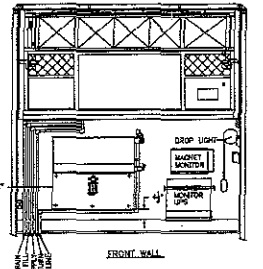
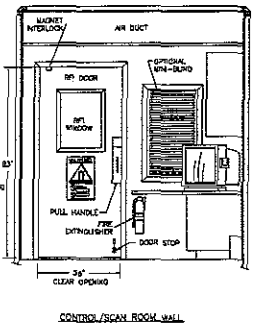
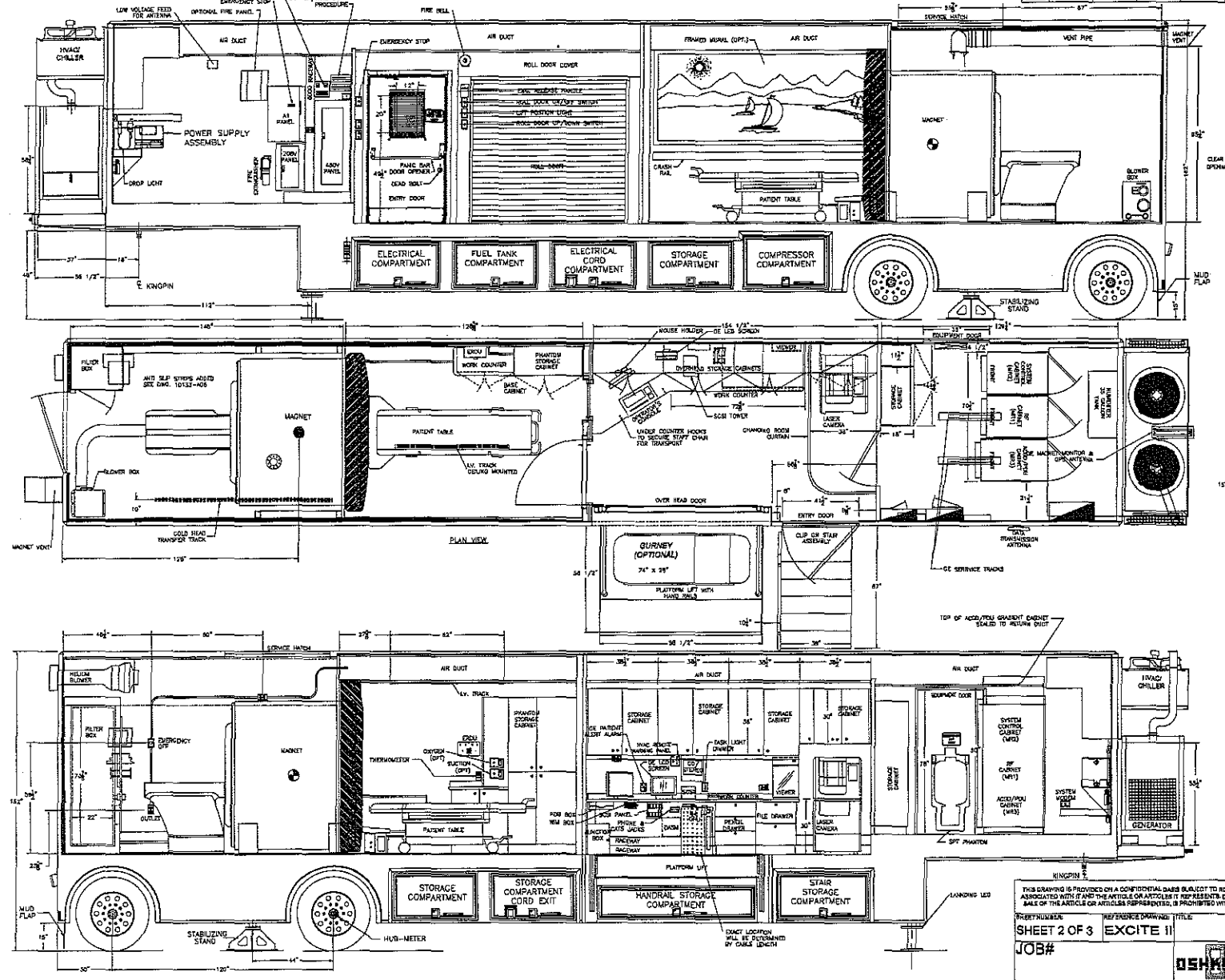


