



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals **ZONING BOARD APPEALS DATE:** AUGUST 9, 2016

REGARDING: 46100 GRAND RIVER AVE, Parcel # 50-22-27-428-012 & 50-22-16-251-023

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

SUBURBAN COLLECTION SHOWPLACE

Variance Type

DIMENSIONAL VARIANCE

Property Characteristics

Zoning District: OST & OST WITH EXO OVERLAY
Location: NORTH OF NINE MILE ROAD AND WEST OF NOVI ROAD
Parcel #: 50-22-16-176-022 & 50-22-16-251-023

Request

The applicant is requesting multiple variances from the CITY OF NOVI Code of Ordinance; Section 3.1.15.D to reduce the front yard setback from 100 feet to varied range from 85 feet to 98 feet due to recessed building design; Section 3.1.15.D to reduce the parking side setback from 20 feet to a varied range from 0 feet to 15 feet to allow for construction of parking lot across multiple properties; Section 5.3.12 to allow absence of parking lot end islands within off-street parking area to allow for alternate use of parking lot as a Ride and Drive Automotive Research Lot; Section 5.7 to allow for increase of maximum allowed illumination levels along property lines adjacent to non-residential districts as the development is expanded among multiple properties owned by the applicant; Section 5.2.12.C. to allow reduction of minimum required parking spaces to be provided on site(2,979 spaces required, 2,951 spaces provided); Section 5.2.3. to allow increase of minimum distance required from the nearest point of a building to the nearest point of the off-street parking lot on a different parcel (300 feet required, approximately 450' provided). Parcel 50-22-16-176-022 is zoned OST (Office Research and Technology and parcel 50-22-16-251-023 (OST WITH EXO Overlay with Office Research and Technology).

II. STAFF COMMENTS:

Proposed Changes

The applicant is requesting the reduction of the building and parking set-backs due to the recessed nature of the existing building, minimum off-street lighting and the reduction of parking spaces from the minimum parking required due to the unique nature of proposed use.

III. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ16-0031**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

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

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

(f) The variance granted is subject to:

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

2. I move that we **deny** the variance in Case No. **PZ16-0031**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

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

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

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher

economic or financial return based on Petitioners statements that
_____.

- (d) The variance would result in interference with the adjacent and surrounding properties by_____.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to_____.

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

Larry Butler
Deputy Director Community Development
City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$300.00</u>	
PROJECT NAME / SUBDIVISION Suburban Collection Showplace Expansion				Meeting Date: <u>8-9-16</u>	
ADDRESS 46100 Grand River Ave., Novi, MI 48374		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 16-0031</u>	
SIDWELL # 50-22-16 -251 -023		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Grand River and Beck					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS bbowman@suburbanshowplace.com		CELL PHONE NO.	
NAME Blair Bowman				TELEPHONE NO. 2483485600	
ORGANIZATION/COMPANY TBON, LLC				FAX NO.	
ADDRESS 46100 Grand River Ave.		CITY Novi	STATE MI	ZIP CODE 48374	
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY	STATE	ZIP CODE	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>EXO/OST</u>					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>5.3.12</u>		Variance requested		<u>Variance for lack of end islands around permanent parking spaces</u>	
2. Section <u>5.7</u>		Variance requested		<u>Variance for the proposed ordinance deficiencies with regard to lighting</u>	
3. Section <u>3.1.15.D</u>		Variance requested		<u>Variance for the parking setback deficiency and building setback deficiency.</u>	
4. Section <u>5.2.12.C</u>		Variance requested		<u>Variance for deviation from minimum parking requirements</u>	
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. SIGN CASES (ONLY)

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

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL


PLEASE TAKE NOTICE:

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

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature  Date 7/14/16

B. PROPERTY OWNER

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

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

Property Owner Signature _____ Date _____

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

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

Chairperson, Zoning Board of Appeals _____ Date _____

Zoning Board of Appeals Application
TBON, LLC

Response to Review Standards Dimensional Variance for the purpose of completing TBON, LLC's application for dimensional variances for the planned erection of the Suburban Collection Showplace Expansion.

