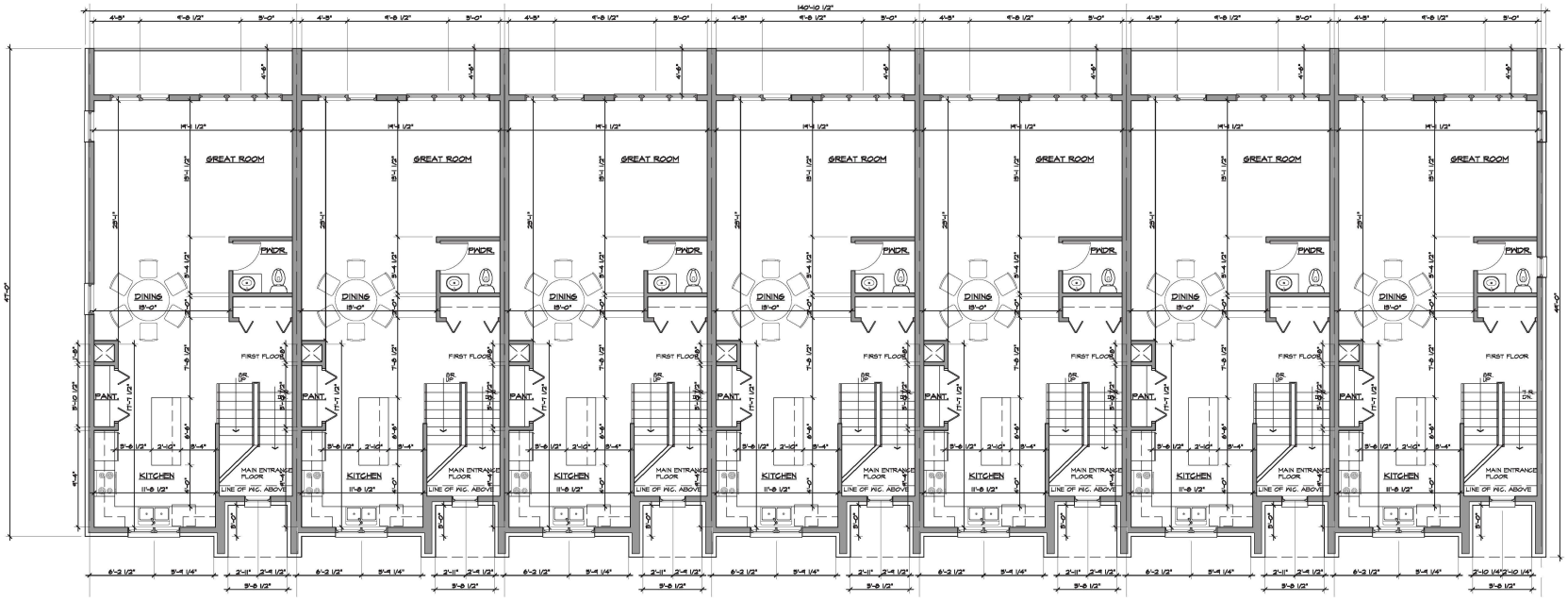
PROJECT INFORMATION

CONDO/ TOWN HOME DEVELOPMENT

ISSUED FOR

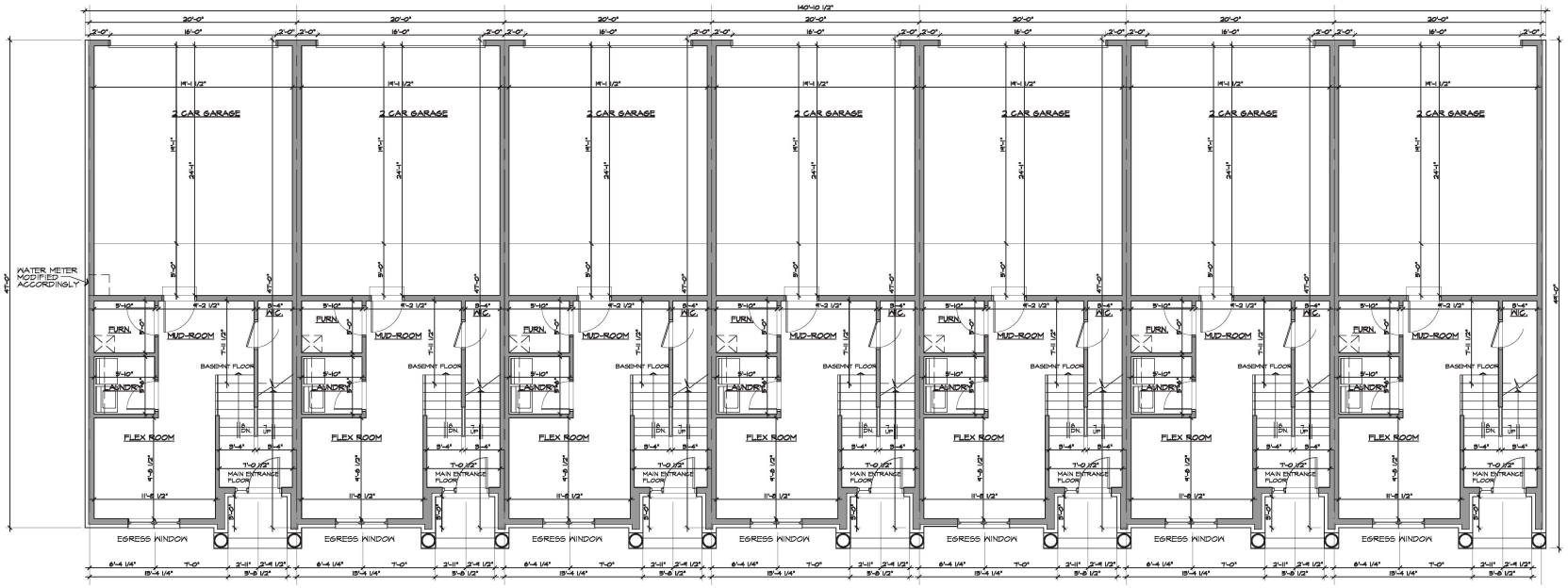
PERMITS 12-13-18

SEAL



FIRST FLOOR PLAN - BUILDING 1

SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN - BUILDING 1

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER

NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.101

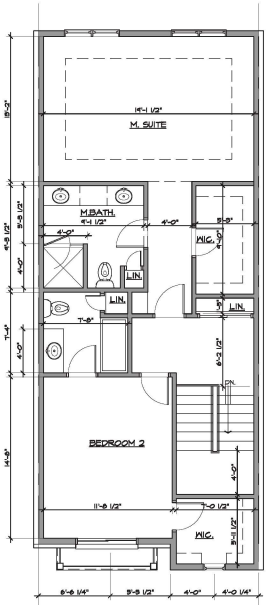
JOB # 17049

SHEET TITLE

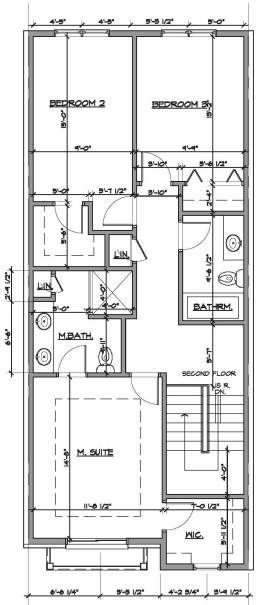
PROPOSED
FLOOR PLANS
BUILDING 1

SHEET #

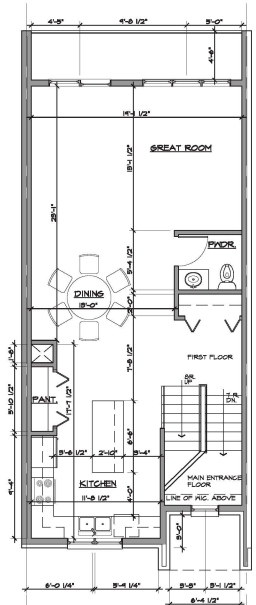
A.101



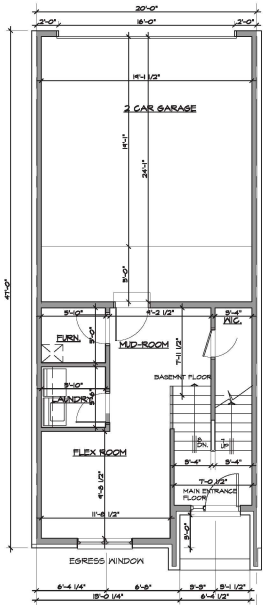
SECOND FLOOR PLAN
2 SUITES
884 S.F.



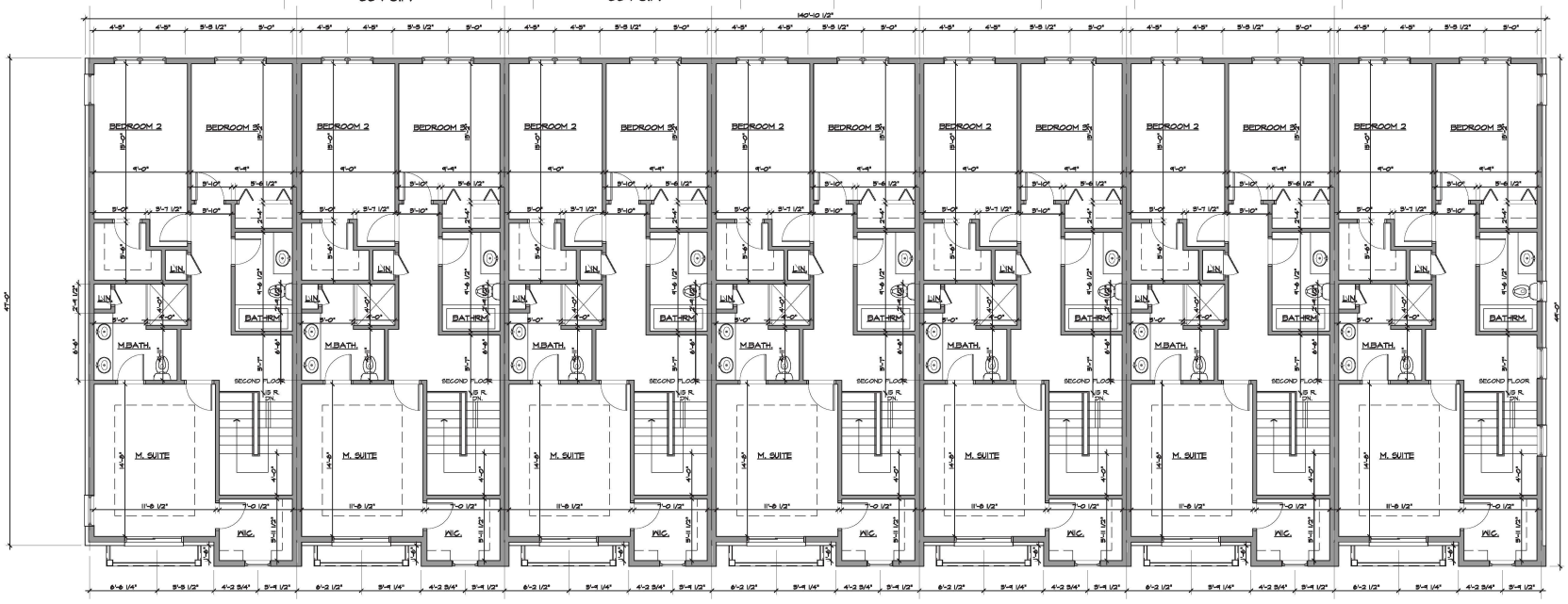
SECOND FLOOR PLAN
3 BEDROOM
884 S.F.



FIRST FLOOR PLAN
758 S.F.



BASEMENT FLOOR PLAN
427 S.F.



SECOND FLOOR - BUILDING 1
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.102

JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 1

SHEET #
A.102

EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,544 SQ.FT.	36%
LIMESTONE:	70 SQ.FT.	2%
SIDING:	725 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	853 SQ.FT.	20%
ASPHALT SHINGLES:	1,088 SQ.FT.	25%

PROPOSED EXTERIOR ELEVATION - BUILDING 1

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

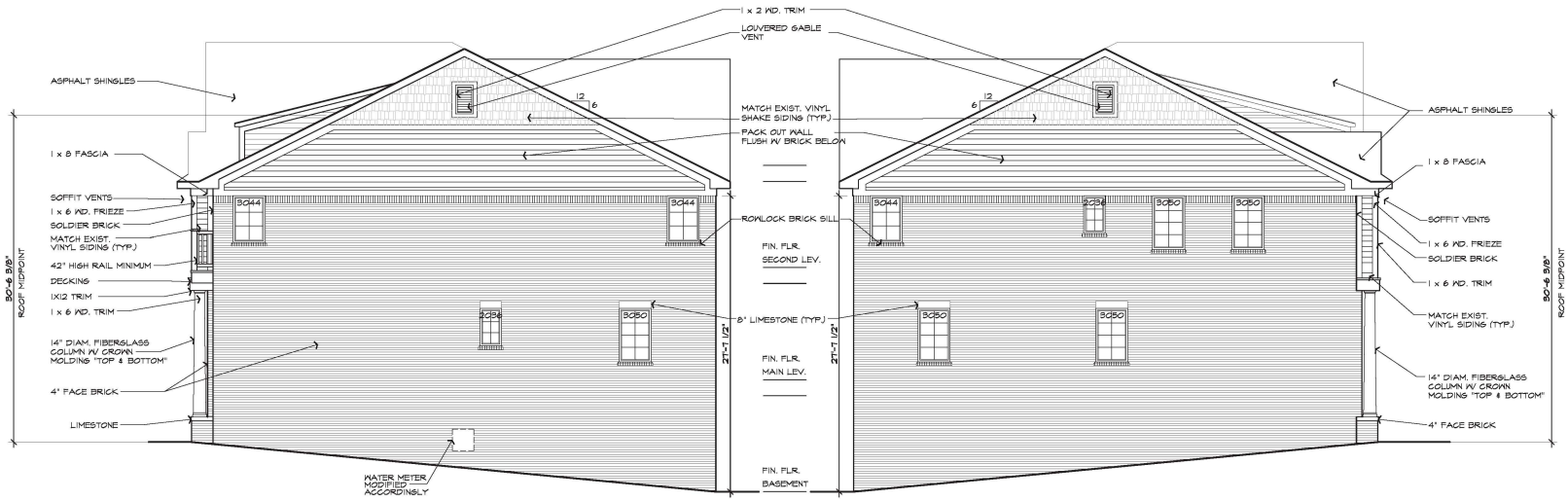
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.201

JOB # 17049

SHEET TITLE
PROPOSED
ELEVATION
BUILDING 1

SHEET #
A.201

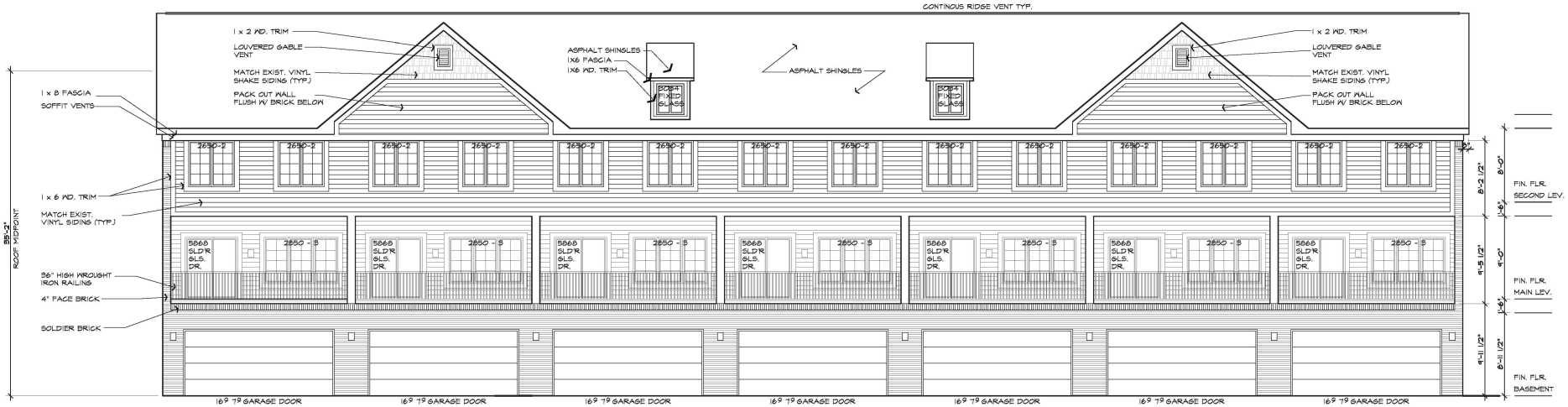


EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,148 SQ.FT.	61%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	292 SQ.FT.	16%
TRIMS, SURROUNDS, & COLUMNS:	132 SQ.FT.	7%
ASPHALT SHINGLES:	271 SQ.FT.	15%

EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,120 SQ.FT.	61%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	294 SQ.FT.	16%
TRIMS, SURROUNDS, & COLUMNS:	134 SQ.FT.	7%
ASPHALT SHINGLES:	269 SQ.FT.	15%



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	615 SQ.FT.	16%
LIMESTONE:	0 SQ.FT.	0%
SIDING:	1,287 SQ.FT.	33%
TRIMS, SURROUNDS, & COLUMNS:	1,412 SQ.FT.	36%
ASPHALT SHINGLES:	596 SQ.FT.	15%

PROPOSED EXTERIOR ELEVATION - BUILDING 1

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-8131
WEB: WWW.GAVASSOCIATES.COM

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

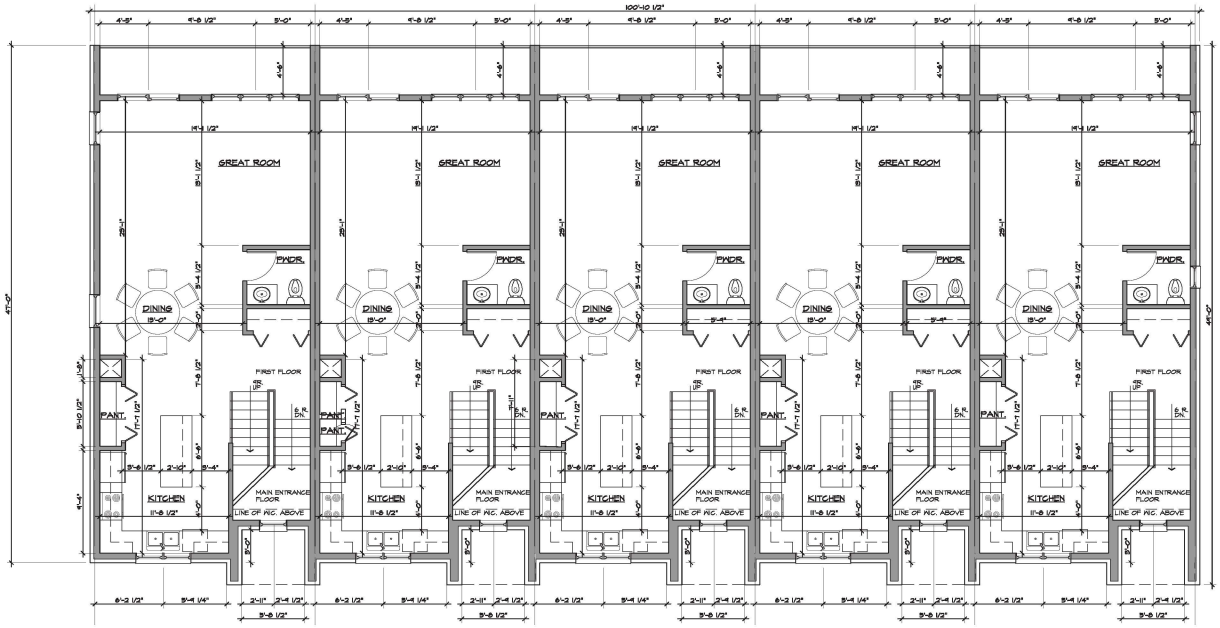
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.202

JOB # 17049

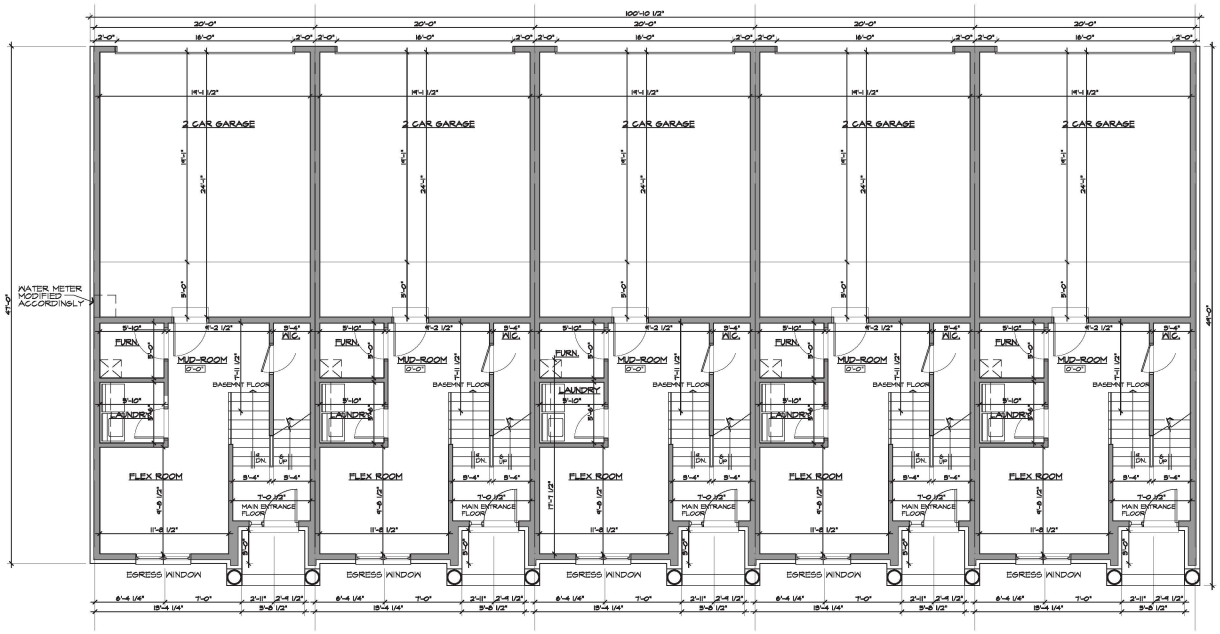
SHEET TITLE
PROPOSED
ELEVATION
BUILDING 1

SHEET #
A.202



FIRST FLOOR PLAN - BUILDING 2 & 3

SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN - BUILDING 2 & 3

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER

NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

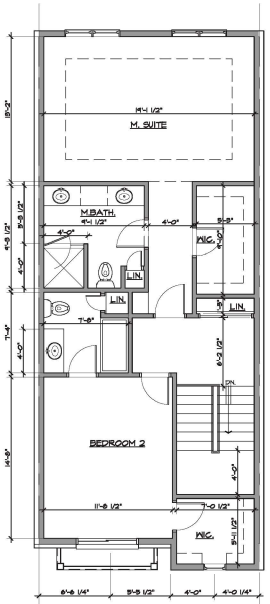
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.101

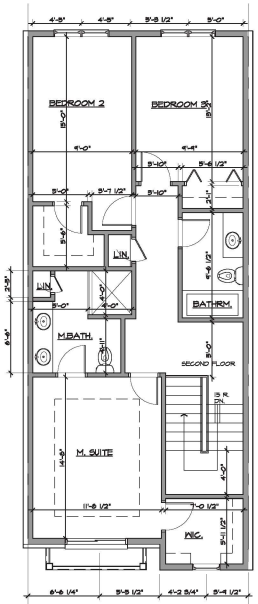
JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 2 & 3

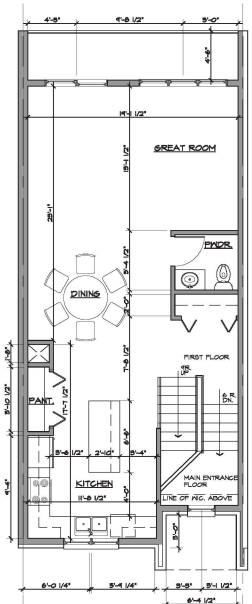
SHEET #
A.101



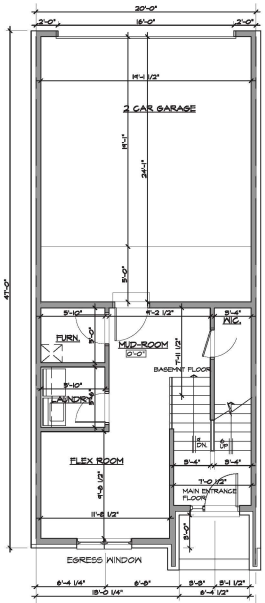
SECOND FLOOR PLAN
2 SUITES
884 S.F.