We are requesting a parking variance to lower the required parking spaces for Premier Medical from the required 203 parking spaces to 200 parking spaces to accommodate the use of a mobile medical unit. Given the schedules of the physicians in the building (see attached) the building is never 100% occupied during the day with the urgent care schedule starting daily at 5:00PM. Even at 100% capacity, the loss of 3 parking spaces should not adversely affect the property.

Specialist	He Alford/DMC	Urgent Care/DMC	Dr. James Lesar	HCL	Dr. Nelson	Lake Laser Eye	Dr. MacDonald & Maki	Dr. Prasad	WOL	Vacant	Dr. Mukhi	Dr. Starman	Huron Valley Heart	Dr. Reddy & Bahja	Novi Neurology	% Occupied		
Specialist	5,289	2,781	2,777	1,000	1,875	2,612	2,363	2,676	5,845	3,311	2,702	2,500	2,500	2,625	2,500			
Day	Time																	
Monday	AM	6															0%	
		7															28%	
		8															45%	
		9															74%	
		10															88%	
		11															88%	
	PM	12																85%
		1															85%	
		2															85%	
		3															76%	
		4															76%	
		5															82%	
Tuesday	AM	6															0%	
		7														28%		
		8														39%		
		9														60%		
		10														75%		
		11														75%		
PM	12															78%		
	1															83%		
	2															88%		
	3															88%		
	4															88%		
	5															88%		
Wednesday	AM	6															0%	
		7														21%		
		8														27%		
		9														68%		
		10														69%		
		11														69%		
PM	12															65%		
	1															71%		
	2															76%		
	3															70%		
	4															64%		
	5															56%		
Thursday	AM	6															0%	
		7														28%		
		8														38%		
		9														74%		
		10														82%		
		11														88%		
PM	12															88%		
	1															94%		
	2															90%		
	3															90%		
	4															90%		
	5															90%		
Friday	AM	6															0%	
		7														21%		
		8														37%		
		9														67%		
		10														67%		
		11														67%		
PM	12															67%		
	1															88%		
	2															60%		
	3															60%		
	4															60%		
	5															60%		

*Assumes that the vacancy will be occupied 100% of the time.

REV.	REV. DATE	CHK BY	CHK DATE	ENG.	REVISIONS	DESCRIPTION
08/01/08	3.07.2008	08/01/08		ZC.	CHANGED PATIENT LIFT TO PLATFORM LIFT	



THIS DRAWING IS PROVIDED ON A CONFIDENTIAL BASIS SUBJECT TO RETURN ON DEMAND OF OSHKOSH SPECIALTY VEHICLES CORPORATION, WHICH RETAINS ALL RIGHTS ASSOCIATED WITH IT AND THE ARTICLE OR ARTICLES IT REPRESENTS. REPRODUCTION OR ALTERATION OF ANY PART OF THIS DRAWING OR MATERIALS, USE OR SALE OF THE ARTICLE OR ARTICLES REPRESENTED IS PROHIBITED WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF OSHKOSH SPECIALTY VEHICLES CORPORATION.