Variations Requested:

1. Building Setbacks (Sec. 3.1.15.D)
2. Parking Lot Setbacks (Sec. 3.1.15.D)
3. End Islands (Sec. 5.3.12)
4. Exterior Lighting (5.7)
5. Minimum Parking Required (5.2.12.C)
6. Minimum Distance Required (5.2.3)

1. Building Setbacks (Sec. 3.1.15.D)

Front building setbacks shall be a minimum of 100 ft for EXO zoning. The proposed site plan is deviating from the minimum required setback distance at multiple locations at the southwest corner of the addition due to the recessed natures of the building footprint. The deviations vary from 2ft. to approximately 12 ft. less than the minimum, 100 ft.

Response:

- Variance is only required due to a technical reading of the differences between a front and side setback in the pertinent locations.

2. Parking Lot Setback (Sec. 3.1.15.D):

All parking must be setback a minimum of 20 feet from adjacent properties. The OST site has not been combined with the larger Suburban Collection Showplace property and the setback for new pavement at the eastern property line varies from 0 ft. to 15 ft. The setbacks on the western property as well do not meet the minimum required.

Response:

- There is common ownership between the two relevant adjacent parcels.

3. End Islands (Sec. 5.3.12):

All off-street parking areas are required to have landscaped islands.

Response:

- Due to the unique nature and use of the Showplace, particularly for the Fifth Third Bank Michigan State Fair and automotive ride and drive and research uses, we request a variance for the requirement that there be landscaped islands in the identified off street parking location.

4. Exterior Lighting (Sec. 5.7):

ZBA Application

TBON, LLC

Page 2 of 2

The minimum illumination for off-street parking is 0.2 foot candles. The applicant must submit a photometric plan demonstrating compliance with Section 5.7 of the Zoning Ordinance with the Final Site Plan submittal. The applicant indicated in the pre-application meeting that no additional parking lot lighting will be provided in the new paved area due to the nature of the proposed use.

Response:

- Property owner is seeking a variance due to the unique nature of the proposed use identified above in response to #3.

5. Minimum Parking Required (Sec. 5.2.12.C):

The parking requirements for an exposition facility may be satisfied by construction of seventy-five (75) percent of the minimum required spaces, provided that an area sufficient to construct the remaining twenty-five (25) percent of required spaces is reserved on the site, or on a site owned by the applicant which is within three hundred (300) feet of the site pursuant to Section 5.2.3. Thereafter, the applicant shall on an annual basis submit a report to the Building Division listing each event held at the facility, the number of attendees, the total number of vehicles parked on site each day for the event, and the peak number of vehicles parked on site at a given time during the event. The Building Division shall also have provided to it by City consultants and departments, any additional information pertinent to the reasonable adequacy of the usable parking at the facility. The Building Division shall make a determination on an annual basis as to whether additional parking shall be constructed on the land reserved or a portion of the land reserved'

The site plan requires at least 75 percent of the required spaces to be provided on site(2979 required on site, 2951 provided). A reduction of 28 spaces from minimum Required

Response:

- Property owner is requesting a variance due to the unique nature of the proposed use identified above in #3, the amount of additional parking provided, as well as the limited number of deficient spaces.

6. Minimum Distance Required (Sec. 5.2.3):

*Off-street parking for other than residential use shall be either on the same parcel of and or within three-hundred (300) feet of the building it is intended to serve, **measured along a pedestrian walkway from the nearest point of such building to the nearest point of the off-street parking lot.** The pedestrian walkway shall be on the applicant's property or within a dedicated right-of-way, provided that a pedestrian walkway approved by the planning commission may cross intervening parcels of land under separate ownership where the applicant has secured necessary permanent easements from the owners of the intervening parcels and the walkway provides a reasonably safe method of pedestrian access between the parking area and the building served.*

Response:

- Property owner is combining parcels one and two as requested.