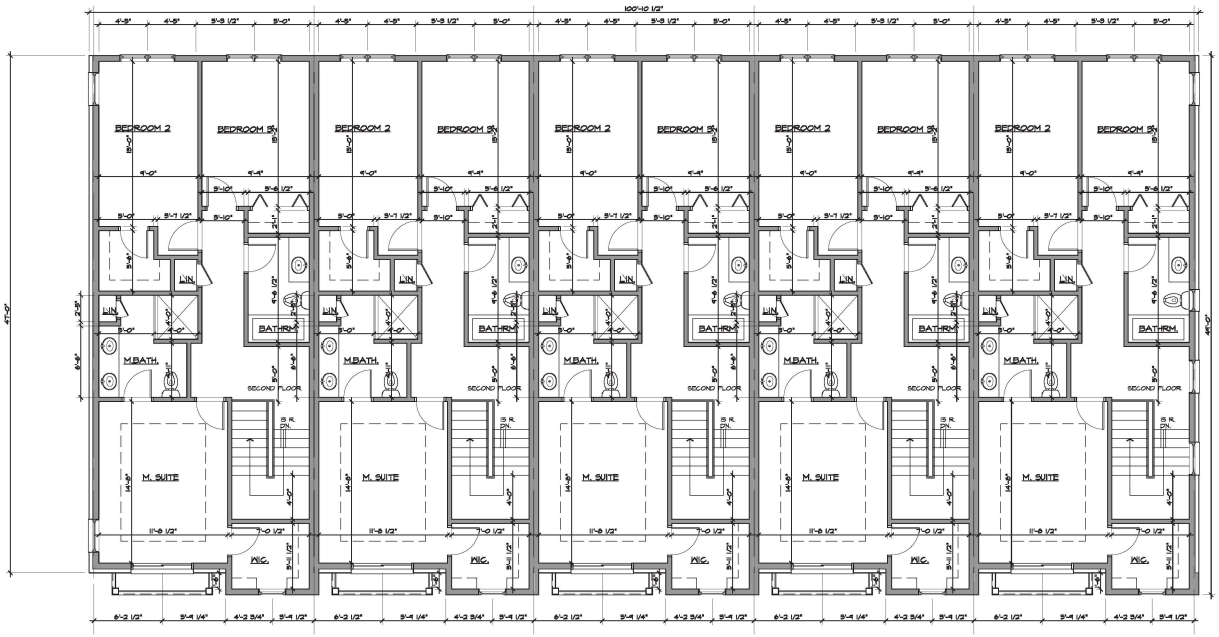
SECOND FLOOR PLAN
3 BEDROOM
884 S.F.



FIRST FLOOR PLAN
738 S.F.



BASEMENT FLOOR PLAN
427 S.F.



SECOND FLOOR - BUILDING 2 & 3
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	10.19.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.102

JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 2 & 3

SHEET #
A.102

EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,057 SQ.FT.	35%
LIMESTONE:	50 SQ.FT.	2%
SIDING:	510 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	630 SQ.FT.	20%
ASPHALT SHINGLES:	811 SQ.FT.	26%

PROPOSED EXTERIOR ELEVATION - BUILDING 2 & 3

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

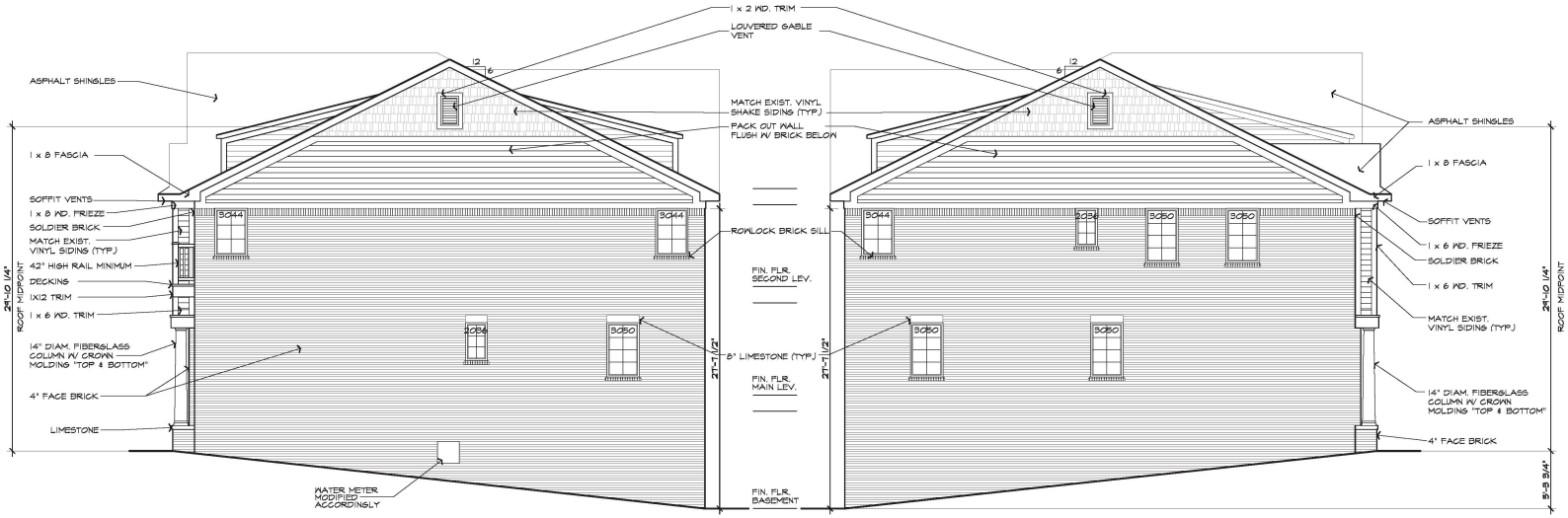
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.201

JOB # 17049

SHEET TITLE
PROPOSED ELEVATION BUILDING 2 & 3

SHEET #
A.201

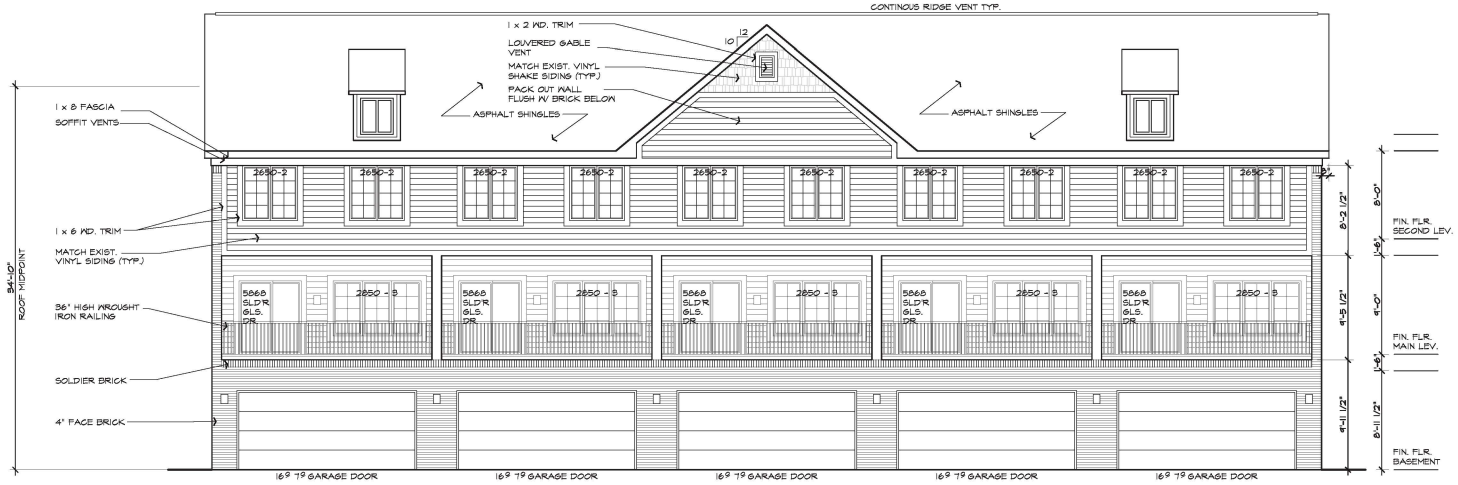


EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,132 SQ.FT.	61%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	307 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	149 SQ.FT.	8%
ASPHALT SHINGLES:	244 SQ.FT.	13%

EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,183 SQ.FT.	60%
LIMESTONE:	5 SQ.FT.	1%
SIDING:	329 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	155 SQ.FT.	9%
ASPHALT SHINGLES:	241 SQ.FT.	13%



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	470 SQ.FT.	17%
LIMESTONE:	0 SQ.FT.	0%
SIDING:	874 SQ.FT.	30%
TRIMS, SURROUNDS, & COLUMNS:	474 SQ.FT.	16%
ASPHALT SHINGLES:	1,072 SQ.FT.	37%

PROPOSED EXTERIOR ELEVATION - BUILDING 2 & 3

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-8101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

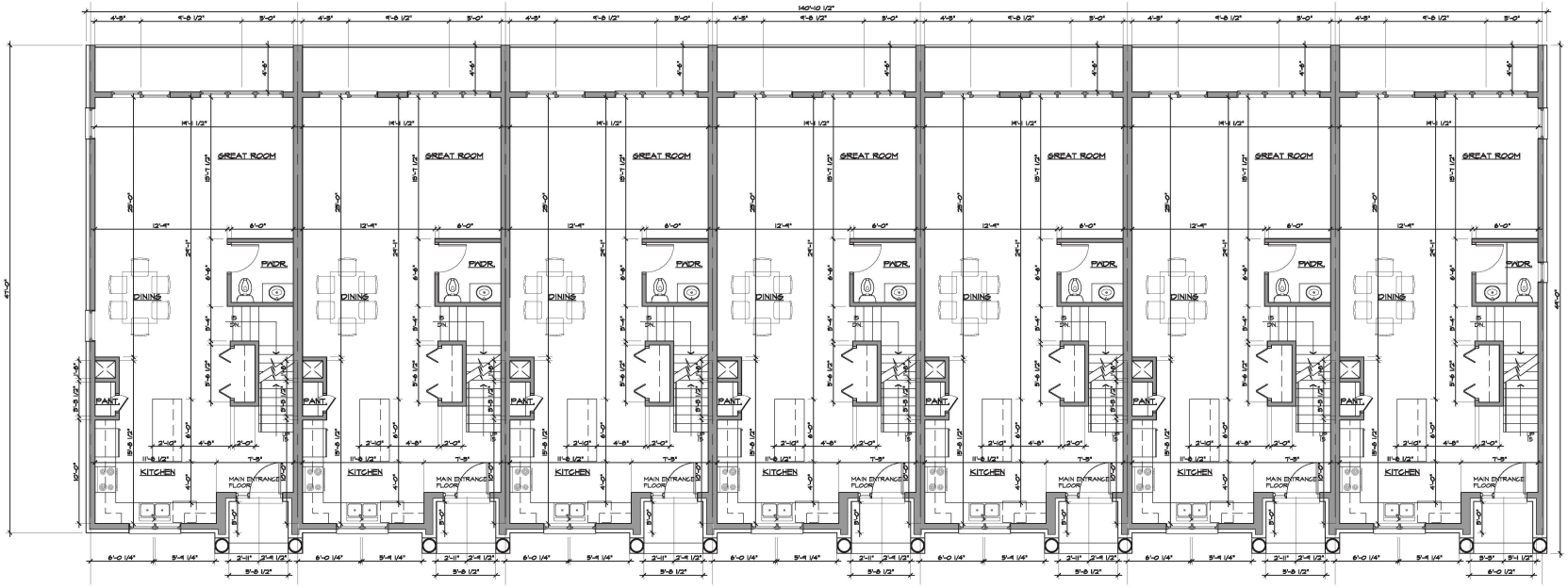
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.202

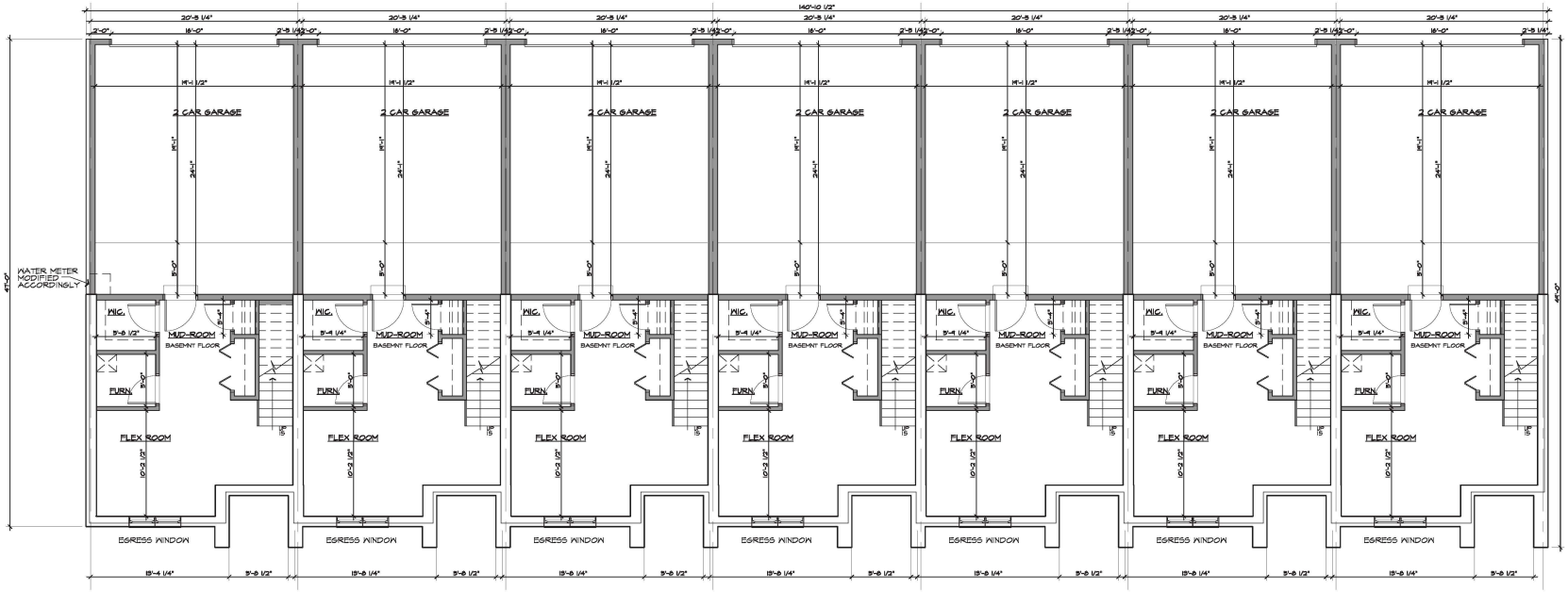
JOB # 17049

SHEET TITLE
PROPOSED
ELEVATION
BUILDING 2 & 3

SHEET #
A.202



FIRST FLOOR PLAN - BUILDING 4
SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN - BUILDING 4
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

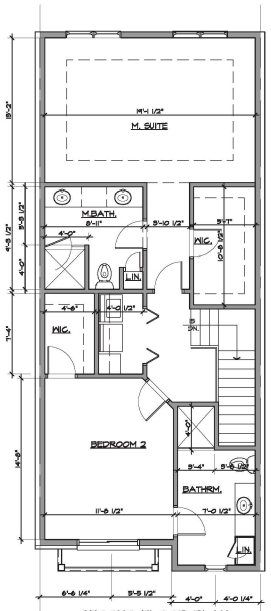
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.101

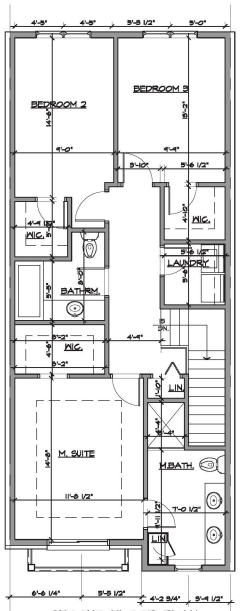
JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUIDLING 4

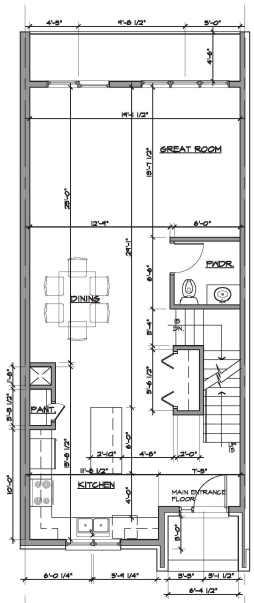
SHEET #
A.101



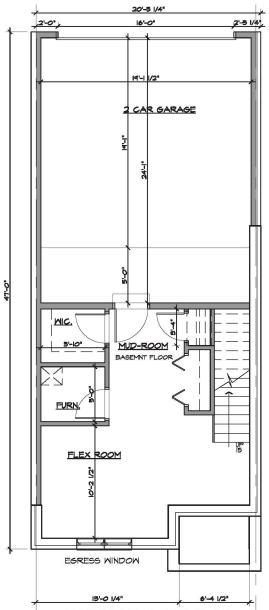
SECOND FLOOR PLAN
2 SUITES
884 S.F.



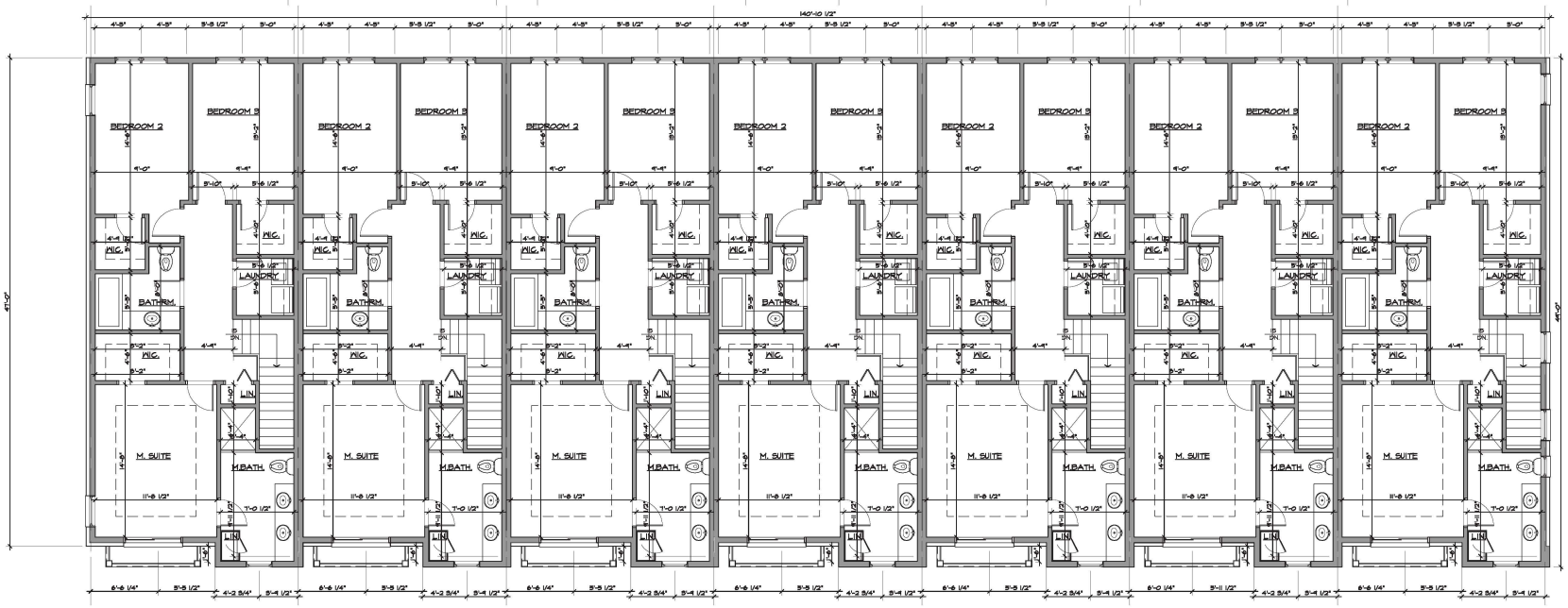
SECOND FLOOR PLAN
3 BEDROOM
884 S.F.