PROJECT NUMBER	REV/ISSUE DRAWING	TITLE	DATE	SCALE
SHEET 2 OF 3	EXCITE II	GENERAL LAYOUT GE MEDICAL SYSTEMS SIGNA 1.0H 1ST MTR 8'0" X 12'0" X 14'0" TRAILER	12/28/07	1/2" = 1'-0"
JOB#		OSHKOSH SPECIALTY VEHICLES	DESIGNED BY D. RONALD	10133-AD1



PLAN REVIEW CENTER REPORT

June 4, 2008

Planning Review

Premier Medical – Mobile MRI Unit

Property Characteristics

- Site Location: North side of Twelve Mile Road, between Dixon & Novi Roads
- Site Zoning: OS-1, Office Service District
- Adjoining Zoning: North: RM-1; South: RC; East: OS-1; West: RA
- Site Use(s): Vacant land
- Adjoining Uses: North: Carlton Forest condominiums; South: Fountainwalk Mall; East: Carlton Forest condominiums; West: Vacant land
- Site Size: 4.46 acres
- Building Size: 35,541 gross square feet

Project Summary

The applicant is proposing to locate a portable MRI unit at the existing Premier Medical Building. The unit will be there approximately two to three days a week and will be located on six existing parking spaces on the eastern side of the building.

Recommendation

The applicant should appeal to the Zoning Board of Appeals for a variance for the lack of adequate on site parking as a result of the location of the mobile MRI unit.

Ordinance Requirements

This plan was reviewed for ordinance requirements against Article 11 (Office Service District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable sections of the City of Novi Zoning Ordinance, as amended.

1. Parking Spaces: The existing medical office building is required to have 203 parking spaces. The parking lot currently contains 206 spaces. The proposed mobile MRI unit will occupy six spaces, resulting in a loss of six spaces and bringing the parking count down to 200 spaces, three spaces below the requirement. **The applicant will need to appear before the Zoning Board of Appeals for a variance for lack of adequate parking on site.**

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



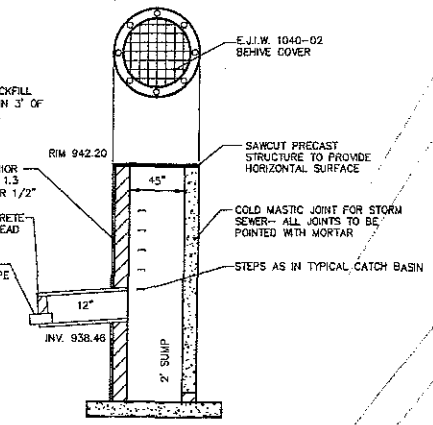
Kristen Kapelanski, Planner

STRUCTURE SCHEDULE

- 1 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 2 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 3 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 4 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 5 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 6 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 7 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 8 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 9 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 10 4' DIA. CATCH BASIN W/ 2' SUMP (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.
- 11 4' DIA. OVERFLOW STRUCTURE (E/W 1040 FRAME W/ TYPE "M1" GRATE) RM 946790 34623 AD. 18" INV. NE. 946235 34623 AD. 15" INV. W. 946235 34623 AD. 24" INV. SE. 946235 34623 AD.