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**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

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

Standard #1. Circumstances or Physical Conditions.

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

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

This variance relates to Building Setbacks (Sec.3.1.15.D).

This deviation only technically occurs at what is the rear yard of the adjoining property. The proposed building is literally hundreds of feet set back from Grand River which is the actual front yard. The shape, size, and flow of the building has been adjusted to the minimum point possible for the safe and orderly flow of pedestrians and vehicles in and around the corner section of the structure.

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

See answer #1(a) above.

Standard #2. Not Self-Created.

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

This is due to a technical reading of the different "yards" within the ordinances and regulations. The property divisions were done long ago.

Standard #3. Strict Compliance.

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

The structure as proposed and layout meets with the spirit and intent of the ordinance. To further adjust the building footprint or layout would affect the safe, orderly, and functional use of the facility.

Standard #4. Minimum Variance Necessary.

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

See #1(a).

Standard #5. Adverse Impact on Surrounding Area.

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

The proposed development will not adversely affect the surrounding property, property values or the use, in fact the addition is a significant enhancement for the surrounding area and uses.



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 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

This variance is relating to Parking Lot Setbacks (Sec. 3.1.15.D.)

The Applicant intends to submit for a parcel combination/reconfiguration with the City Assessor's office. Such application shall be submitted prior to the August 9 meeting of the ZBA. This, as we understand it, will eliminate the variance necessary for the immediate adjacent westerly property. However, to the furthest west where the addition of surfaced driveway and parking/fairgrounds area will be installed, the abutting property will remain in a technically separate ownership which has common ownership with the Applicant. The overall plan is to have the adjacent millings/aggregate areas available for support uses, overflow parking, and other outdoor function areas.

Standard #2. Not Self-Created.

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

This circumstance is not self-created.

Standard #3. Strict Compliance.

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

The intention is to have the properties seamlessly flow into each other physically. While the existing property divisions are technically and artificially overlapped on the west side, given the commonality of ownership between the two parcels and keeping them technically distinct this does require a technical variance.

Standard #4. Minimum Variance Necessary.

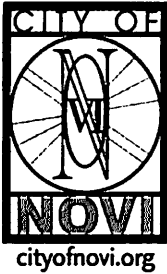
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

See items above.

Standard #5. Adverse Impact on Surrounding Area.

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

The proposed development will not adversely affect the surrounding property, property values or the use, in fact the addition is a significant enhancement for the surrounding area and uses.



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Standard #1. Circumstances or Physical Conditions.

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

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

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

This variance relates to End-Islands Requirements (Sec. 5.3.12).

In addition to supporting critical parking functions, the surfaced area in question will support additional uses such as set up of the midway and related pedestrian circulation and gathering for the Michigan State Fair as well as on a regular basis being used as a larger scale ride-and-drive automotive research lot. End-islands, by their very nature, are inconsistent with these intended uses particularly as it relates to the evolution of and growth of the State Fair having the ability to plan and layout elements and attractions with the highest degree of flexibility is critical.

Standard #3. Strict Compliance.

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

See item # 2 above.

Standard #4. Minimum Variance Necessary.

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

See items above.

Standard #5. Adverse Impact on Surrounding Area.

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

The proposed development will not adversely affect the surrounding property, property values or the use, in fact the addition is a significant enhancement for the surrounding area and uses.



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- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

This variance relates to Exterior Lighting (Sec.5.7).

It is the Applicant's intention to install additional parking lot lighting in the area of the new surfaced lot at the west side of the site. Given the need for minimizing the number of poles and the large area being serviced, there are likely going to be some required deviations from technical city standards. Photometric plans have been submitted and any required technical variances will be more formally identified by the August 9 meeting.

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

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

It is not self-created.

Standard #3. Strict Compliance.

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

Strict compliance is made impractical due to the factors described in items listed above in #1(a).

Standard #4. Minimum Variance Necessary.