FIRST FLOOR PLAN
738 S.F.



BASEMENT FLOOR PLAN
427 S.F.



SECOND FLOOR - BUILDING 4
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

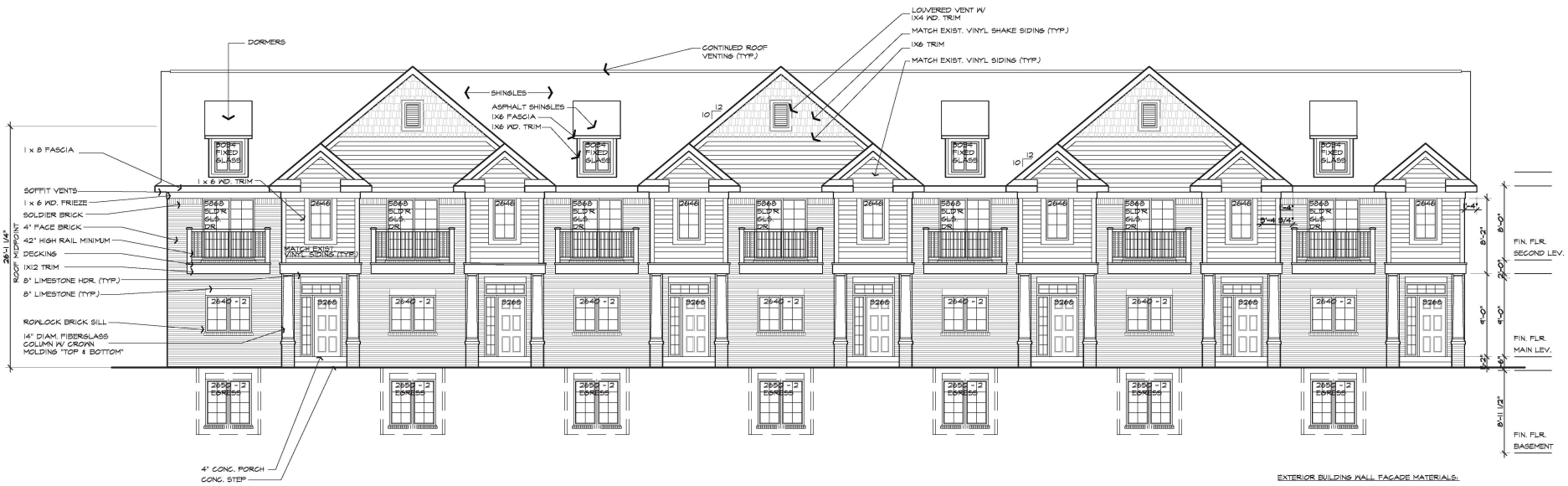
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.102

JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 4

SHEET #
A.102



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,151 SQ.FT.	50%
LIMESTONE:	44 SQ.FT.	2%
SIDING:	640 SQ.FT.	18%
TRIMS, SURROUNDS, & COLUMNS:	837 SQ.FT.	22%
ASPHALT SHINGLES:	1,083 SQ.FT.	28%

PROPOSED EXTERIOR ELEVATION - BUILDING 4

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-8121
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

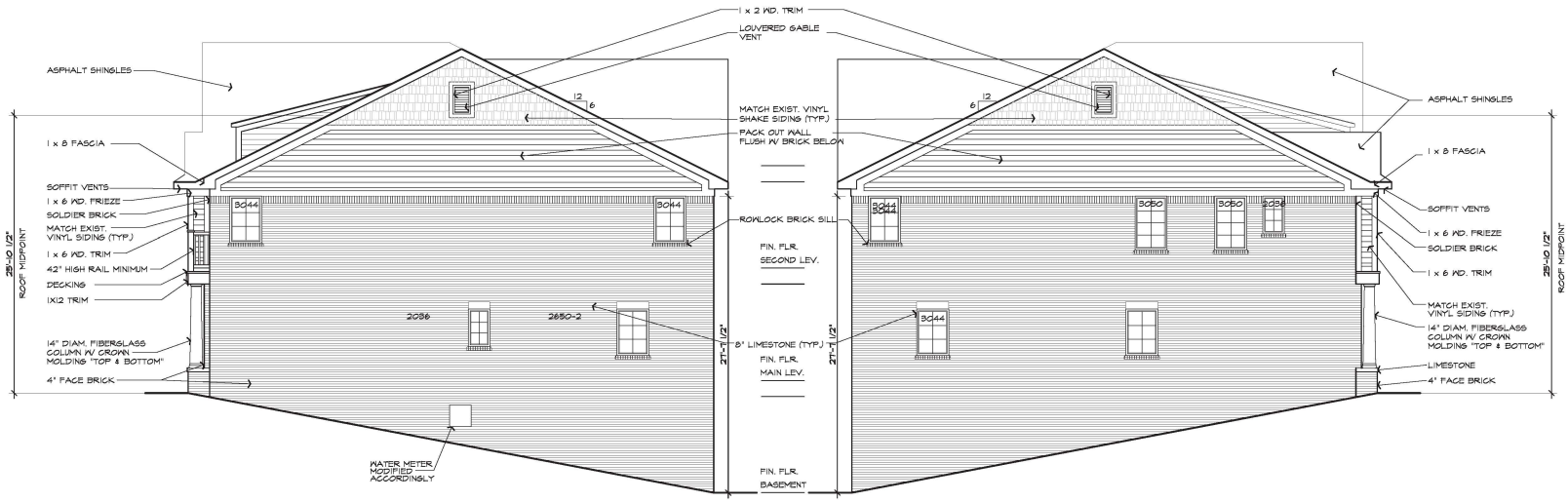
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.201

JOB # 17049

SHEET TITLE
PROPOSED
ELEVATION
BUILDING 4

SHEET #
A.201

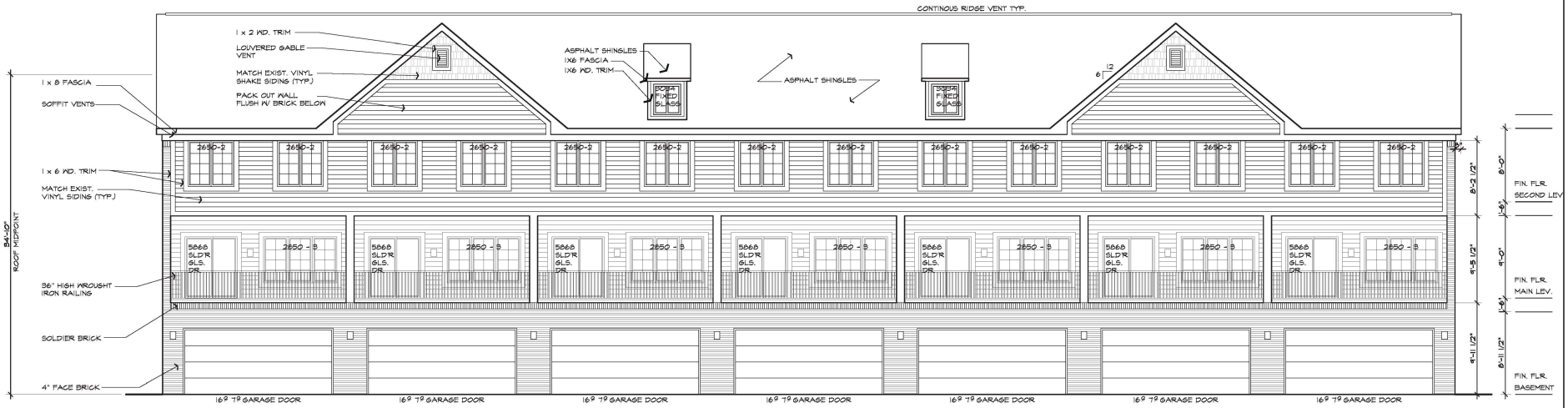


EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,043 SQ.FT.	60%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	242 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	131 SQ.FT.	7%
ASPHALT SHINGLES:	271 SQ.FT.	15%

EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,017 SQ.FT.	58%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	244 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	133 SQ.FT.	8%
ASPHALT SHINGLES:	264 SQ.FT.	16%



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	615 SQ.FT.	16%
LIMESTONE:	0 SQ.FT.	0%
SIDING:	1,281 SQ.FT.	33%
TRIMS, SURROUNDS, & COLUMNS:	1,412 SQ.FT.	36%
ASPHALT SHINGLES:	596 SQ.FT.	15%

PROPOSED EXTERIOR ELEVATION - BUILDING 4

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-8101
WEB: WWW.GAVASSOCIATES.COM

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

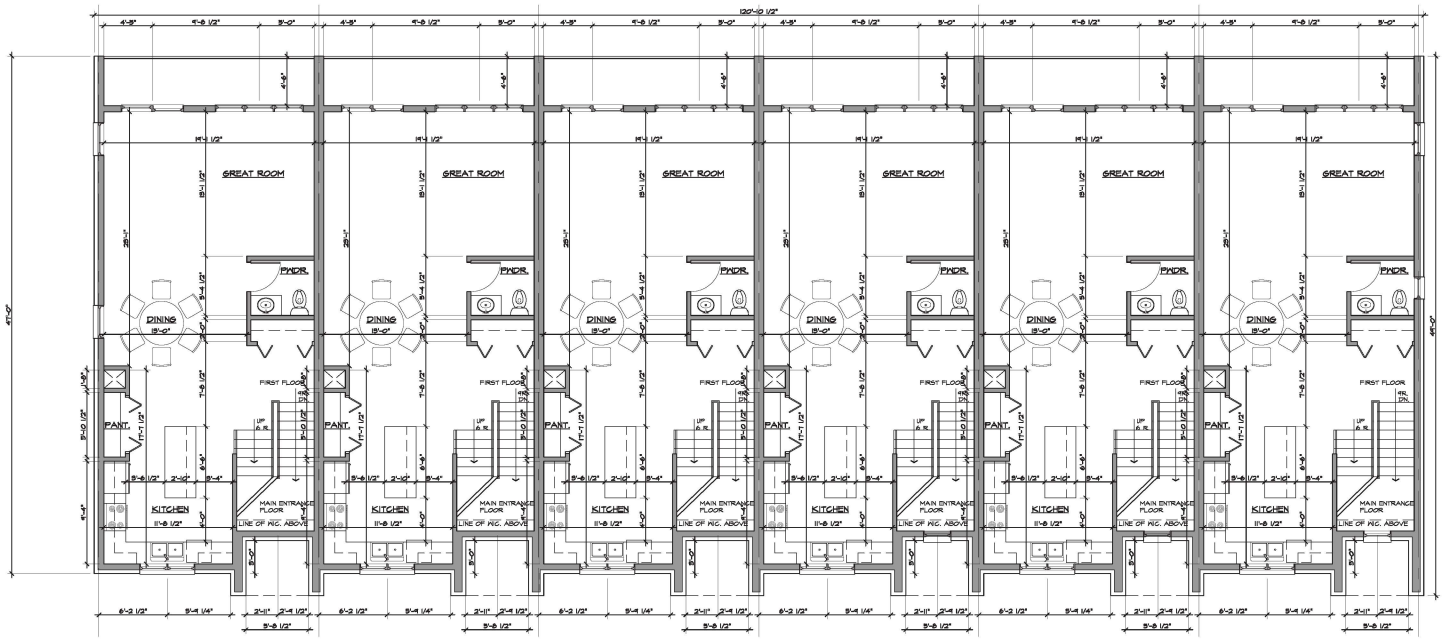
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.202

JOB # 17049

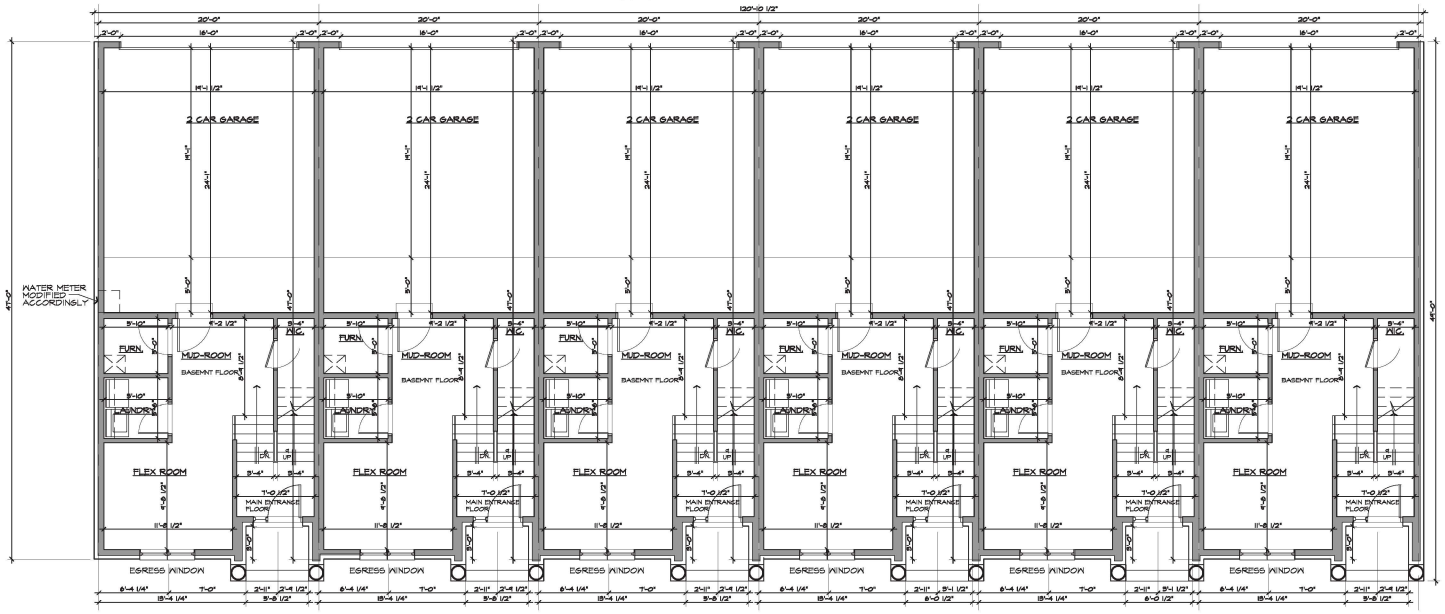
SHEET TITLE
PROPOSED ELEVATION BUILDING 4

SHEET #
A.202



FIRST FLOOR PLAN - BUILDING 5 & 7

SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN - BUILDING 5 & 7

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

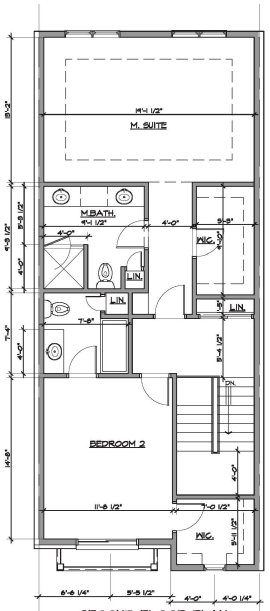
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.101

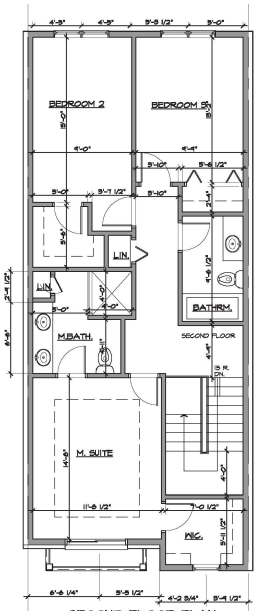
JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 5 & 7

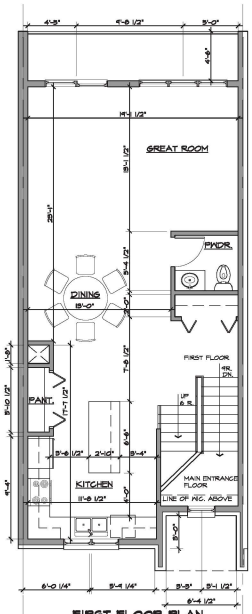
SHEET #
A.101



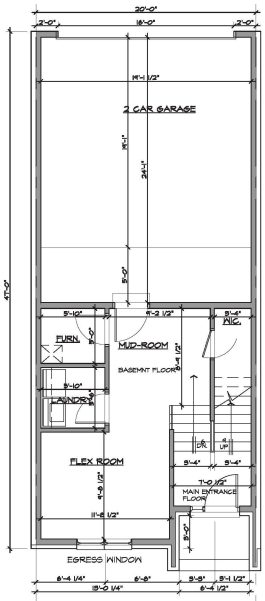
SECOND FLOOR PLAN
2 SUITES
884 S.F.



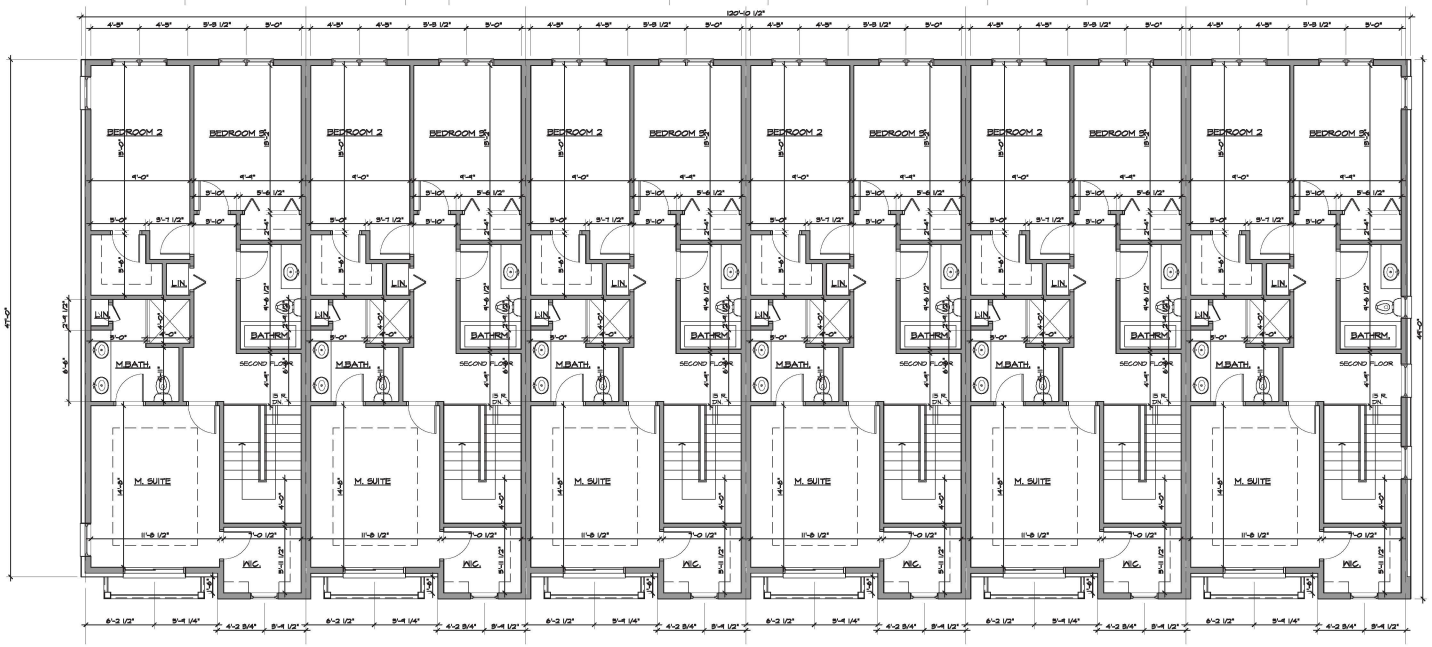
SECOND FLOOR PLAN
3 BEDROOM
884 S.F.



FIRST FLOOR PLAN
738 S.F.



BASEMENT FLOOR PLAN
427 S.F.