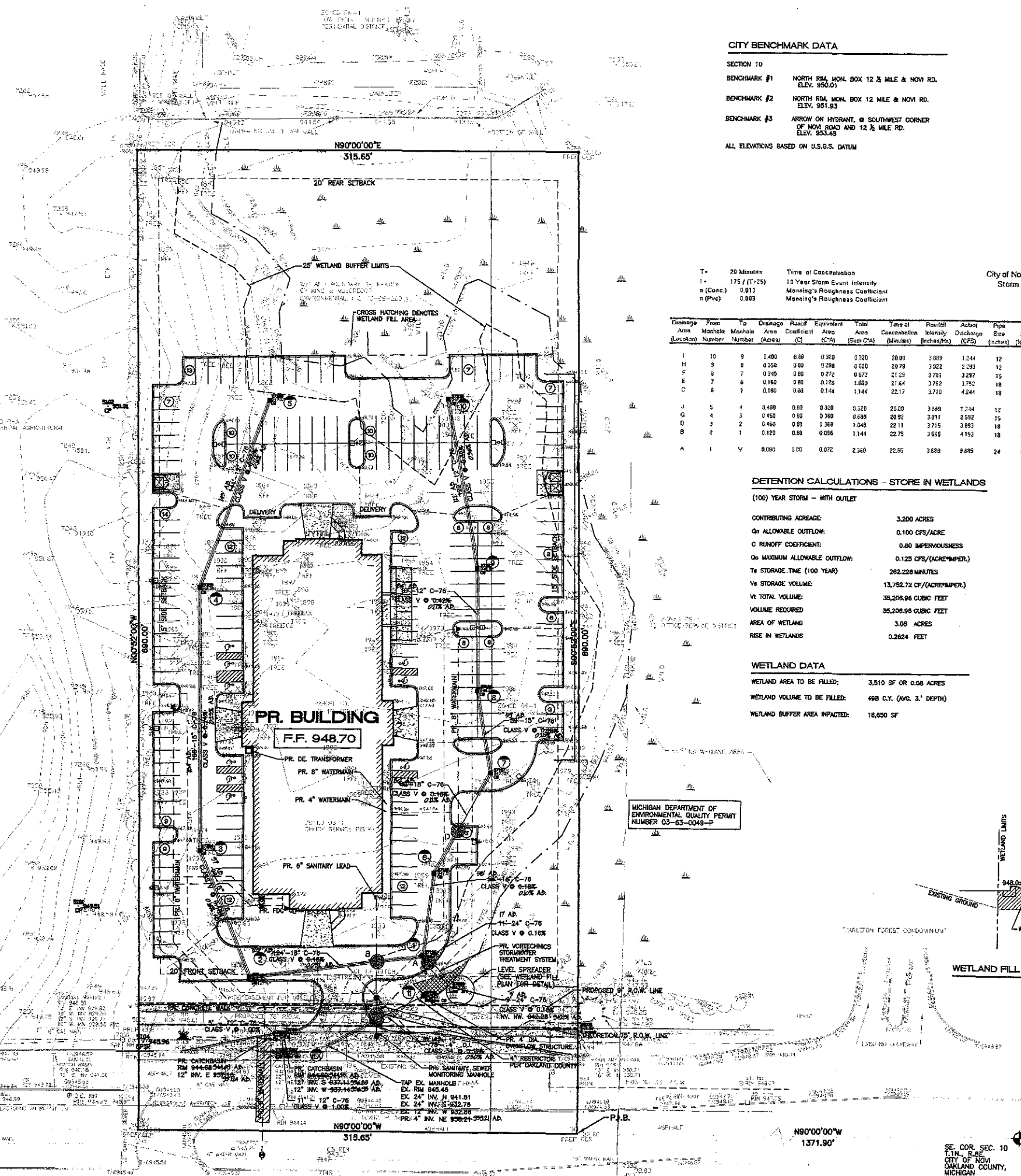
UTILITY CROSSING SCHEDULE

- A PR. 24" STM B/P 942.05 PR. 8" WM T/P 940.58 USE VERTICAL BENDS TO MAINTAIN 1.5' CLEARANCE
- B PR. 18" STM B/P 942.17 PR. 6" SAN T/P 937.05 CLEARANCE 5.12
- C PR. 18" STM B/P 942.17 PR. 6" SAN T/P 937.05 CLEARANCE 5.12
- D PR. 18" STM B/P 942.29 PR. 8" WM T/P 940.79 USE VERTICAL BENDS TO MAINTAIN 1.5' CLEARANCE
- E PR. 8" WM B/P 941.83 PR. 6" SAN T/P 936.68 CLEARANCE 5.12
- F PR. 12" STM B/P 936.17 PR. 6" SAN T/P 936.65 CLEARANCE 1.52'



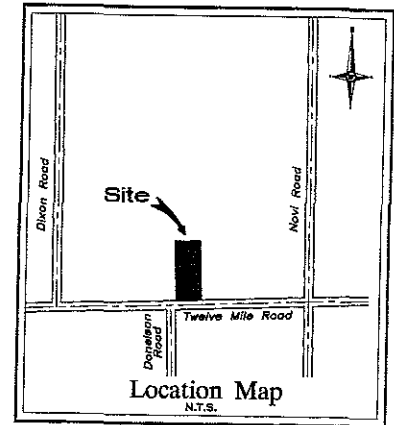
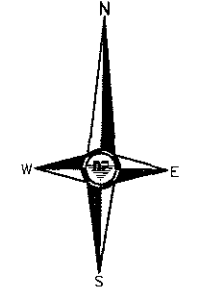
4' DIA. OVERFLOW STRUCTURE
N.T.S.