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

See items above.

Standard #5. Adverse Impact on Surrounding Area.

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

The proposed development will not adversely affect the surrounding property, property values or the use, in fact the addition is a significant enhancement for the surrounding area and uses.



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- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

See attached.

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

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

See Item #1(a) above.

Standard #3. Strict Compliance.

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

See Item #1(a) above.

Standard #4. Minimum Variance Necessary.

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

The amount of surfaced area shown on the plan was developed from a practical limit standpoint and a past experience standpoint as far as number of occupants per vehicle and expected levels of attendance.

Standard #5. Adverse Impact on Surrounding Area.

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

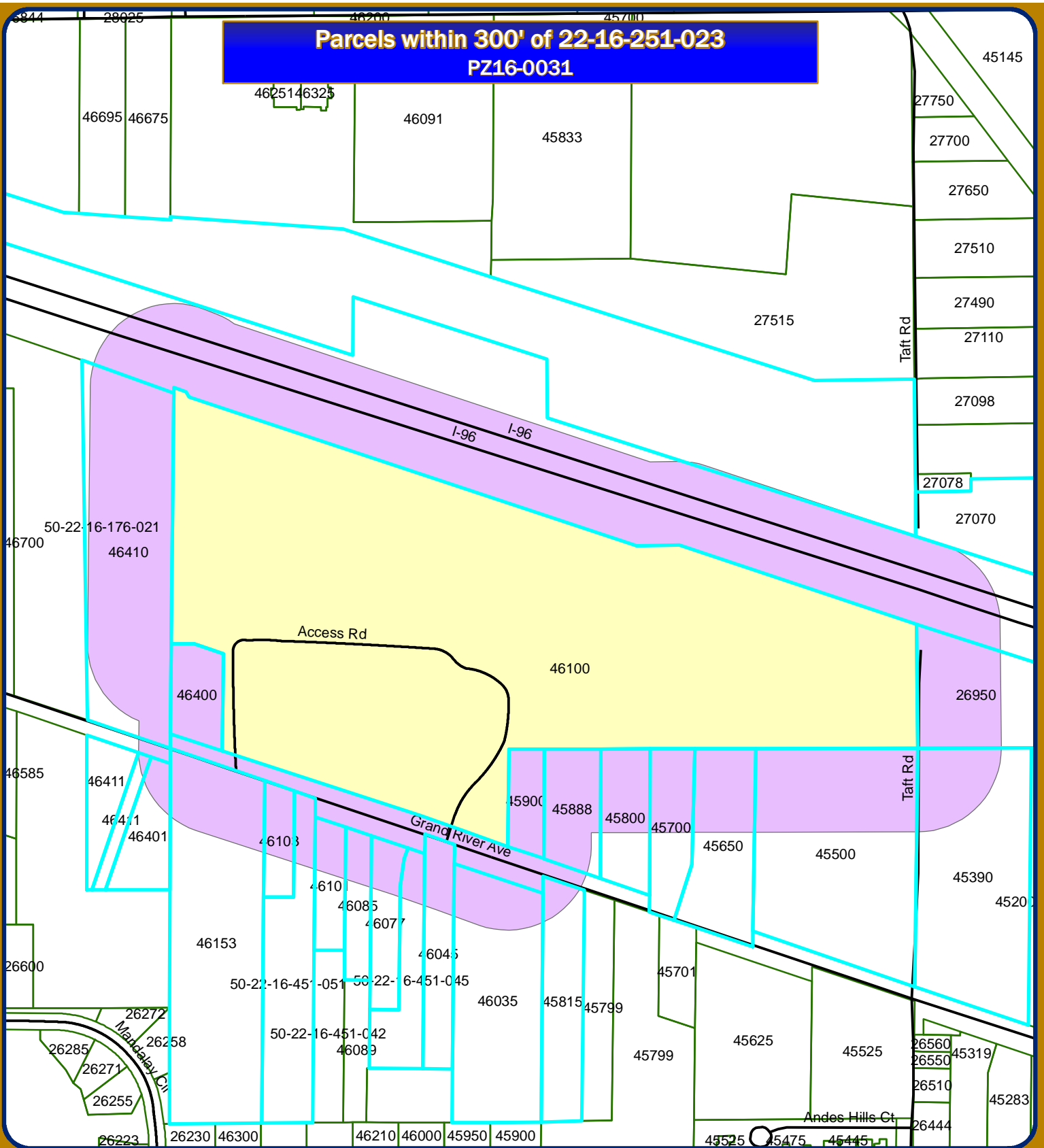
The proposed development will not adversely affect the surrounding property, property values or the use, in fact the addition is a significant enhancement for the surrounding area and uses.