SECOND FLOOR - BUILDING 5 & 7
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-0101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

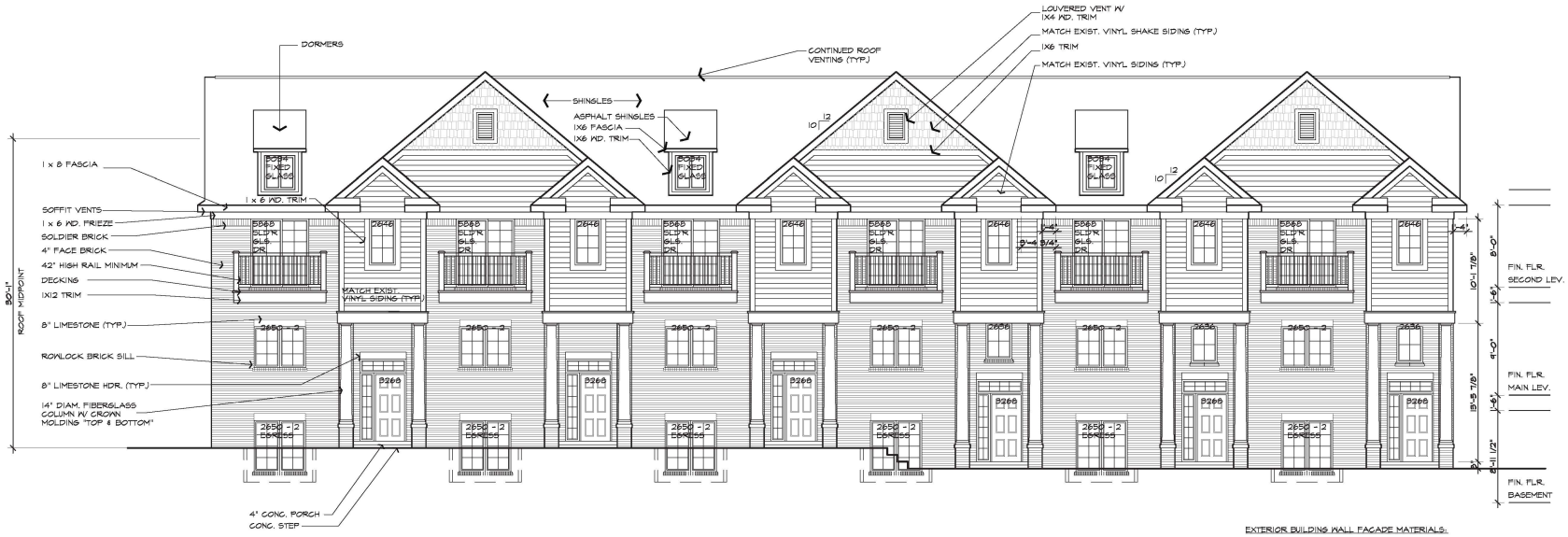
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.102

JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 5 & 7

SHEET #
A.102



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,243 SQ.FT.	55%
LIMESTONE:	60 SQ.FT.	2%
SIDING:	728 SQ.FT.	20%
TRIMS, SURROUNDS, & COLUMNS:	757 SQ.FT.	20%
ASPHALT SHINGLES:	844 SQ.FT.	25%

PROPOSED EXTERIOR ELEVATION - BUILDING 5 & 7

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

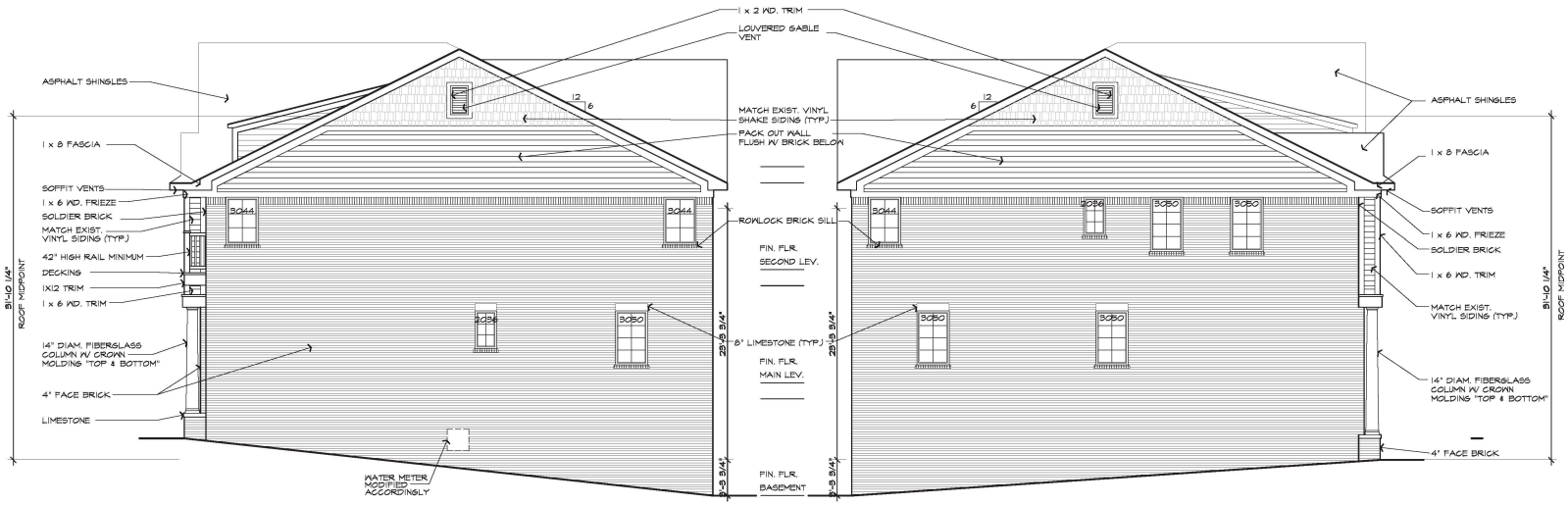
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.201

JOB # 17049

SHEET TITLE
PROPOSED
ELEVATION
BUILDING 5 & 7

SHEET #
A.201

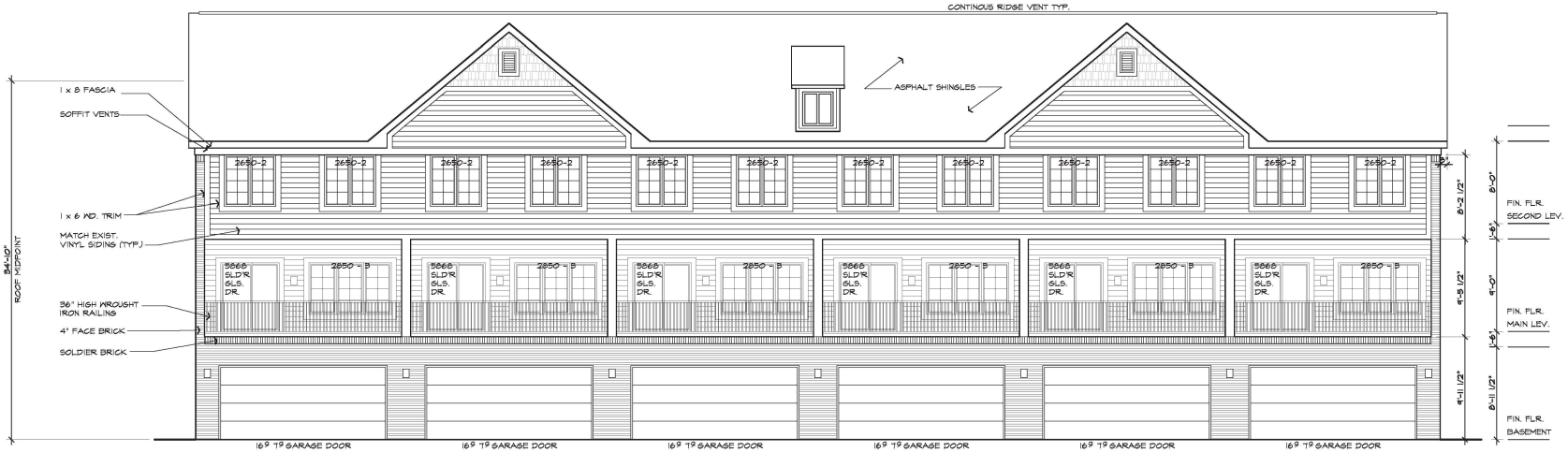


EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,155 SQ.FT.	61%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	292 SQ.FT.	16%
TRIMS, SURROUNDS, & COLUMNS:	134 SQ.FT.	7%
ASPHALT SHINGLES:	271 SQ.FT.	15%

EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,144 SQ.FT.	62%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	295 SQ.FT.	16%
TRIMS, SURROUNDS, & COLUMNS:	135 SQ.FT.	7%
ASPHALT SHINGLES:	264 SQ.FT.	15%



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	544 SQ.FT.	16%
LIMESTONE:	0 SQ.FT.	0%
SIDING:	1,146 SQ.FT.	34%
TRIMS, SURROUNDS, & COLUMNS:	1,183 SQ.FT.	35%
ASPHALT SHINGLES:	511 SQ.FT.	15%

PROPOSED EXTERIOR ELEVATION - BUILDING 5 & 7

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-8131
WEB: WWW.GAVASSOCIATES.COM

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

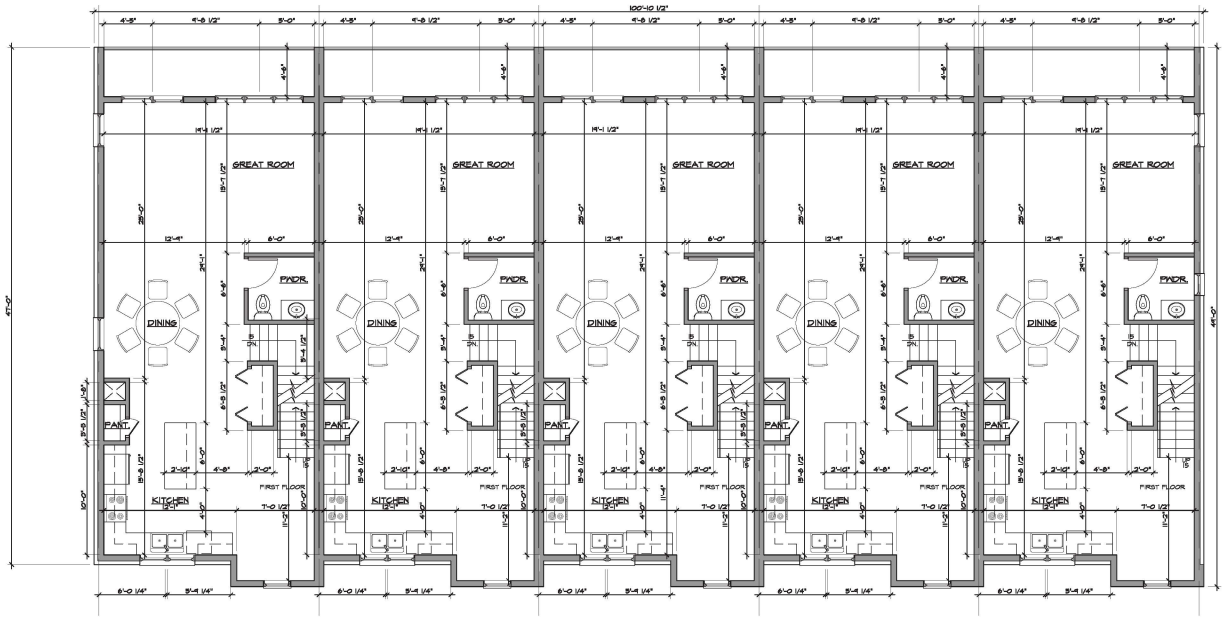
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.202

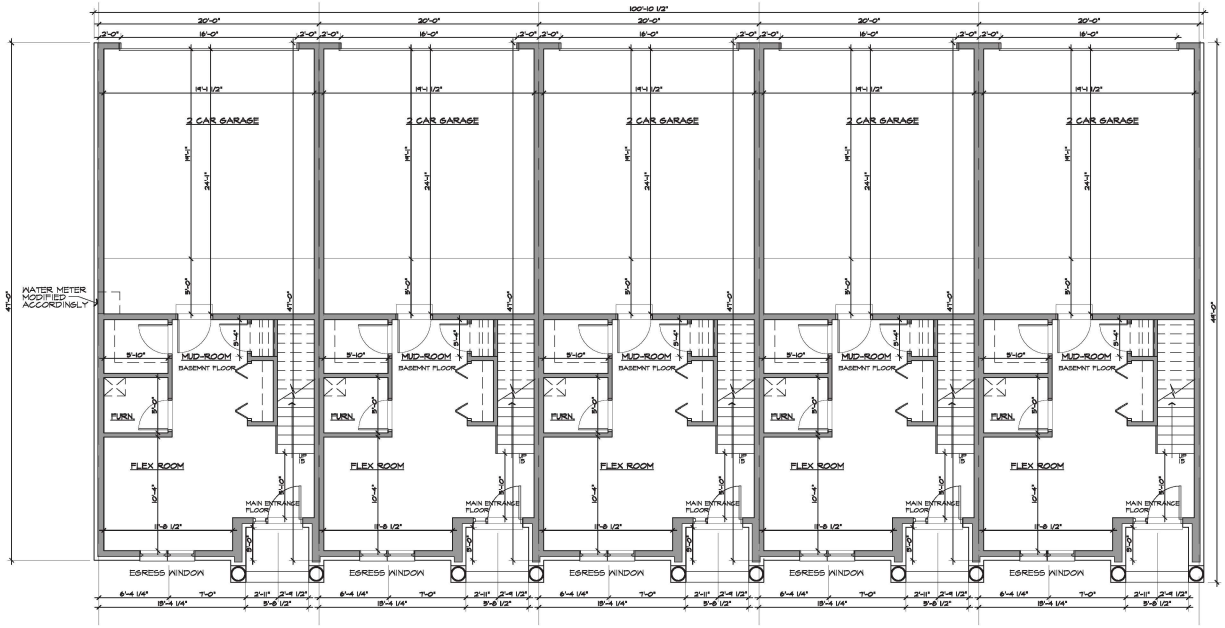
JOB # 17049

SHEET TITLE
PROPOSED ELEVATION BUILDING 5 & 7

SHEET #
A.202



FIRST FLOOR PLAN - BUILDING 6
SCALE: 3/16" = 1'-0"



BASEMENT FLOOR PLAN - BUILDING 6
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 935-0101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

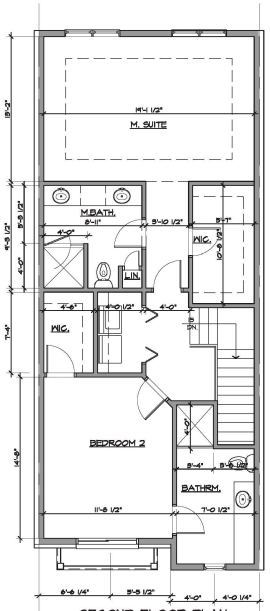
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.101

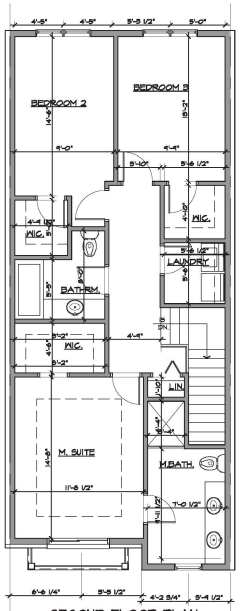
JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 6

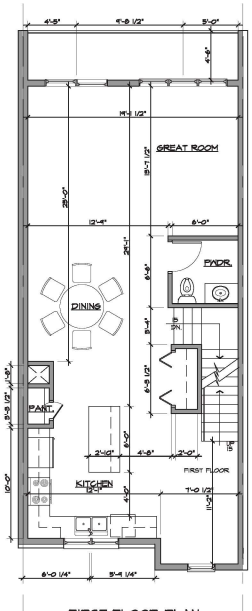
SHEET #
A.101



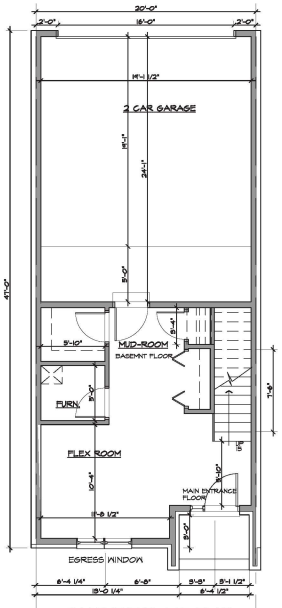
SECOND FLOOR PLAN
2 SUITES
884 S.F.



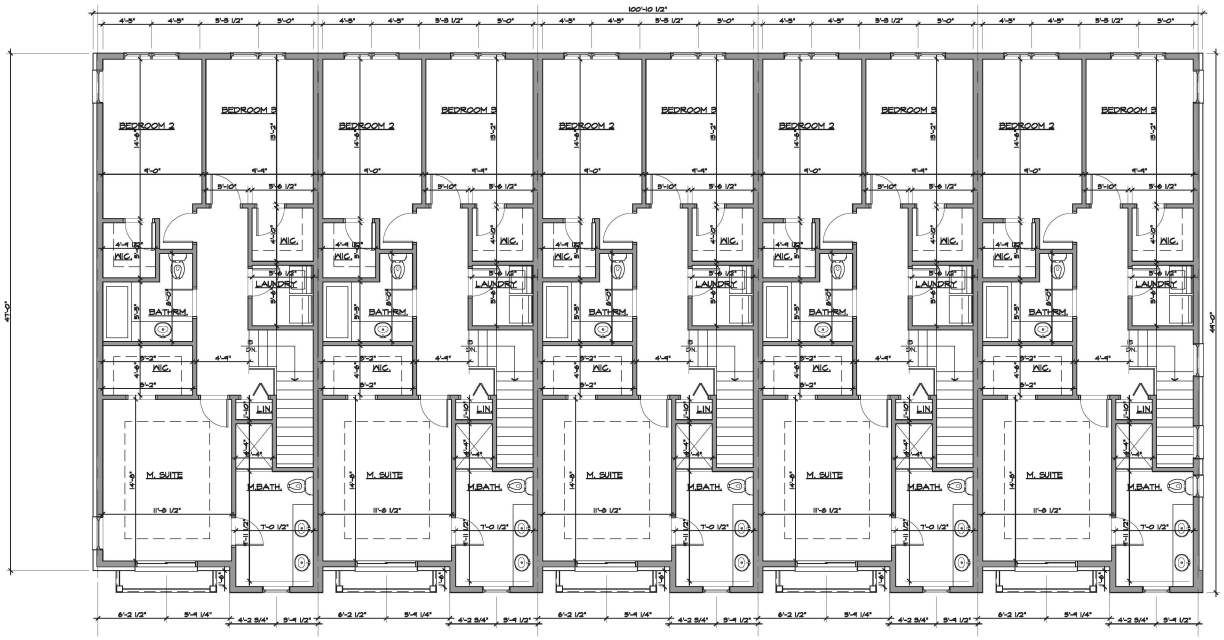
SECOND FLOOR PLAN
3 BEDROOM
884 S.F.



FIRST FLOOR PLAN
738 S.F.



BASEMENT FLOOR PLAN
427 S.F.



SECOND FLOOR - BUILDING 6
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.102

JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 6

SHEET #
A.102

EXTERIOR BUILDING WALL "FACADE" MATERIALS:

BRICK:	1,281 SQ.FT.	36%
LIMESTONE:	50 SQ.FT.	2%
SIDING:	757 SQ.FT.	21%
TRIMS, SURROUNDS, & COLUMNS:	688 SQ.FT.	19%
ASPHALT SHINGLES:	811 SQ.FT.	22%

PROPOSED EXTERIOR ELEVATION - BUILDING 6

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

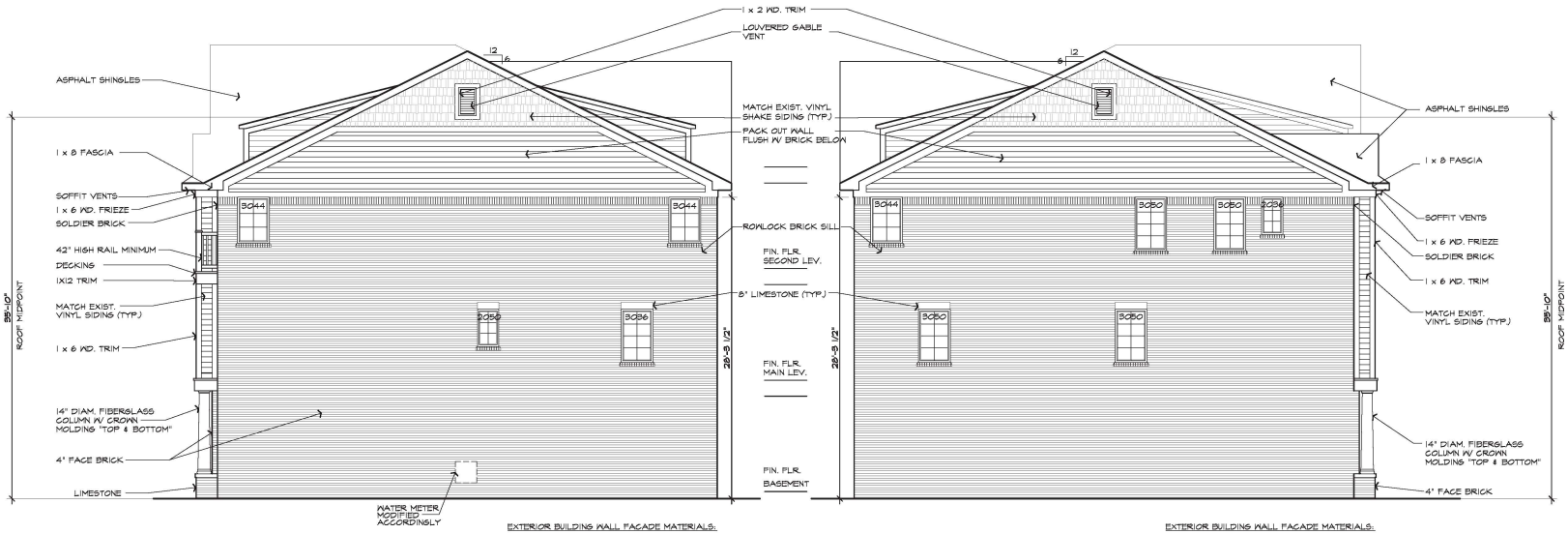
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.201