NOTE: ALL WORK WITHIN THE 12 MILE ROAD R.O.W. SHALL BE PERMITTED BY THE CITY OF NOVI, MICHIGAN.



CITY BENCHMARK DATA

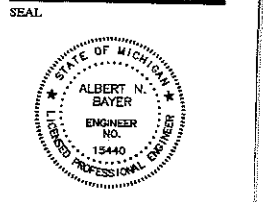
SECTION 10
 BENCHMARK #1 NORTH RM. MON. BOX 12 1/2 MILE & NOV. RD. ELEV. 950.01
 BENCHMARK #2 NORTH RM. MON. BOX 12 MILE & NOV. RD. ELEV. 951.83
 BENCHMARK #3 ARROW ON HYDRANT, @ SOUTHWEST CORNER OF NOV. ROAD AND 12 1/2 MILE RD. ELEV. 953.49
 ALL ELEVATIONS BASED ON U.S.G.S. DATUM



NOWAK & FRAUS

Consulting Engineers
 Land Surveyors
 Land Planners

46777 Woodward Avenue
 Pontiac, Michigan 48342
 Tel. (248) 332-7931
 Fax. (248) 332-8257



PROJECT
Proposed Office Building

CLIENT
Novi Developments, LLC
 C/O David A. Gumenick
 30160 Orchard Lake Rd.
 Suite 110
 Farmington Hills, MI 48334

(248) 855-4848

PROJECT LOCATION
 Part of the SE 1/4
 of Section 10
 T. 1 North, R. 8 East
 City of Novi,
 Oakland County, Michigan

SHEET
Storm Water Management As-Built Plan



DATE/REVISION

06-06-05	REVISED PER RCOG
09-19-05	REVISED PER CITY
10-04-05	REVISED PER CLIENT
10-12-05	REVISED PER CLIENT
10-21-05	REVISED PER COUNTY
10-31-05	REVISED PER COUNTY
11-15-05	REVISED PER CITY