JOB # 17049

SHEET TITLE
PROPOSED
ELEVATION
BUILDING 6

SHEET #
A.201

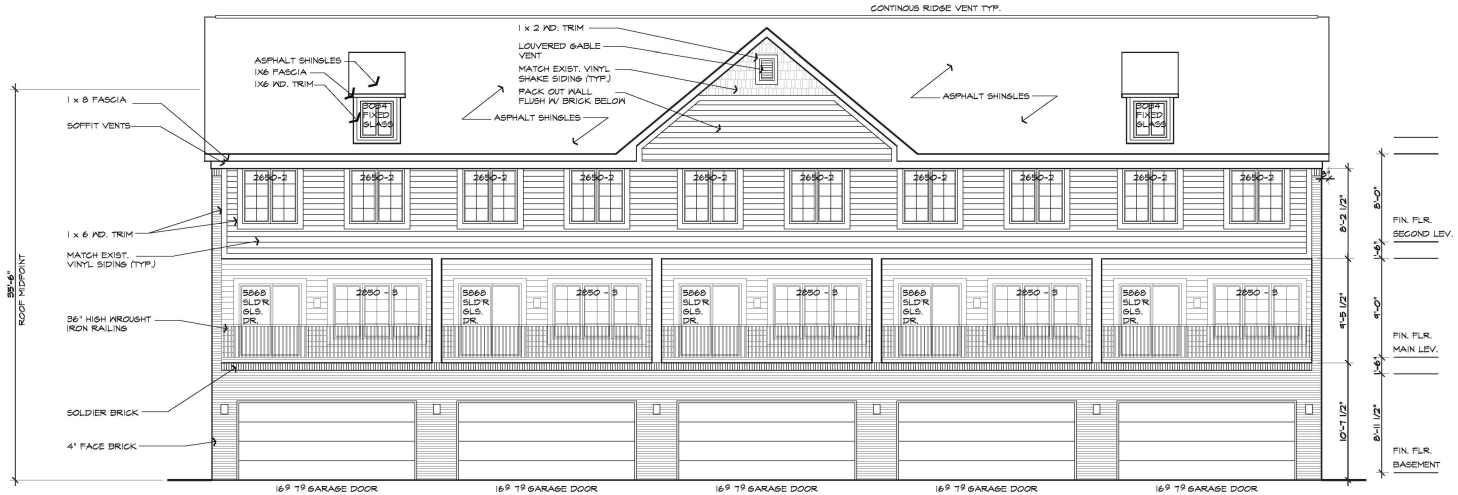


EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,282 SQ.FT.	63%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	314 SQ.FT.	16%
TRIMS, SURROUNDS, & COLUMNS:	167 SQ.FT.	8%
ASPHALT SHINGLES:	244 SQ.FT.	12%

EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,258 SQ.FT.	62%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	317 SQ.FT.	16%
TRIMS, SURROUNDS, & COLUMNS:	161 SQ.FT.	8%
ASPHALT SHINGLES:	269 SQ.FT.	13%



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	554 SQ.FT.	19%
LIMESTONE:	0 SQ.FT.	0%
SIDING:	879 SQ.FT.	30%
TRIMS, SURROUNDS, & COLUMNS:	1,072 SQ.FT.	37%
ASPHALT SHINGLES:	417 SQ.FT.	14%

PROPOSED EXTERIOR ELEVATION - BUILDING 6

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN

RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-8101
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

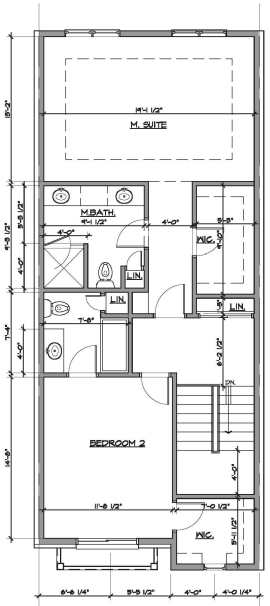
SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.202

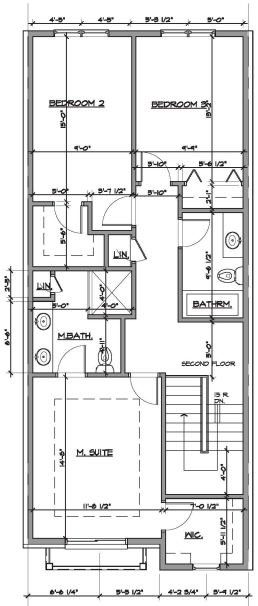
JOB # 17049

SHEET TITLE
PROPOSED
ELEVATION
BUILDING 6

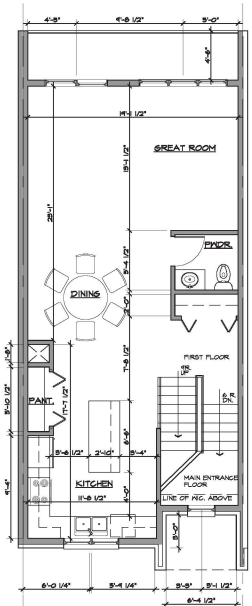
SHEET #
A.202



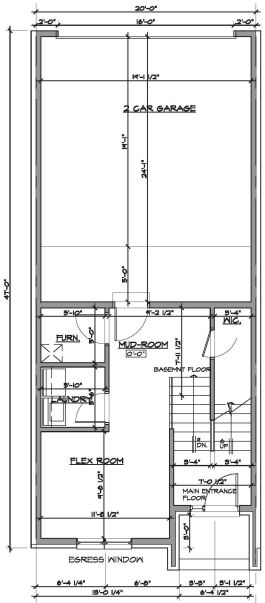
SECOND FLOOR PLAN
2 SUITES
884 S.F.



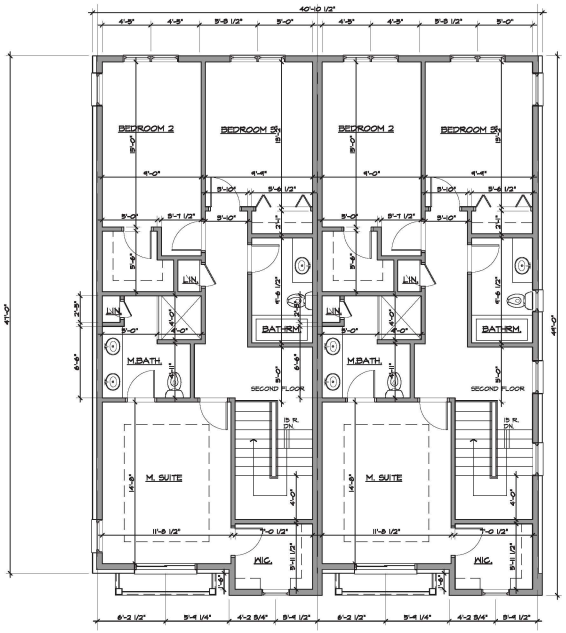
SECOND FLOOR PLAN
3 BEDROOM
884 S.F.



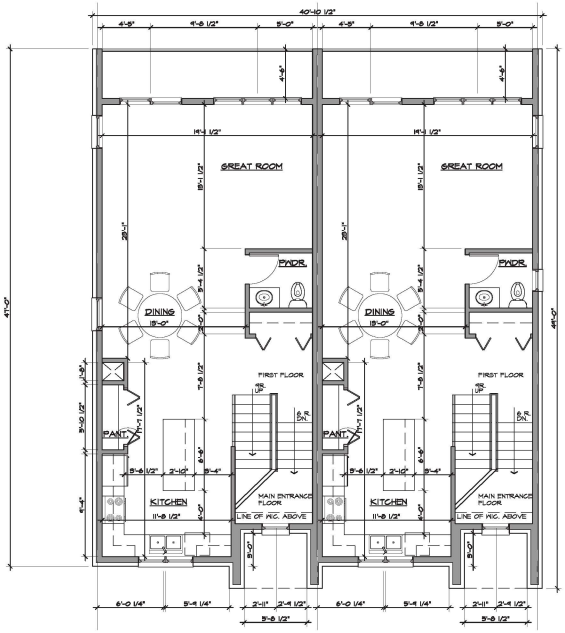
FIRST FLOOR PLAN
738 S.F.



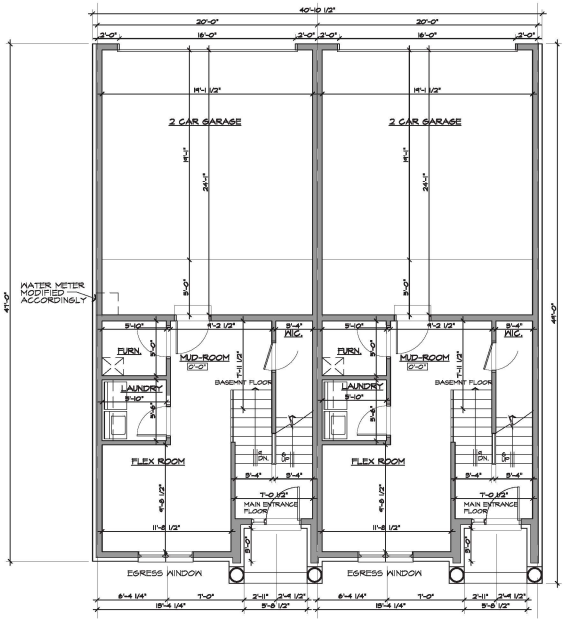
BASEMENT FLOOR PLAN
427 S.F.



SECOND FLOOR - BUILDING 8
SCALE: 3/16" = 1'-0"



FIRST FLOOR - BUILDING 8
SCALE: 3/16" = 1'-0"



BASEMENT FLOOR - BUILDING 8
SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 100A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

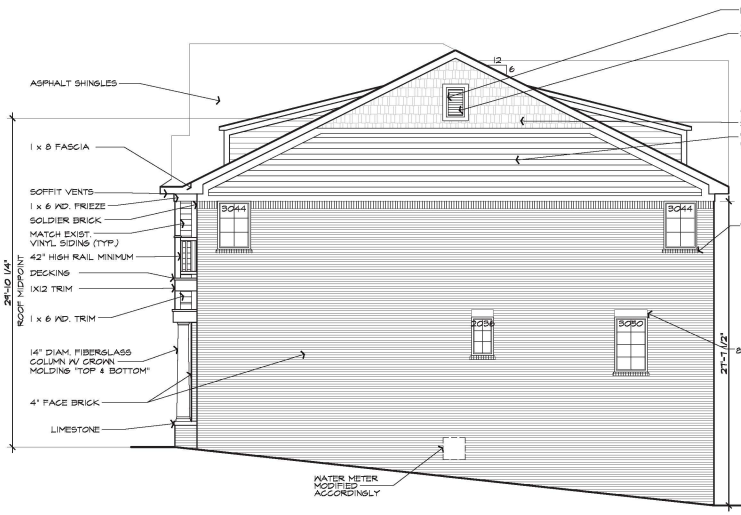
DRAWN:	DESIGNED:	CHECKED:
CS	GA	.

SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.101

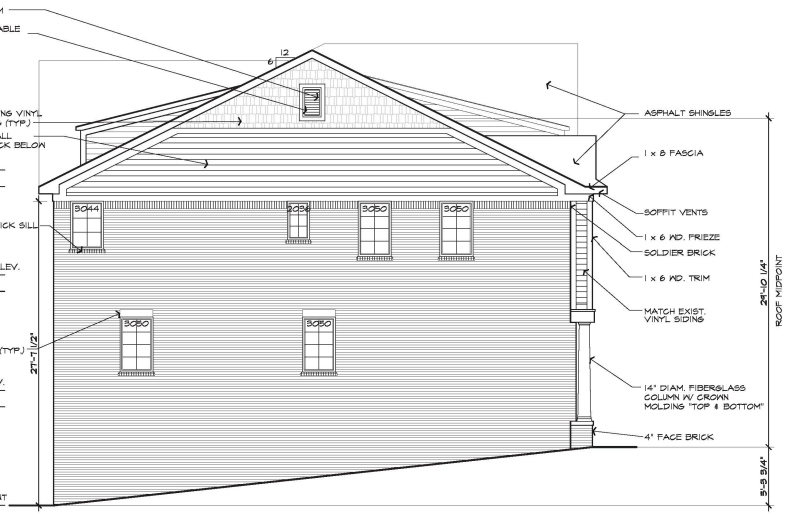
JOB # 17049

SHEET TITLE
PROPOSED
FLOOR PLANS
BUILDING 8
SHEET #
A.101



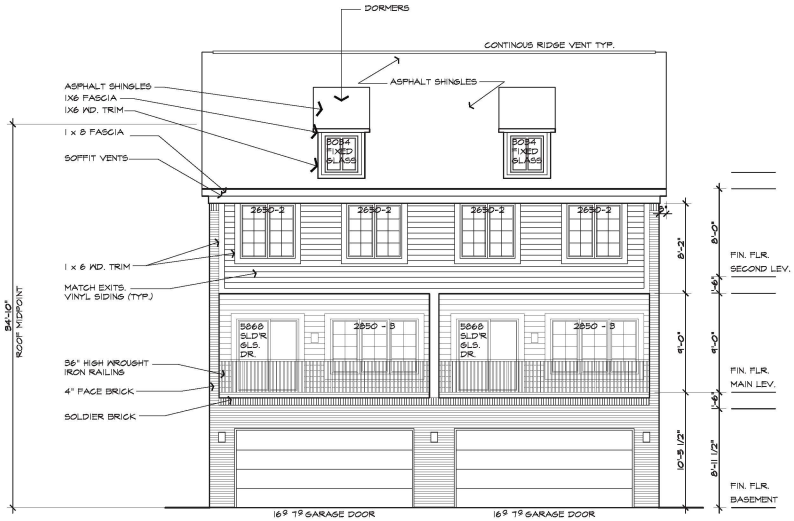
EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,132 SQ.FT.	61%
LIMESTONE:	4 SQ.FT.	1%
SIDING:	307 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	149 SQ.FT.	8%
ASPHALT SHINGLES:	244 SQ.FT.	13%



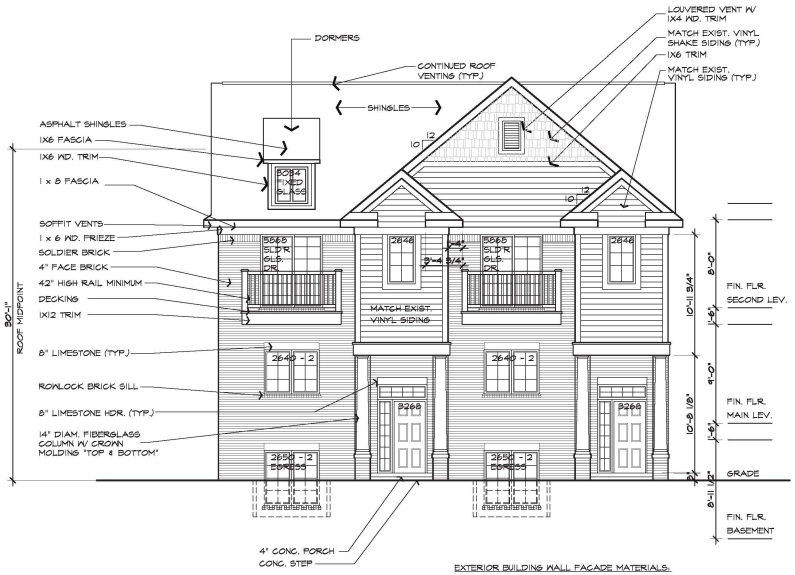
EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	1,183 SQ.FT.	60%
LIMESTONE:	5 SQ.FT.	1%
SIDING:	324 SQ.FT.	17%
TRIMS, SURROUNDS, & COLUMNS:	155 SQ.FT.	9%
ASPHALT SHINGLES:	241 SQ.FT.	13%



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	257 SQ.FT.	21%
LIMESTONE:	0 SQ.FT.	0%
SIDING:	321 SQ.FT.	25%
TRIMS, SURROUNDS, & COLUMNS:	149 SQ.FT.	16%
ASPHALT SHINGLES:	485 SQ.FT.	38%



EXTERIOR BUILDING WALL FACADE MATERIALS:

BRICK:	433 SQ.FT.	34%
LIMESTONE:	20 SQ.FT.	2%
SIDING:	246 SQ.FT.	20%
TRIMS, SURROUNDS, & COLUMNS:	285 SQ.FT.	20%
ASPHALT SHINGLES:	304 SQ.FT.	24%

PROPOSED EXTERIOR ELEVATION - BUILDING 8

SCALE: 3/16" = 1'-0"

ISSUED FOR	DATE
PERMITS	12.13.18

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC
24001 ORCHARD LAKE RD., STE. 130A
FARMINGTON, MICHIGAN 48336
PH: (248) 855-5131
WEB: WWW.GAVASSOCIATES.COM

GAV ASSOCIATES

PROPOSED BUILDING FOR:
TRIANGLE DEVELOPMENT
DESIGNER/ BUILDER
NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
.	.	.

SCALE : 3/16"=1'-0"

FILE NAME : 17049_A.201

JOB # 17049

SHEET TITLE
PROPOSED ELEVATION BUILDING 8

SHEET #
A.201

EXTERIOR FINISHES

GATEWAY TOWNHOMES NOVI, MICHIGAN

SHAKE SIDING – VINTAGE WICKER

HORIZONTAL SIDING – VINTAGE WICKER

RAILING – BLACK

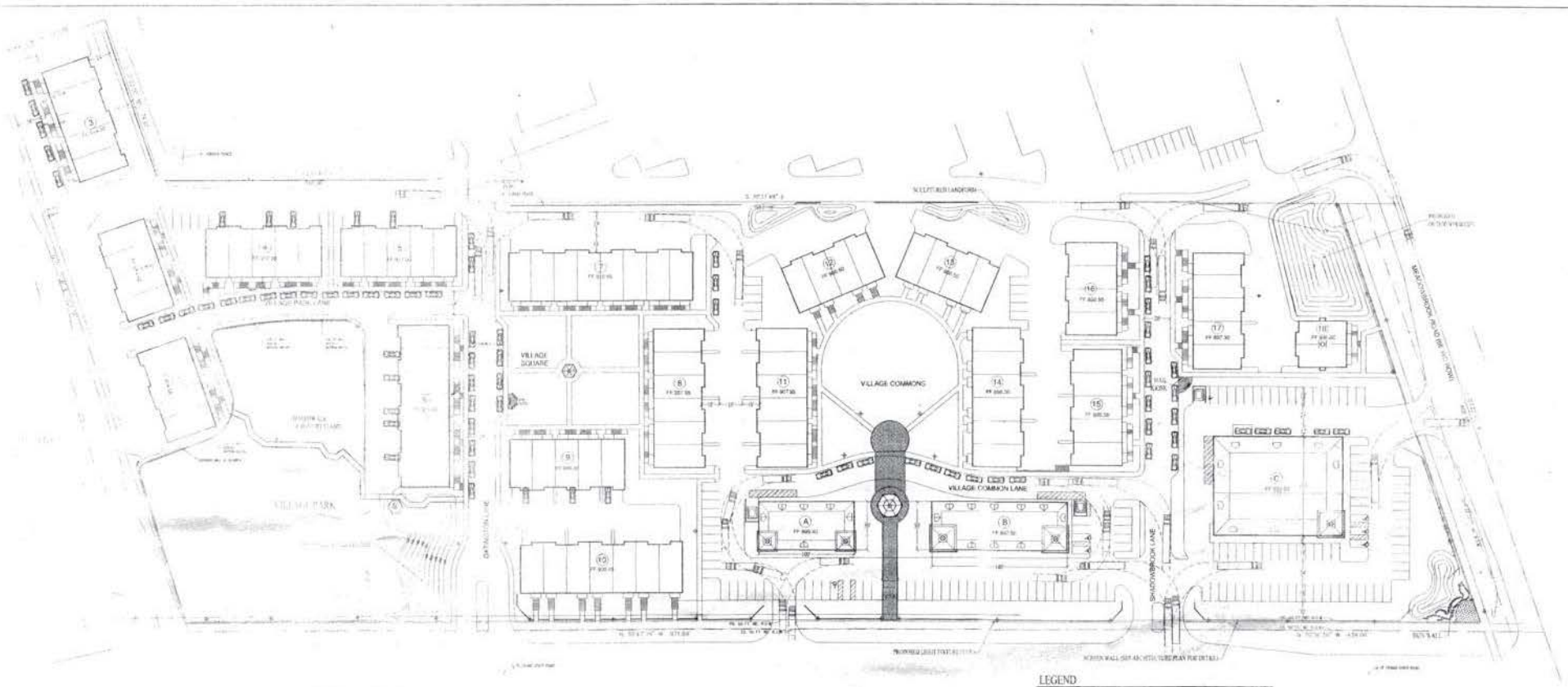
SHINGLES – WEATHERED WOOD

WINDOWS – WHITE

LIMESTONE

BRICK – OLD WOODWARD

ORIGINAL CONSENT JUDGEMENT SELECTED EXHIBITS



LEGEND

	ON-STREET RESIDENTIAL PARKING
	COMMERCIAL LOADING
	ARCHITECTURAL / LANDSCAPE FEATURE
	TRASH DUMPSTER
	LIGHT FIXTURE
	DUMPSTER TRUCK (42' TURNING RADIUS)
	TRUCK OR EMERGENCY VEHICLE (50' TURNING RADIUS)

Scale 1" = 50'

HOUSING SUMMARY

DENSITY AND ROOMS	
Gross Site Area:	
Proposed Units:	
Proposed two-br units (60%)	110 units
Proposed three-br units (40%)	74 units
Proposed Units	184 units
Proposed Density:	
Proposed Units	184 units
Site Area	15.09 acres
Wetland Area	1.54 acres
Net Site Area	13.55 acres
Proposed Density (184/13.55) =	13.58 du/ac
Maximum Permitted Density[1]:	
Under 3 bedroom density	15.28 du/ac
2 bedroom density	17.46 du/ac
Density this project[2]	12.75 du/ac
Rooms	
Maximum Permitted Rooms	
Net Site Area (13.55 ac X 43,560 sq. ft.)	590,238 sq. ft.
Minimum Site Denominator[1]	950
Permitted Rooms (590,238/950) =	621 rooms
Proposed Rooms	
Proposed two-br unit rooms:	
110 units X 3 rooms per unit =	330 rooms
Proposed three-br unit rooms:	
74 units X 4 rooms per unit =	296 rooms
Total Proposed Rooms	626 rooms

Note (1): Per the Downtown Gateway District Ordinance, Section [illegible] Viaduct Development, permitted Single-use Building

Note (2): Assumes weighted average of maximum permitted levels of density (60% two-br units & 40% three-br units)

[illegible] Per the Downtown Gateway/Gateway District Ordinance, Sec.

PARKING SCHEDULES

RESIDENTIAL PARKING

Single Family Attached Proposed:	
Proposed Single Family Units	184 units
Required Parking	
2 per unit X 184 units =	368 spaces
Total Parking Required	***368 spaces***
If Multiple Family Assumed:	
Proposed two-br units (60%)	110 units
Proposed three-br units (40%)	74 units
Multiple Family Units	184 units
Required Parking:	
2 per two-br units X 110 units =	220 spaces
2.5 per three-br X 74 units =	185 spaces
Total Parking Required	***405*** spaces
Parking Provided:	
1 garage + 1 driveway per unit[1]	350 spaces
perpindicular parking spaces	15 spaces
on-street parking	60 spaces
Total Parking Provided	***425 spaces***

Note (1): No driveway space for 8 units in Bldgs. 12 & 13 and all 10 units in Bldg. 3

RETAIL PARKING

Retail Buildings:	
Retail Building A	5,001 sq. ft.
Retail Building B	6,992 sq. ft.
Retail Building C	13,912 sq. ft.
Total Retail (A, B, & C)	**25,905 sq. ft.**
Retail Parking Required:	
1 per 192 gross sq. ft. required	
Total Required (25,905/192) =	***135 spaces***
Retail Parking Provided:	
Perpindicular Spaces	136 spaces
Total Retail Parking Provided	***136 spaces***

SUMMARY SITE DATA

SITE AREA:	15.09 ACRES
RESIDENTIAL UNITES:	184 FOR-SALE TOWN HOMES
COMMERCIAL SQ. FT.:	25,905 SQ. FT.
OPEN SPACE:	5.65 ACRES (37.44% OF TOTAL SITE AREA)
WETLAND AREA:	1.54 ACRES

LANDSCAPE PLAN FOR:
N & Y Properties
26699 West 12 Mile Rd. Suite 200
Southfield, Michigan, 48034
(248) 208 1606

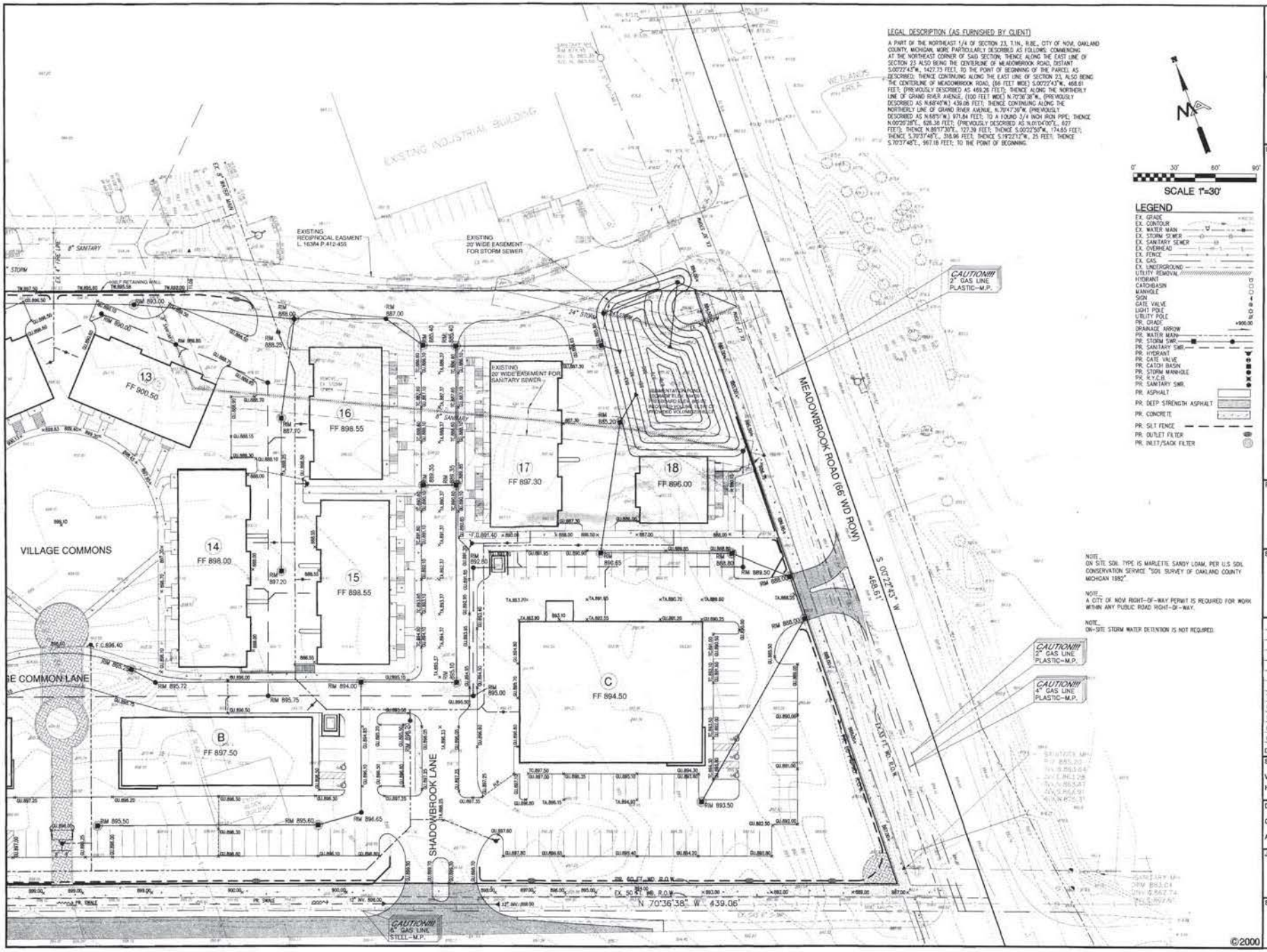
PROJECT LOCATION:
GATEWAY VILLAGE
Grand River Ave. and
Meadowbrook Rd.
Novi, Michigan

LUDWIG & ASSOCIATES LIMITED
LANDSCAPE ARCHITECTS/
SITE PLANNERS
GOLF COURSE DESIGN
38955 hills tech drive
suite 207
farmington hills mi 48331
(248) 553-3730
fax (248) 553-7130
JAMES M. LUDWIG LANDSCAPE ARCHITECT MI. 976

PROJECT #: 99-99-03
DATE: 05-17-00
DRAWN BY: JPC
CHECKED BY: JML
REVISED: 01-11-00, adjust landsc. to new layout
01-19-00, 02-22-00
05-17-00, Revision, 6-15-00, Revise wetland shrubs, 6-27-00, layout
07-07-00 Revise Site Plan

SP-1: Site Plan

Base data provided by MICKALICH & ASSICIATES, INC.



LEGAL DESCRIPTION (AS FURNISHED BY CLIENT)

A PART OF THE NORTHEAST 1/4 OF SECTION 23, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SECTION 23 ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD, DISTANT S.00°22'43"W., 1427.73 FEET, TO THE POINT OF BEGINNING OF THE PARCEL AS DESCRIBED; THENCE CONTINUING ALONG THE EAST LINE OF SECTION 23, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD, (66 FEET WIDE) S.00°22'43"W., 468.61 FEET; (PREVIOUSLY DESCRIBED AS 469.26 FEET); THENCE ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, (100 FEET WIDE) N.70°36'38"W., (PREVIOUSLY DESCRIBED AS N.68°40'W.) 439.06 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, N.70°47'39"W. (PREVIOUSLY DESCRIBED AS N.68°51'W.) 971.64 FEET; TO A FOUND 3/4 INCH IRON PIPE; THENCE N.00°26'28"E., 628.38 FEET; (PREVIOUSLY DESCRIBED AS N.01°04'00"E., 627 FEET); THENCE N.89°17'30"E., 127.39 FEET; THENCE S.00°22'50"W., 174.65 FEET; THENCE S.70°37'48"E., 318.96 FEET; THENCE S.19°22'12"W., 25 FEET; THENCE S.70°37'48"E., 967.18 FEET; TO THE POINT OF BEGINNING.

NOTE...
ON SITE SOIL TYPE IS MARLETTE SANDY LOAM, PER U.S SOIL CONSERVATION SERVICE "SOIL SURVEY OF OAKLAND COUNTY MICHIGAN 1992".

NOTE...
A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY.

NOTE...
ON-SITE STORM WATER DETENTION IS NOT REQUIRED.

MICKALICH and ASSOCIATES, INC.
CIVIL ENGINEERING, SURVEYING, PLANNING
2359 Avon Industrial Drive
Rochester Hills, Michigan 48309
PHONE: (248) 852-1900
FAX: (248) 253-1070
HTTP://WWW.MICKALICH.COM

Engineer's Seal

STATE OF MICHIGAN ALBERT P. MICKALICH ENGINEER No. 9979 PROFESSIONAL ENGINEER

Project Title

GATEWAY VILLAGE

PART OF THE NE 1/4 OF SECT. 23, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

Sheet Title

PRELIMINARY GRADING AND UTILITY PLAN

Date	Issued for	By
7-9-00	PER CITY ENG.	KJC
6-19-00	PER FIRE MARSHAL	KJC
5-15-00	PRELIM. SITE PLAN	TCS
01-18-00	PRELIM. SITE PLAN	
01-11-00	PRELIM. SITE PLAN	

Scale
Vertical:
Horizontal: 1"=30'

Drawn: JK/DK
Checked: DMK
Approved: APM

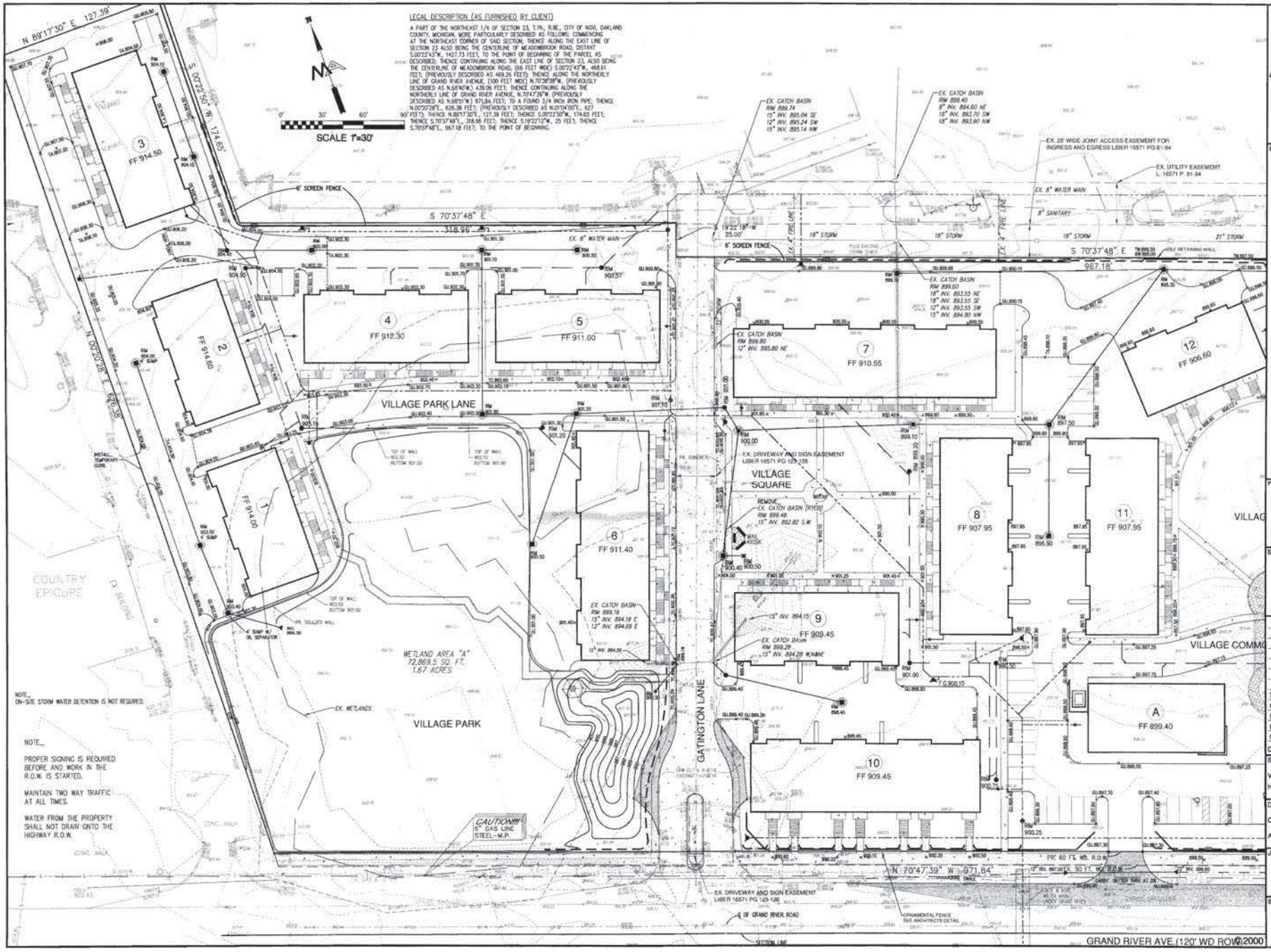
Job no. 99220

Sheet no. C-3

LEGAL DESCRIPTION (AS FURNISHED BY CLIENT)

A PART OF THE NORTHEAST 1/4 OF SECTION 23, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SECTION 23 ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD, DISTANT S.00°22'43"W., 1427.73 FEET, TO THE POINT OF BEGINNING OF THE PARCEL AS DESCRIBED; THENCE CONTINUING ALONG THE EAST LINE OF SECTION 23, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD, (66 FEET WIDE) S.00°22'43"W., 468.61 FEET; (PREVIOUSLY DESCRIBED AS 469.26 FEET); THENCE ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, (100 FEET WIDE) N.70°37'48"W., (PREVIOUSLY DESCRIBED AS N.68°40'W.) 439.06 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, N.70°47'39"W. (PREVIOUSLY DESCRIBED AS N.68°51'W.) 971.84 FEET; TO A FOUND 3/4 INCH IRON PIPE; THENCE N.00°20'28"E., 826.38 FEET; (PREVIOUSLY DESCRIBED AS N.01°04'00"E., 827 FEET); THENCE N.89°17'30"E., 127.39 FEET; THENCE S.00°22'50"W., 174.65 FEET; THENCE S.70°37'48"E., 318.96 FEET; THENCE S.19°22'12"W., 25 FEET; THENCE S.70°37'48"E., 967.18 FEET; TO THE POINT OF BEGINNING.

SCALE 1"=30'



NOTE:
ON-SITE STORM WATER DETENTION IS NOT REQUIRED.

NOTE:
PROPER SIGNING IS REQUIRED BEFORE AND WORK IN THE R.O.W. IS STARTED.

MAINTAIN TWO WAY TRAFFIC AT ALL TIMES.

WATER FROM THE PROPERTY SHALL NOT DRAIN ONTO THE HIGHWAY R.O.W.

MICKALICH and ASSOCIATES, INC.
CIVIL ENGINEERING, SURVEYING, PLANNING
2359 Avon Industrial Drive
Rochester Hills, Michigan 48309
PHONE: (248) 852-1900
FAX: (248) 253-1070
HTTP://WWW.MICKALICH.COM

Engineer's Seal

STATE OF MICHIGAN ALBERT P. MICKALICH ENGINEER NO. 26979 LICENSED PROFESSIONAL ENGINEER

Project Title
GATEWAY VILLAGE
PART OF THE NE 1/4 OF SECT. 23, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

Sheet Title
PRELIMINARY GRADING AND UTILITY PLAN

Date	Issued for	By
7-9-00	PER CITY ENG.	KJC
5-19-00	PER FIRE MARSHAL	KJC
5-16-00	PRELIM. SITE PLAN	TCS
01-18-00	PRELIM. SITE PLAN	
01-11-00	PRELIM. SITE PLAN	

Scale
Vertical:
Horizontal: 1"=30'

Drawn JK/DK
Checked DMK
Approved APM

Job. no. 99220

Sheet no. C-2

NOTE_

A. ALL ROADS ARE TO BE PAVED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.

B. ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.

C. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.

D. THE MULTI-RESIDENTIAL BUILDINGS SHALL BE NUMBERED. EACH NUMBER SHALL BE A MINIMUM 10 INCHES HIGH, 1 INCH WIDE AND BE POSTED A LEAST 15 FEET ABOVE THE GROUND ON THE BUILDING WHERE READILY VISIBLE FROM THE STREET.

E. STREET NAMES ON SUITABLE POLES SHALL BE ESTABLISHED AND INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.

LOCATION MAP
SCALE 1" = 2000'

N.E. 1/4 CORNER
SECTION 23
T1N., R.8E.
N. 359060.356, E. 13369048.637

S. 00°22'43" W. 1427.73'

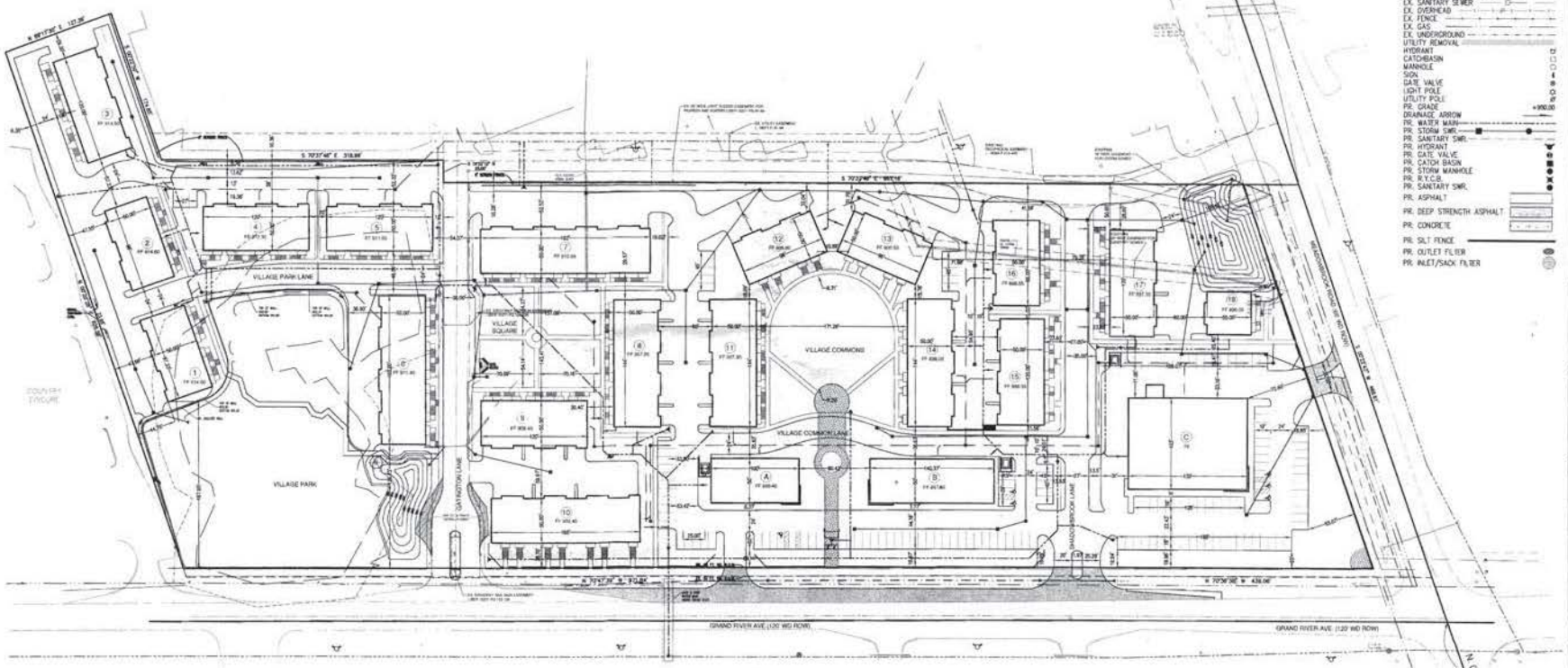
N. 00°22'43" E. 669.04'

E. 1/4 CORNER
SECTION 23
T1N., R.8E.
N.353814.424, E. 13369284.683

0' 60' 120' 180'
SCALE 1"=60'

LEGEND

- EX. GRADE
- EX. CONTOUR
- EX. WATER MAIN
- EX. STORM SEWER
- EX. SANITARY SEWER
- EX. OVERHEAD
- EX. FENCE
- EX. GAS
- EX. UNDERGROUND
- UTILITY REMOVAL
- HYDRANT
- CATCHBASIN
- MANHOLE
- SIGN
- GATE VALVE
- LIGHT POLE
- UTILITY POLE
- PR. GRADE (+950.00)
- DRAINAGE ARROW
- PR. WATER MAIN
- PR. STORM SWR.
- PR. SANITARY SWR.
- PR. HYDRANT
- PR. GATE VALVE
- PR. CATCH BASIN
- PR. STORM MANHOLE
- PR. R.Y.C.B.
- PR. SANITARY SWR.
- PR. ASPHALT
- PR. DEEP STRENGTH ASPHALT
- PR. CONCRETE
- PR. SILT FENCE
- PR. OUTLET FILTER
- PR. INLET/SACK FILTER



APPLICANT
N & Y PROPERTIES
2669 WEST TWELVE MILE RD
SUITE 200
SOUTHFIELD, MI 48038
(248) 352-9333
CONTACT: DAVE NONA

SITE DATA
SITE ZONED NCC (NON-CENTER COMMERCIAL DISTRICT)
SITE AREA - 615,757 SF (NET)
BUILDING AREA 136,362 SF (22% OF NET)

NOTE_

PROPER SIGNING IS REQUIRED BEFORE AND WORK IN THE R.O.W. IS STARTED.