DRAWN BY:
 DJP
 DESIGNED BY:
 ANB
 APPROVED BY:
 ANB
 DATE:
 04/18/05

City of Novi, Oakland County, MI
Storm Sewer Calculations

Drainage Area (Location)	From Manhole Number	To Manhole Number	Drainage Area (Acres)	Rough Coefficient	Equivalent Area (Acres)	Total Area (Sum CA)	Time of Concentration (Minutes)	Runoff Intensity (Inches/Hr)	Actual Discharge (CFS)	Pipe Size (Inches)	Pipe Slope (% Slope)	Pipe Length (Feet)	Flow Velocity (Ft/Sec)	Time of Flow (Minutes)	Full Pipe Capacity (CFS)	H.G. Elev. Upper End (Feet)	H.G. Elev. Lower End (Feet)	H.G. Slope (% Slope)	Theoretical Velocity (Ft/Sec)	Ground Elevation (Feet)	Change in Elevation (Feet)	Invert Elev. Upper End (Feet)	Invert Elev. Lower End (Feet)
I	10	9	0.400	0.60	0.320	0.320	20.00	3.689	1.244	12	0.32	122	2.566	0.79	2.02	944.77	944.62	0.122	1.584	947.00	0.38	943.45	943.10
H	9	8	0.358	0.60	0.298	0.500	29.78	3.922	2.293	12	0.42	87	2.940	0.48	2.31	944.62	944.26	0.414	2.919	947.00	0.37	942.73	942.35
F	8	7	0.349	0.60	0.272	0.972	41.29	3.781	3.297	15	0.20	33	2.785	0.35	3.42	944.26	944.11	0.260	2.687	947.00	0.17	942.72	942.55
E	7	6	0.160	0.60	0.144	1.344	22.17	3.752	1.792	18	0.18	80	2.522	0.53	4.48	944.11	944.01	0.128	2.123	947.00	0.14	942.56	942.42
C	6	1	0.160	0.60	0.144	1.344	22.17	3.710	4.244	18	0.19	58	2.522	0.38	4.48	944.01	943.92	0.163	2.402	947.00	0.10	942.42	942.32
J	5	4	0.400	0.60	0.320	0.320	20.00	3.689	1.244	12	0.32	141	2.566	0.92	2.82	944.72	944.55	0.122	1.584	947.00	0.45	942.80	943.10
G	4	3	0.452	0.60	0.368	0.688	20.92	3.911	2.592	15	0.24	195	2.579	1.08	3.16	944.55	944.29	0.161	2.112	947.00	0.44	942.15	942.71
D	3	2	0.460	0.60	0.368	1.048	22.11	3.715	3.693	18	0.18	96	2.522	0.93	4.48	944.29	944.12	0.137	2.293	947.00	0.17	942.71	942.54
B	2	1	0.120	0.60	0.096	1.144	22.75	3.665	4.193	18	0.18	124	2.522	0.82	4.48	944.12	943.92	0.159	2.373	947.00	0.22	942.54	942.32
A	1	V	0.080	0.60	0.072	2.360	22.55	3.680	8.695	24	0.16	11	2.680	0.08	9.05	943.92	943.90	0.147	2.765	946.70	0.02	942.32	942.30

DETENTION CALCULATIONS - STORE IN WETLANDS

(100) YEAR STORM - WITH OUTLET

CONTRIBUTING ACREAGE: 3.200 ACRES
 Q₁ ALLOWABLE OUTFLOW: 0.100 CFS/ACRE
 C RUNOFF COEFFICIENT: 0.60 IMPERVIOUSNESS
 Q₀ MAXIMUM ALLOWABLE OUTFLOW: 0.125 CFS/(ACRE*MINUTE)
 T₀ STORAGE TIME (100 YEAR): 282.228 MINUTES
 V₀ STORAGE VOLUME: 13,782.72 CF/(ACRE*MINUTE)
 V₁ TOTAL VOLUME: 35,206.96 CUBIC FEET
 VOLUME REDUCED: 35,206.96 CUBIC FEET
 AREA OF WETLAND: 3.06 ACRES
 RISE IN WETLANDS: 0.2624 FEET

WETLAND DATA

WETLAND AREA TO BE FILLED: 3,510 SF OR 0.08 ACRES
 WETLAND VOLUME TO BE FILLED: 498 C.Y. (AVG. 3' DEPTH)
 WETLAND BUFFER AREA IMPACTED: 16,650 SF

STORM SEWER NOTES

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY. THE MUNICIPALITY STANDARD NOTES, DETAILS AND SPECIFICATIONS SHALL BE INCORPORATED AS PART OF THESE PLANS.

ALL STORM SEWER TRENCHES UNDER OR WITHIN THREE (3) FEET OF EXISTING OR PROPOSED PAVEMENT SHALL BE BACK FILLED WITH MOOT CLASS II MATERIAL (SAND) AND BE MACHINE COMPACTED TO A MINIMUM OF 95% OF THE MATERIAL'S MAXIMUM DENSITY. PAVEMENT SHALL INCLUDE PARKING LOTS, DRIVE APPROACHES, CURB & GUTTER AND ADJACENT WALLS.

ALL STORM SEWER PIPE SHALL BE INSTALLED ON CLASS "B" BEDDING OR BETTER UNLESS OTHERWISE INDICATED ON THE PLANS.

STORM SEWER SHALL BE OF THE TYPE, SIZE & CLASS DESIGNATION INDICATED ON THE PLANS AND UNLESS INDICATED ON THE PLANS IN ACCORDANCE WITH MUNICIPALITY STANDARDS.

ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM SPECIFICATION C-76 CL. M.

ALL MAN HOLE, CATCH BASIN, INLET, REAR YARD DRAINAGE STRUCTURES AND COVERS SHALL BE AS INDICATED ON THE PLANS IN ACCORDANCE WITH MUNICIPALITY STANDARDS.

THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-462-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.

EXACT GRADES AND INVERTS OF PROPOSED STORM SEWER ARE TO BE CHECKED WITH THE FIELD ENGINEER PRIOR AND DURING INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY PLAN INCONSISTENCY AND/OR UTILITY CONFLICTS.

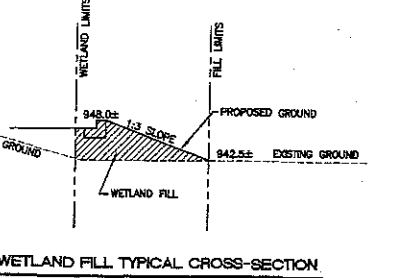
ALL STORM SEWER PIPE JOINTS SHALL BE PREMIUM JOINT MOORED GROOVED TONGUE (M.G.T.) WITH SYNTHETIC RUBBER GASKETS CONFORMING TO ASTM SPECIFICATION C-443 & C-561, UNLESS OTHERWISE INDICATED ON THE PLANS. ALTERNATE JOINT CONNECTION MAY BE STANDARD GROOVED TONGUE WITH COLD MASTIC (DENTITE #10 JOINT) COMPOUND OR EQUAL.

FACILITY MANUFACTURED PRECAST TEE SECTIONS SHALL BE FOR ROOF DRAINS AND/OR SUMP PUMP LEADS AND MATERIALS WHERE INDICATED ON THE PLANS. BLIND TOP CONNECTIONS INTO STORM SEWER WILL NOT BE PERMITTED BY BREAKING PIPE WALL.

THE UNDERGROUND SITE CONTRACTOR SHALL INSTALL ALL STORM SEWER BUILDING LEADS TO WITHIN FIVE (5) FEET OF PROPOSED BUILDING.

GROUDED RIP RAP SHALL BE INSTALLED AT THE ENDS OF ALL CULVERTS AND END SECTIONS. GROUDED RIP RAP SHALL LIKEWISE BE INSTALLED AT OUTLET POINTS IN DETENTION AND SEDIMENTATION FACILITY. THE MINIMUM WIDTH OF THE RIP RAP SHALL BE TWICE THE OUTSIDE DIAMETER OF THE PIPE. THE RIP RAP SHALL EXTEND FROM THE BOTTOM OF THE SLOPE TO THE PIPE INVERT.

THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LICENSES ARRANGE FOR ALL SITE INSPECTIONS.

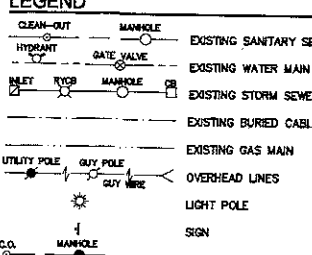


WETLAND FILL TYPICAL CROSS-SECTION

ESTIMATED QUANTITIES

DESCRIPTION	QUANTITY	UNITS
24" C-76, CLASS V, SEWER PIPE	59.40 AD.	L.F.
18" C-76, CLASS V, SEWER PIPE	588.69 AD.	L.F.
12" C-76, CLASS V, SEWER PIPE	244.60 AD.	L.F.
15" C-76, CLASS V, SEWER PIPE	556.98 AD.	L.F.
4" DI. CLASS 54 PIPE	78.70 AD.	L.F.
4' DIA. CATCH BASIN W/ 2' SUMP	4.00 AD.	EA.
VOTECHNICS TREATMENT SYSTEM	41 AD.	EA.

LEGEND



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY PERMIT NUMBER 03-63-0046-7

SE. COR. SEC. 10
 T. 1 N., R. 8 E.
 CITY OF NOVI
 OAKLAND COUNTY,
 MICHIGAN