MAINTAIN TWO WAY TRAFFIC AT ALL TIMES.

WATER FROM THE PROPERTY SHALL NOT DRAIN ONTO THE HIGHWAY R.O.W.

LEGAL DESCRIPTION (AS FURNISHED BY CLIENT)

A PART OF THE NORTHEAST 1/4 OF SECTION 23, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE ALONG THE EAST LINE OF SECTION 23 ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD, DISTANT S.00°22'43"W., 1427.73 FEET, TO THE POINT OF BEGINNING OF THE PARCEL AS DESCRIBED; THENCE CONTINUING ALONG THE EAST LINE OF SECTION 23, ALSO BEING THE CENTERLINE OF MEADOWBROOK ROAD, (66 FEET WIDE) S.00°22'43"W., 465.61 FEET; (PREVIOUSLY DESCRIBED AS 469.26 FEET); THENCE ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, (100 FEET WIDE) N.70°36'36"W., (PREVIOUSLY DESCRIBED AS N.68°40'W.) 439.06 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF GRAND RIVER AVENUE, N.70°47'39"W. (PREVIOUSLY DESCRIBED AS N.68°51'W.) 971.84 FEET; TO A FOUND 5/4 INCH IRON PIPE; THENCE N.00°20'28"E., 626.38 FEET; (PREVIOUSLY DESCRIBED AS N.01°04'00"E., 627 FEET); THENCE N.89°17'30"E., 127.39 FEET; THENCE S.00°22'30"W., 174.65 FEET; THENCE S.70°37'48"E., 318.96 FEET; THENCE S.19°23'12"W., 25 FEET; THENCE S.70°37'48"E., 967.18 FEET; TO THE POINT OF BEGINNING.

SOWELL# 22-23-226-041

©2000

MICKALICH and ASSOCIATES, INC.
CIVIL ENGINEERING, SURVEYING, PLANNING
2359 Avon Industrial Drive
Rochester Hills, Michigan 48309
PHONE: (248) 852-1900
FAX: (248) 253-1070
HTTP://WWW.MICKALICH.COM

Engineer's Seal

STATE OF MICHIGAN
ALBERT P. MICKALICH
ENGINEER
No. 30979
PROFESSIONAL ENGINEER

Project Title
GATEWAY VILLAGE
PART OF THE NE 1/4 OF SECT. 22, T.1N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MI

Sheet Title
OVERALL/ STRINGER PLAN

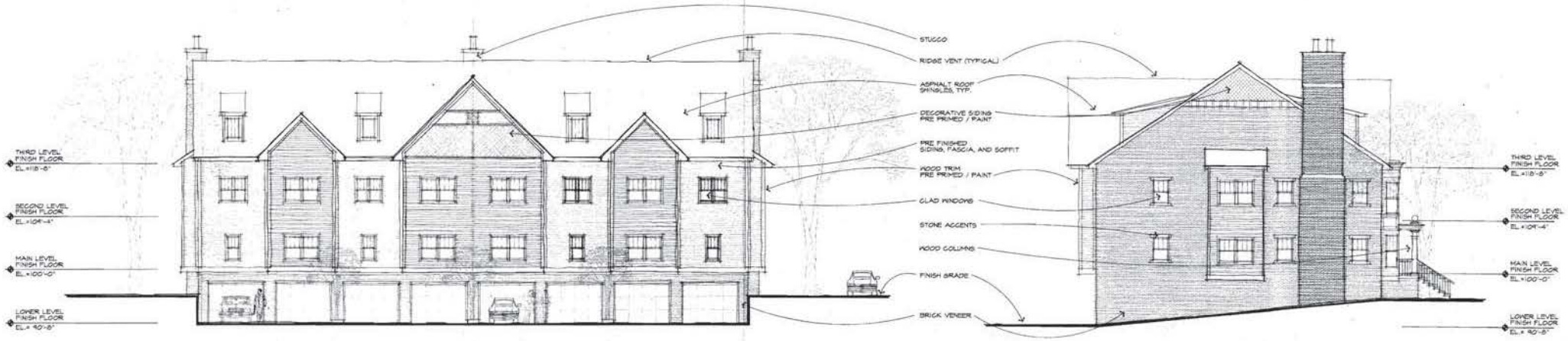
Date	Issued for	By
7-9-00	PER CITY ENG.	KJC
6-19-00	PER FIRE MARSHAL	KJC
1-18-00	PRELIM. SITE PLAN	TCS

Scale
Vertical:
Horizontal: 1"=60'

Drawn: KJHN
Checked: DMK
Approved: APM

Job. no. 99220

Sheet no. C-1



8 Unit Elevation Study

Novi Gateway Village

CONCEPT DRAWINGS

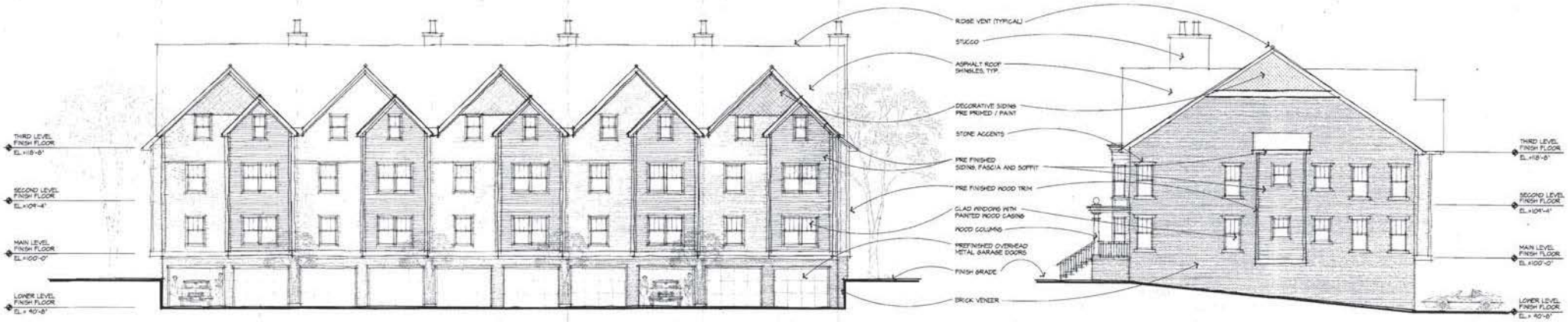
Grand River Ave. / Meadowbrook Rd.
Novi, Michigan

N & Y Properties / Triangle Development

Scale: 1/8" = 1'-0"

July 10, 2000

Victor Saroki & Associates Architects PC
430 North Old Woodward Ave. / Birmingham, Michigan 48009
T: 248.258.5707 F: 248.258.5515



10 Unit Elevation Study

Novi Gateway Village

CONCEPT DRAWINGS

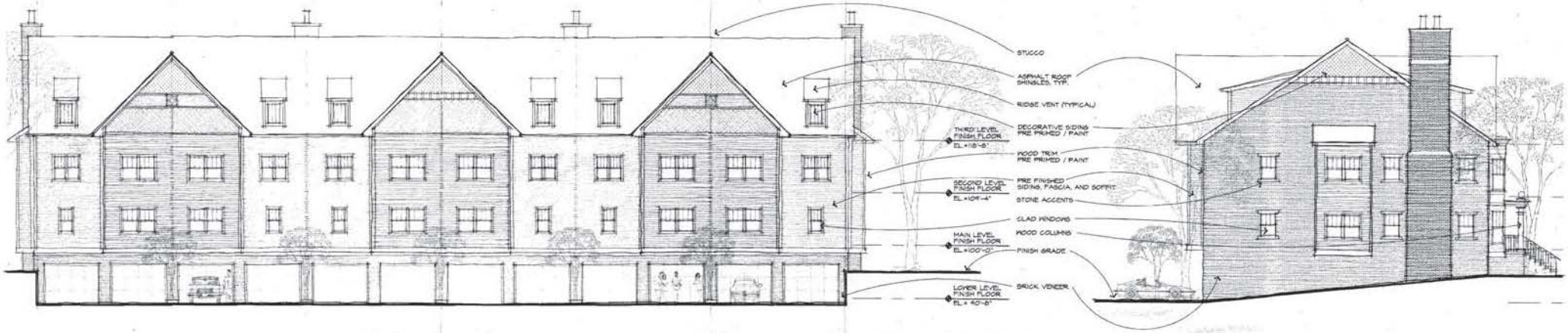
Grand River Ave. / Meadowbrook Rd.
Novi, Michigan

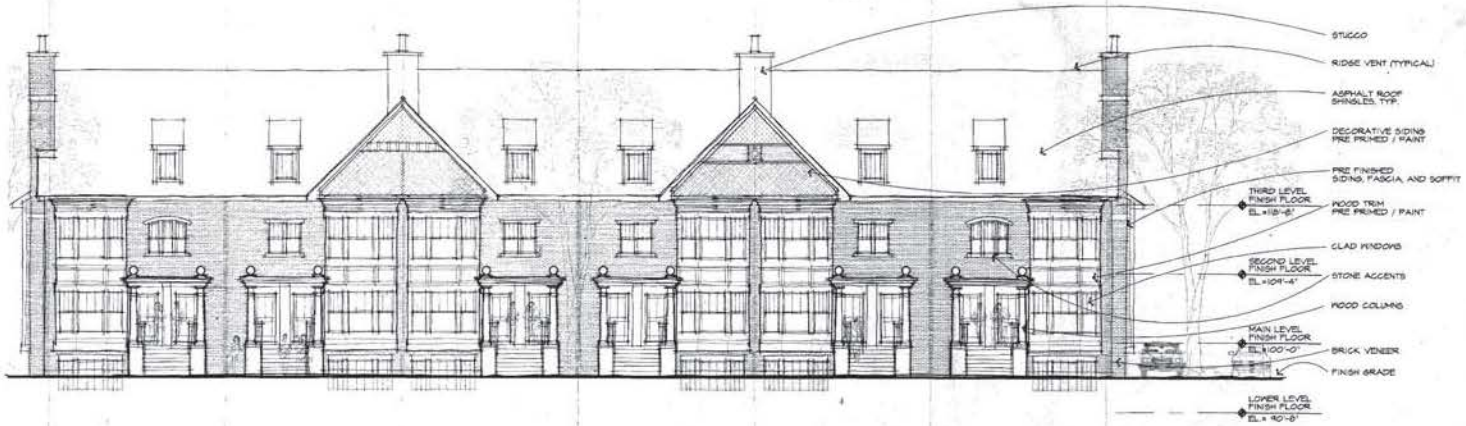
N & Y Properties / Triangle Development

Scale: 1/8" = 1'-0"

July 10, 2000

Victor Saroki & Associates Architects PC
430 North Old Woodward Ave. / Birmingham, Michigan 48009
T: 248.258.5707 F: 248.258.5515





12 Unit Elevation Study

Novi Gateway Village

CONCEPT DRAWINGS

Grand River Ave. / Meadowbrook Rd.
Novi, Michigan

N & Y Properties / Triangle Development

Scale: 1/8" = 1'-0"
July 10, 2000

Victor Saroki & Associates Architects PC
430 North Old Woodward Ave. / Birmingham, Michigan 48009
T: 248.258.5707 F: 248.258.5515

PLANNING REVIEW

PLAN REVIEW CENTER REPORT

September 24, 2018

Planning Review

Gateway Townhomes of Novi

JSP 18-22

PETITIONER

Triangle Development co, Inc

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	23	
Site Location	Northwest corner of Grand River Avenue and Meadowbrook Road	
Site School District	Novi Community School District	
Site Zoning	NCC Non Center Commercial and subject to the terms of the "Gateway	
Adjoining Zoning	North	I-1: Light Industrial
	East	GE: Gateway East across Meadowbrook Road
	West	NCC Non Center Commercial
	South	GE: Gateway East across Grand River Avenue
Current Site Use	Gateway Village condominiums and retail	
Adjoining Uses	North	Industrial Research Office
	East	Car dealership
	West	Residential condominium (Gateway Village)
	South	Funeral Home/vacant land
Site Size	3.64 Acres	
Plan Date	August 20, 2018	

PROJECT SUMMARY

The applicant proposes a total of 44 units within eight attached town home style buildings. Each building holds from two units up to 7 units. This development is the last residential component of the Gateway Village development located at the northwest corner of Grand River Avenue and Meadowbrook Road.

RECOMMENDATION

Approval of the ***Preliminary Site Plan is recommended and Final Site Plan is recommended contingent on applicant providing additional clarification regarding parking and lighting prior to Council meeting***. Additional details and changes are requested at the time of Final Site Plan submittal.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable

provisions of the Zoning Ordinance. All items from the Preliminary Site Plan review have been addressed on the Final Site Plan.

1. Consent Judgment: Site development is governed by a Consent Judgment which restricts the development of the site to improvements shown on the approved Preliminary Site Plan number SP00-30A. **The Consent Judgment allows a final site plan to be reviewed for consistency with the approved preliminary site plan, the conditions imposed by City Council on August 28, 2000, and for compliance with all applicable statutes, laws ordinances, codes and regulations.**

2. Changes from approved consent judgment plan: The overall layout, placement of buildings, number of buildings remains consisted with the approved preliminary site plan. Following changes are noted from the approved Preliminary Site plan (SP00-30A:

   i. A new lot has been created due to Michigan condominium law. All the remaining land was removed out of the original condominium subdivision and combined into one parcel. (50-22-23-226-044).
   ii. Architectural elevations are revised to reflect the new unit style. They are not consistent with the design elements that were approved as part of consent judgment.
   iii. Proposed site landscaping is revised, but still keeps with the intent and character of the approved consent judgment plan.
   iv. Number of units is reduced by 29 units, thereby reducing the density. **Original approved plans indicate 72 'stacked' units**
   v. Unit style is changed from stacked units to side by side attached townhome style.
   vi. Unit width has been revised from 24 ft. wide by 60 ft. deep to 24 ft. wide by 49 feet deep.
   vii. Planting Islands at the entrance of garages have been eliminated.

3. Minimum Parking Required: Per section 5.19, two parking spaces are required for each dwelling unit having two (2) or less bedrooms and two and one-half (2 ½) for each dwelling unit having three (3) or more bedrooms. The 2000 Preliminary Site Plan assumed the following mix of units for the entire residential development. There is no shared parking proposed at that time.
   - 220 parking spaces @ 60% 2-bedroom units: 110 units
   - 185 parking spaces @ 40% 3-bedroom units: 74 units
   - A total of 405 spaces are estimated to be required. A total of 425 spaces proposed for the entire development (1 garage space and 1 driveway space for each unit, 15 off-street parking, 60 on-street parking)

   For this phase, it appears that all units are proposed to be 3 bedroom units. For 44 units, a total of 110 parking spaces are required. Each unit comes with a 2 car garage that accounts for 88 parking spaces. The driveways in front of the garage do not appear to be long enough to hold additional parking. There is no additional guest parking proposed with this phase. The applicant should provide the current mix of units and total parking available on site for the entire site on the site plan to verify conformance.

4. Site Amenities: **The applicant may consider providing additional site amenities such as bike racks and benches etc.**

5. Deviations: The current plans propose lesser density and do not deviate from the approved Preliminary site plan layout. However, due to the creation of the new property

boundaries, the proposed layout requires a couple of new deviations with regards to setbacks and lot size as listed below.

a. Lot Size (Sec. 3.1.20.): A minimum of 200 ft. width is required for parcels located in NCC zoning district. The development is part of a previously approved consent judgment plan. **The current lot width along Meadowbrook Road is 190 ft. and is considered pre-existing. This is supported by staff.**

b. Building Setbacks (Sec 3.1.20): **The development was part of an overall development plan. Due to Michigan law, the applicant made the last undeveloped phase as its own parcel. The creating of parcel created non-conformities with minimum required building setbacks. Staff supports the deviation as the layout meets the intent and layout of the consent judgment plan. The applicant should check with Building department as how the new lot lines affect the building permit review. This is supported by staff.**

	Required	**Proposed**	
Front (Meadowbrook)	50 ft.	35.24 ft. Same as approved	No
Side (north)	20 ft.	59.76 ft.	Yes
Side (south)	20 ft.	Approximately 6 ft.	No
Rear (West)	20 ft.	Approximately 14 ft.	No

c. Building elevations and material calculations: **The elevations provided would require a section 9 waiver which is not supported by staff and which is not consistent with previously approved design. Please see Façade review letter for more information.**

d. Lighting *(Sec 5.7):* Provide details of lighting fixtures, locations, and a photometric plan to meet requirements of Section 5.7 of the Ordinance for Final Site Plan review. See details in Planning Chart. **Deviations may be required due to spillover on the property line. Provide additional information with the revised submittal.**

6. Changes to allowable uses for Commercial area: At the time of Pre-application meeting, the applicant has indicated possible revisions to allowable uses for the commercial component of the development. The applicant should note that the parking for retail spaces is calculated at the rate of 1 space for every 192 gross square feet initially. High intensity uses such as sit-down restaurants may have greater parking demand (1 space per every 70 square feet of leasable area)**. The applicant should consider available parking prior to determining additional allowable uses.**

7. Other Reviews:
   a. Landscape Review: The site plan is **recommended for approval for Preliminary Site Plans but not for Final Site Plans** Additional comments to be addressed with revised final site plan submittal.
   b. Traffic Review: The site plan is **recommended for approval for Preliminary Site Plans but not for Final Site Plans** Additional comments to be addressed with revised final site plan submittal.
   c. Engineering Review: Additional comments to be addressed with electronic stamping set submittal. Engineering recommends approval.

d. Facade Review: The overall design of the rear facades is not consistent with the building in the prior phases of this project. Façade is currently not recommending approval.
e. Fire Review: **Fire recommends approval.** See comments in Fire Review letter.

NEXT STEP: REVISED SITE PLAN SUBMITTAL

Landscape and Traffic are recommending approval for Preliminary site plan, but not final site plan. A recommendation for Preliminary site plan is sufficient to place the request before City Council agenda. However, Façade is not recommending approval for the elevations. There is additional information being requested to address lighting deviation. Staff recommends the applicant address all pending comments provided in this and other reviews letters and resubmit for reconsideration.

1. Five copies of revised site plan
2. Site plan revision application
3. Response letter
4. Draft Amendment

CITY COUNCIL

Current revisions would require City Council approval of final site plan and amendment to consent judgment. **The applicant should provide a draft amendment for staff review after receiving the comments after Final site plan submittal. Council may approve the plan and the amendment at the same time or at two separate meetings. Once the plan is formally submitted, the City Attorney's Office will provide further guidance regarding the process for review and approval.**

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff and consultant review letters in PDF format.
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

A new address is required for this project. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found by clicking on this link. Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

This project would require approval from the Street and Project Naming Committee. Please contact Hannah Smith (248-347-0579) in the Community Development Department for additional information.

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's

consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.

Sri Ravali Komaragiri – Planner

ENGINEERING REVIEW

PLAN REVIEW CENTER REPORT

09/18/2018

Engineering Review

Gateway Townhomes of Novi
JSP 18-0022

Applicant
Gateway Village of Novi

Review Type
Combined Preliminary & Final Site Plan

Property Characteristics

- Site Location: North of Grand River, West of Meadowbrook Road
- Site Size: 3.64 acres
- Plan Date: 08/28/2018
- Design Engineer: J&A Civil Engineering

Project Summary

- Construction of eight additional multi-family townhome buildings.
- Water, sanitary and storm sewer utilities were previously constructed for this development. The addition of 8 inch water main and one fire hydrant, along with building water services and sump lines are proposed during this phase.

Recommendation
Approval of the Preliminary and Final Site Plan and Storm Water Management Plan is recommended.

Comments:
The Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of electronic stamping sets:

Additional Comments (to be addressed prior to stamping set submittal)**:**

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Provide the City's standard detail sheets for water main (5 sheets-rev. 02/16/2018), sanitary sewer (3 sheets- rev. 02/16/2018), storm sewer (2

sheets- rev. 02/16/2018), and paving (2 sheets-rev. 03/05/2018) at the time of the printed Stamping Set submittal. These details can be found on the City's website at this location: http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx

3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
5. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
7. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided; or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
8. If no sanitary sewer is proposed, consider removing the sheet entitled sanitary sewer from the plan set.
9. Show all sump leads on the utility plan and include in the construction cost estimate.
10. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.

Water Main

11. Provide a profile for all proposed water main 8-inch and larger.
12. Clearly indicate the proposed water main and domestic and fire building service leads on the utility plan. Include building service leads in the construction cost estimate.
13. Provide three (3) signed and sealed sets of utility plans along with the MDEQ permit application (06/12 rev.) for water main construction. The Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Storm Water Management Plan

14. Provide documentation of any previous maintenance agreement for the Storm Water Management facilities. Revisions and updates may be required.

Paving & Grading

15. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
16. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.
17. Refer to City standard paving details for asphalt pavement section and curb details. Remove redundant or conflicting details from sheet 9 in the plan set.

Soil Erosion and Sediment Control

18. Include the size of the area of disturbance and clarify the limits of silt fence for this phase of construction.

Off-Site Easements

19. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not done so already, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted at the time of Stamping Set submittal:

20. A revised itemized construction cost estimate must be submitted to the Community Development Department for the determination of construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. ***The estimate must be itemized*** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), any right-of-way paving (including proposed right-of-way), grading, and any applicable items at the storm water basin (basin construction, control structure, pretreatment structure and restoration).
21. A draft copy of 20-foot wide water main easement must be submitted to the Community Development Department.

The following must be addressed prior to construction:

22. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
23. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application fee).

24. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.

25. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the water main plans have been approved.

26. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.

27. An incomplete site work performance guarantee, equal to 1.2 times the amount required to complete the site improvements (excluding the storm water detention facilities) as specified in the Performance Guarantee Ordinance, must be posted with Community Development.

28. A street sign financial guarantee in an amount to be determined ($400 per traffic control sign proposed) must be posted with Community Development.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Darcy Rechtien at (248) 735-5695 with any questions.

Darcy N. Rechtien

Darcy N. Rechtien, P.E.

cc: George Melistas, Engineering
Sri Komaragiri, Community Development

LANDSCAPE REVIEW

PLAN REVIEW CENTER REPORT

September 17, 2018

Combined Preliminary/Final Landscape Review

Gateway Townhomes

Review Type | **Job #**
Combined Preliminary/Final Landscape Review | JSP18-0022

Property Characteristics:

- Site Location: Northwest corner of Grand River and Meadowbrook
- Site Zoning: NCC
- Adjacent Zoning: North: I-1, East: GE/NCC, South: xx West: RR, I-1
- Plan Date: July 11, 2018

Ordinance Considerations:

As the original project was reviewed and approved as part of a consent judgment, this review was done as compared with the Preliminary Landscape Plan that was part of the Consent Judgment. That plan did not adhere strictly to the normal requirements for Multi-Family housing.

Based on the above, the project is **recommended for approval for Preliminary Site Plans but not for Final Site Plans**. There are some minor fixes that need to be made on Final Site Plans.
The plans need to be revised per the comments below in order to be compliant with the Zoning Ordinance and the Consent Judgment.

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

1. Provided.
2. Light pole locations are also provided.
3. **Please relocate all utilities and/or trees to locations to provide at least 10 feet between trees and all utility structures and hydrants, and 5 feet between trees and underground utility lines.**

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

1. Woodland replacement trees must be species from the updated Woodland Replacement Chart (attached). Sweetgums are no longer allowed as woodland replacement trees.
2. **Please replace the sweetgums with another species on the attached revised chart.**

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Provided.

Buffer between Residential and non-residential property

1. A 6 foot screening fence and dense evergreen and deciduous plantings are provided along the island north of buildings 2 and 3, and at the ends of buildings 6 and 7.
2. A detail for the screening fence is provided on Sheet LP-2.

Layout

Please check to see that curbs vis a vis the building are correct for buildings 2 and 3. They appear to be skewed on the site plan as well as the landscape plan.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.) – Meadowbrook Road

1. 190lf frontage. Required: 1 tree per 35 lf = 5 canopy trees. 5 subcanopy trees are provided.
2. The overhead lines require the use of subcanopy trees. **At a rate of 1.5 subcanopy tree per canopy tree, 8 subcanopy trees should be proposed.**

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer Zoning Sec. 5.5.3.B.ii and iii) – Meadowbrook Road

1. 190 lf frontage
2. Large evergreens or canopy trees: 1 tree per 60 lf = 3 trees required, 6 provided.
3. Subcanopy trees required: 1 tree per 40 lf = 5 trees required, 8 provided.
4. No berm is required since parking does not abut the right-of-way.
5. 1.5 subcanopy trees can count as 1 canopy tree so the greenbelt landscaping requirements are met.

Site Landscaping

The proposed landscaping is similar enough to that proposed on the original landscape plan to be acceptable.

Corner Clearance (Zoning Sec 5.9)

Provided.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C.)

1. As the parking is limited to just two 5-space bays, the perimeter trees planted near them are sufficient.
2. **The parking lot interior and perimeter trees should be deciduous canopy trees with a minimum mature height of 30 feet and canopy width of 20 feet. Please replace the Armstrong maples and hawthorns in the islands north of buildings 6 and 7 with a variety that meets or exceeds the minimum requirements.**
3. **Due to density of evergreen trees in the northern islands, it is recommended to not plant the hawthorns under the maples (they can be removed from the plan without penalty).**
4. **Please move the tree in the narrow point north of building 2 to a position where there is 3 feet of space between the curbs and the tree to help it survive.**

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

The building foundation landscaping is sufficient.

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

Please add a note stating that all utility boxes shall be screened per the standard detail on Sheet LP-2.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3)

Provided as required.

Snow Deposit (LDM.2.q.)

Provided.

Plant List (LDM 2.h. and t.)

1. **Please replace *Liquidambar styraciflua* with a species on the Woodland Replacement Chart, which is attached.**
2. **Please add counts for all plants indicated on the plans.**

Planting Notations and Details (LDM)

1. **Provided.**

2. Please revise island planting detail to indicate mounding to provide 2% slope, not 12".

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

Irrigation plan for landscaped areas is required for Final Site Plan.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader@cityofnovi.org.

Rick Meader – Landscape Architect

TRAFFIC REVIEW

AECOM
27777 Franklin Road
Southfield
MI, 48034
USA
aecom.com

Project name:
JSP18-0022 Gateway Townhomes of Novi
PSP/FSP Traffic Review

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

From:
AECOM

Date:
September 20, 2018

CC:
Sri Komaragiri, Lindsay Bell, George Melistas, Darcy Rechtien, Hannah Smith

Memo

Subject: Gateway Townhomes of Novi Traffic Review

The preliminary and final site plan submittal was reviewed to the level of detail provided and AECOM **recommends approval for the preliminary site plan, but cannot recommend approval** for the final site plan based on the need for additional or updated information required in order to properly complete the review.

GENERAL COMMENTS

1. The applicant, Triangle Development Co, Inc. is proposing a multi-family residential development located on the west side of Meadowbrook Road north of Grand River Avenue. The applicant is proposing a total of 43 townhome units to be constructed in place of the previously approved 72 condominium units as part of JSP00-30 in 2001.
2. Meadowbrook road is under the jurisdiction of the City of Novi.
3. The parcel is currently under NCC (non-commercial center) zoning. The proposed development is permitted as a special land use under the existing zoning.
4. Summary of traffic-related waivers/variances:
    a. There are not any traffic-related waivers or variances required by the applicant at this time.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

    ITE Code: 220 – Multi-Family Housing – Low Rise
    Development-specific Quantity: 43 Units
    Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	**Estimated Peak-Direction Trips**	**City of Novi Threshold**	**Above Threshold?**
AM Peak-Hour Trips	21	16	100	No

PM Peak-Hour Trips	28	18	100	No
Daily (One-Directional) Trips	284	N/A	750	No

2. The number of trips does not exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City's requirements.

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

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The applicant has proposed to construct two new site driveways off of Hamlet North for residential garage access. The development will utilize an existing driveway on the west side of the development for additional garage access.
2. The driveway western proposed driveway has a width of 27 feet with entering radius of 20 feet and exiting radius of 25 feet. The eastern driveway width is not provided and the entering radius is 20 feet and the exiting radius is not provided.
    a. **The width of both drives shall be 28 feet.**
    b. **The entering and exiting radii shall be 25 feet.**
    c. **The applicant should update the driveway dimensions to meet City Ordinance Figure IX.1 for a local street.**
3. The applicant has shown sight lines at the two eastern driveways, but not at the western driveway. Additionally, the dimensions for the sight lines has not been indicated. **The applicant shall provide sight distance measurements for all proposed driveways to confirm compliance with City Ordinance Figure VIII-E.**
4. Based on the existing two-way 24-hour volume on Meadowbrook Road (approximately 11,000 vehicles per day (SEMCOG), and the estimated peak-hour southbound right turning vehicles (in addition to the assumed existing southbound right-turning vehicles), a right-turn lane may be warranted at Hamlet Lane. However, the current site layout is regulated by the consent agenda which did not require a taper at the time of approval; therefore, the applicant is not responsible for constructing a southbound right turn taper along Meadowbrook Road at Hamlet Lane.
5. Because the site layout has not changed since the approved consent agenda, the applicant's proposed driveway spacing is therefore grandfathered in and does not need to be adjusted to meet the current Section 11-216d.1.d and Figure IX.12 of the City's Code of Ordinances.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General Traffic Flow
    a. The applicant should provide widths and turning radii for all proposed pavement areas leading to the garage parking.

   b. The applicant has indicated that there will be individual trash collection and has shown a community mail box area. The proposed location for the mail kiosk is acceptable from a traffic operations perspective since a pull-out area is provided for vehicles.
2. Parking Facilities
   a. The applicant has indicated that a two-bedroom and three-bedroom layout will be offered; however only a three bedroom unit is indicated on the plans. **The applicant has indicated that the site plan has not changed since this consent agenda; however, parking calculations cannot be determined until the number of bedrooms per unit is established.**
   b. It is anticipated that the applicant will be required to provide more than two parking spaces (garage) per unit. The applicant should take this into consideration and provide additional parking areas throughout the development, or indicate through dimensions that Grandview Lane and Orianna Lane are capable of allowing on-street parking.
      i. The applicant has indicated two proposed north-south fire lanes, which would further reduce the potential or on-street parking.
   c. The applicant has indicated six inch curb heights throughout the development.
   d. The applicant has indicated a proposed berm at the northwest corner of the development on the south side of Hamlet North.
   e. The applicant is required to provide one bicycle parking space per every five dwelling units, totaling 8 bicycle parking spaces. The applicant should provide multiple bicycle parking areas throughout the development and also provide a bicycle parking layout detail indicating the required dimensions in Section 5.16.6 of the City's Zoning Ordinance.
3. Sidewalk Requirements
   a. The applicant has indicated in the response letter that sidewalks throughout the site are five feet in width, but should additional dimensions or notes on the plan set that indicates that. Also note that if a sidewalk leads to a bicycle parking area that the sidewalk shall be six feet in width.
   b. **The applicant should provide a sidewalk ramp detail in future submittals (MDOT R-28-J).** The applicant has provided a ramp detail on sheet 9, but dimensions and design features are not included. **The latest MDOT standard (R-28-J) should be included to replace the current ramp detail.**
   c. The City requires the outside edge of sidewalks to be located a minimum of 15 feet from the back of curb. Revise the site plan as necessary. The applicant has indicated that the site plan was approved under the consent agenda, and therefore, the sidewalk locations are grandfathered in.
   d. The sidewalk near the mail kiosk shall maintain a minimum width of five feet.

SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The applicant has added a note indicating this.
2. The applicant has proposed 14 "No Parking Fire Lane" signs.
   a. The applicant should indicate the size and MMUTCD sign designation for the proposed signs.
   b. The applicant should indicate the direction the sign is to face.
   c. The applicant has proposed some of the signs to be placed within the sidewalk and should indicate that the sign is placed in a location that does not diminish the required five foot walkway. The City requires that all signs be placed a minimum of two feet from the face of the curb, or edge of the sidewalk to the near edge of the sign.
3. The applicant should remove note C on sheet 9 and replace with the appropriate sign standards as indicated below.
4. Street name signs shall be designed per the City of Novi Traffic Control Sign standards.
   a. Street name signs are required to have a green field, white letters, and a white border.
   b. Text shall consist of a capitalized first letter with the remaining letters in lowercase font.

c. Street name signs shall have a minimum height of 12 inches and minimum lettering height of eight inches for the Capital letters and six inches for the lowercase letters, if located adjacent to a road with a speed limit of 30 mph or greater; or, have a minimum height of eight inches and minimum lettering height of 4.5 inches, if located at residential street intersections
d. Street name signs shall have a lettering height of three inches for supplementary lettering to indicate the street type (i.e. drive, avenue, etc.)
e. All street name signs within the City's right of way or located on public streets at the intersection of a public street and a private street shall be mounted on a 3 lb. or greater U-channel post as dictated by the weight of the proposed signs. Street name signs with a nominal height of 12 inches shall be single sided and sandwiched on a 1 ¼" x 1 ¼" 12-gauge perforated galvanized steel insert with the ends of the signs **bolted** together. The steel insert shall have a minimum length of 36 inches and must extend a minimum of 12 inches into the 3 lb. or heavier U-channel post. In previous experiences, the City has discovered that the connection often must be replaced when rivets are used to join the ends of the signs. The bolts to adjoin the signs are not required on street signs placed on private roadways since private roadway signs are not maintained by the City.

5. 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.
6. All signs shall be a height of 7 feet from grade to the bottom of the sign when placed in the vicinity of a curbed area.
7. Traffic control signs shall use the FHWA Standard Alphabet series.
8. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
9. The applicant is proposing to stripe a fire lane along two north-south roadways within the site, but has not provided striping details for such fire lanes. The applicant should remove the proposed fire lane striping, as it is not a requirement and the proposed signs are sufficient to discourage parking in those area. Furthermore, the proposed striping may inhibit traffic operations.
10. The applicant should consider yield and/or stop signs, as applicable, throughout the site.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Maureen N. Peters, PE
Senior Traffic/ITS Engineer

Paula K. Johnson, PE
Senior Traffic Engineer

FAÇADE REVIEW

DRN & ASSOCIATES, ARCHITECTS, PC
Phone: (248) 880-6523
E-Mail: dnecci@drnarchitects.com
Web: drnarchitects.com
50850 Applebrooke Dr., Northville, MI 48167

September 20, 2018

Façade Review Status Summary:
Not Approved, Modifications to rear facades recommended.

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

Re: FACADE ORDINANCE REVIEW
Gateway Townhomes of Novi, JSP18-22
Façade Region: 1, Zoning District: NCC

Dear Ms. McBeth;
The following is the Facade Review for the above referenced project. This review is based on the drawings prepared by GAV Architects, dated 8/7/18. The percentage of materials on each elevation is shown in the table below. Materials in non-compliance, if any, are highlighted in bold. A sample board was not available at the time of this review. The sample board as required by Section 5.15.4.D was not provided at the time of this review.

Building 1 (7-Unit)	**Front**	**Rear**	**Right**	**Left**	Façade Ordinance Section 5.15 Maximum
Brick	35%	**13%**	62%	65%	100% (30% Minimum)
Horiz. Siding (Assume Cement Fiber type)	12%	33%	14%	14%	50% (Footnote 10)
Shake Siding (Vinyl)	5%	0%	4%	4%	25%
Limestone	2%	0%	1%	1%	50%
Trim	**20%**	12%	9%	8%	15%
Asphalt Shingles	26%	42%	10%	8%	50% (Footnote 14)

Building 2 & 3 (5-Unit)	**Front**	**Rear**	**Right**	**Left**	Façade Ordinance Section 5.15 Maximum
Brick	33%	**13%**	62%	64%	100% (30% Minimum)
Horiz. Siding (Assume Cement Fiber type)	12%	33%	14%	14%	50% (Footnote 10)
Shake Siding (Vinyl)	5%	0%	4%	5%	25%
Limestone	2%	0%	1%	1%	50%
Trim	**21%**	12%	9%	8%	15%
Asphalt Shingles	27%	42%	10%	8%	50% (Footnote 14)

Building 4 (7-Unit)	Front	Rear	Right	Left	Façade Ordinance Section 5.15 Maximum
Brick	**28%**	**13%**	59%	62%	100% (30% Minimum)
Horiz. Siding (Assume Cement Fiber type)	12%	33%	14%	14%	50% (Footnote 10)
Shake Siding (Vinyl)	6%	0%	5%	5%	25%
Limestone	1%	0%	1%	1%	50%
Trim	**23%**	12%	10%	9%	15%
Asphalt Shingles	30%	42%	11%	9%	50% (Footnote 14)

Building 5 & 7 (5-Unit)	Front	Rear	Right	Left	Façade Ordinance Section 5.15 Maximum
Brick	33%	**13%**	62%	65%	100% (30% Minimum)
Horiz. Siding (Assume Cement Fiber type)	13%	33%	14%	14%	50% (Footnote 10)
Shake Siding (Vinyl)	7%	0%	4%	4%	25%
Limestone	2%	0%	1%	1%	50%
Trim	**21%**	12%	9%	8%	15%
Asphalt Shingles	24%	42%	10%	8%	50% (Footnote 14)

Building 6 (5-Unit)	Front	Rear	Right	Left	Façade Ordinance Section 5.15 Maximum
Brick	34%	**13%**	66%	66%	100% (30% Minimum)
Horiz. Siding (Assume Cement Fiber type)	14%	33%	13%	13%	50% (Footnote 10)
Shake Siding (Vinyl)	7%	0%	4%	4%	25%
Limestone	2%	0%	1%	1%	50%
Trim	**20%**	12%	8%	8%	15%
Asphalt Shingles	23%	42%	8%	8%	50% (Footnote 14)

Building 8 (5-Unit)	Front	Rear	Right	Left	Façade Ordinance Section 5.15 Maximum
Brick	33%	**13%**	62%	64%	100% (30% Minimum)
Horiz. Siding (Assume Cement Fiber type)	15%	33%	14%	14%	50% (Footnote 10)
Shake Siding (Vinyl)	5%	0%	4%	5%	25%
Limestone	1%	0%	1%	1%	50%
Trim	**21%**	12%	9%	8%	15%
Asphalt Shingles	25%	42%	10%	8%	50% (Footnote 14)

As shown above the minimum percentage of Brick (30%) is not provided on all rear facades and the percentage of Trim exceeds the maximum amount allowed by the Ordinance (15%) on all front facades. In this case the Trim category includes decorative columns, balustrades, and window surrounds that enhance the overall appearance of the building. For that reason this deviation would qualify for a Section 9 Waiver. With respect to the underage of Brick on the rear facades, although the maximum amount of brick that can be practically installed has been provided, we believe that the overall design of the rear facades is not consistent with the building in the prior phases of this project. The existing buildings have dormer windows and gables delineating the roof line and Brick extending above the second floor belt line.

Recommendation – We recommend that the applicant consider adding architectural features to the rear elevations of all buildings. This would create greater consistency with building in the prior phases of the project and would serve as justification for a Section 9 Waiver for the underage of Brick on the rear facades.

Notes to the Applicant:

1. Sample Board – A sample board as required by Section 5.15.4.D of the Ordinance shall be provided not less than 5 days prior to the Planning Commission meeting. The sample board should indicate colors that are harmonious with the existing buildings within the project.

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials to be installed. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".
http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp.

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

Sincerely,
DRN & Architects PC

Douglas R. Necci, AIA

FIRE REVIEW

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Gwen Markham

Kelly Breen

City Manager
Peter E. Auger

Director of Public Safety
Chief of Police
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

September 11, 2018

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Lindsay Bell-Plan Review Center
Hannah Smith-Planning Assistant

RE: Gateway Townhomes of Novi

JSP# 18-22
PSP18-0137
Preliminary & Final Site Plan

Project Description: Addition of 7 residential buildings – 43 townhome units

Comments:

- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.
- **Corrected 9/11/18** - Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all "fire lane – no parking" signs are to be shown on the site plans. (Fire Prevention Ord.)
- **Corrected 9/11/18** - The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. (Fire Prevention Ord.)
- **Corrected 9/11/18** - Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. (D.C.S. Sec 11-239(b)(5))
- **Corrected 9/11/18 & one added near building #7** - Hydrants shall be installed in a manner to be in compliance with the City of Novi "Design and Construction Standards", Chapter 11 of the Code of Ordinances.

Recommendation:
The above items noted were all addressed with the final site plan submittal. The fire department recommends **APPROVAL.**

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department

Novi Public Safety Administration
45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANTS RESPONSE LETTER

Triangle Development
Building Integrity
30403 Thirteen Mile Road Δ Farmington Hills Δ Michigan Δ 48334
Δ Ph: 248.932.9333 Δ Fax: 248.932.3405 Δ www.triangle-newhomes.com

March 8, 2019

Sri Komaragiri
Planner
City of Novi
45175 Ten Mile Rd
Novi, MI 48375

Re: RESPONSE LETTER - Site Plan Application
Gateway Townhomes of Novi
JSP-18-0022

Hello Sri:

This letter will serve as our Response Letter to the Plan Review Center Report dated February 25, 2019 for Gateway Townhomes of Novi (JSP-18-22). We will respond to all items listed in your Review Report as follows:

1. **Consent Judgment** – No response necessary

2. **Changes from approved consent judgment plan** – No response necessary except for the following correction:
   vi. New unit sizes are ***20 ft. wide*** by 49 ft deep (not 24 feet x 49 ft as written)

3. **Minimum Parking Required** – No response necessary sufficient parking is provided.

4. **Site Amenities** – We will contact Josh Bocks from AECOM to determine optimum placement of 8 additional bike parking spaces on the site with accompanying requirements. We will also keep the proposed addition of bike racks by the gazebo in the Shops of Gateway retail property. Benches have already been proposed on the site plan.

5. **Light Poles in Utility easement** – We will move light poles on top of underground utility lines or do a License Agreement if located in an easement but not conflicting with utility lines. We will change accordingly if placement conflicts with landscaping, per the Landscaping Review.

6. **Deviations**
   a. **Lot Size (Sec. 3.1.20)** - No response necessary since deviation is considered pre-existing and supported by staff.
   b. **Building Setbacks (Sec. 3.1.20)** – No response necessary since deviation meets intent and layout of the consent judgment plan and is supported by staff. We will confirm with Building Department that layout is OK with building permit codes.
   c. **Building elevations and material calculations** – No response necessary since deviation is consistent with previously approved plans and Section 9 waiver is supported by staff. We will follow instructions on process to request a Section 9 process.

d. **Lighting (Sec 5.7)**

- A manufacturer's "shield" will be added to meet requirement that light fixtures are "full-cut off". Specifications of manufacturer's shield will be shown.
- No response necessary regarding illumination spillover since lighting plan layout is the same as original and is supported by staff.

7. **Changes to allowable uses for Commercial area** – We are not requesting changes at this time to the allowable uses listed under the consent judgment, unless recommended by City of Novi to "clean the wording" on the consent judgment. Impact on parking will be considered for any future tenants.

8. **Other Reviews** – No response necessary since all reviews will be addressed with electronic stamping set submittal.

In addition to this Response Letter, we are attaching the Site Plan as previously submitted. In addition, we will apply for site addresses for the project with the Building Division / Ordinance Division. The project has received approval from the Street and Project Naming Committee, as evidence by the May 8, 2018 letter that we are attaching.

We will await receipt of a draft amendment to the consent judgment from the City's attorney so that we can review in order to facilitate as quickly as possible the City Council's closed session meeting and public hearing.

Please feel free to contact me if you have any further questions or need more information. As you know, we are hoping to start the project this spring so we will try to respond immediately. You may reach me via email (pnona@triangle-newhomes.com) or phone (office: 248-932-9333 or cell: 248-521-0962).

Thank you for your assistance and cooperation.

Sincerely,

Pierre Nona

Pierre Nona