Standard #1 a.

This variance worksheet is related to a combination of Minimum Parking Required (Sec. 5.2.12.C) and Minimum Distance Required (Sec. 5.2.3). In addition, to the extent it is within the purview and jurisdiction of the ZBA, the existing and proposed future condition of the adjacent proposed property for overflow parking, support uses and outdoor gatherings/functions.

The proposed surface area identified on the plan provides adequate parking for the vast majority of the current and future contemplated events at the Showplace/Fairgrounds. In those few circumstances where additional parking is required, such as the Motor City Comic-Con, and where additional outdoor function space as well as parking is required, such as during the Michigan State Fair, the additional property immediately adjacent to the west is proposed to provide a safe, level, and maintainable, non-traditionally surfaced area (millings/aggregate surface) to serve these functions. For a number of reasons including environmental considerations, practical considerations and future master planning development opportunities it is not reasonable to require pavement of areas to meet a maximum period demand that will occur infrequently.

**Parcels within 300' of 22-16-251-023
PZ16-0031**



Map Author: Jon Gartha
Date: July 18, 2016
Address List for 50-22-16-251-023
Version #: 1.0

Amended By:
Date:
Department:

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.

Map Legend

- 300' Buffer
- Subject Property
- Tax Parcel

Municipality

- Novi
- Novi Twp.



City of Novi

IT Department
GIS Division
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 468 feet



EXPANSION PARCEL 1 PROPERTY DESCRIPTION - TAX I.D. # 22-16-176-022

PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, LYING NORTH OF THE CENTERLINE OF GRAND RIVER AVENUE AND BEING DESCRIBED AS: COMMENCING AT THE CENTER OF SECTION 16; THENCE N.01°46'35"W, 23.92 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SECTION 16 TO THE POINT OF BEGINNING ON THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N.73°01'11"W, 266.98 FEET AND N.73°22'22"W, 43.50 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE N.02°18'36"W, 1291.22 FEET; THENCE S.70°45'10"E, 327.93 FEET; THENCE S.01°46'35"W, 1273.10 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DEEDED FOR ROAD PURPOSES.

EXPANSION PARCEL 2 PROPERTY DESCRIPTION - TAX I.D. # 22-16-176-021

PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, LYING NORTH OF THE CENTERLINE OF GRAND RIVER AVENUE, DESCRIBED AS: COMMENCING AT CENTER OF SECTION 16; THENCE N.01°46'35"W, 23.92 FEET ALONG NORTH AND SOUTH 1/4 LINE OF SECTION 16 TO CENTERLINE OF GRAND RIVER AVENUE; THENCE N.73°01'11"W, 266.98 FEET AND N.73°22'22"W, 43.50 FEET ALONG CENTERLINE OF GRAND RIVER AVENUE TO THE POINT OF BEGINNING; THENCE N.73°22'22"W, 277.91 FEET ALONG SAID CENTERLINE; THENCE N.01°53'11"W, 1102.21 FEET; THENCE S.87°31'24"E, 791.08 FEET; THENCE N.01°53'11"W, 452.62 FEET; THENCE S.74°00'10"E, 796.01 FEET; THENCE S.70°45'10"E, 276.25 FEET; THENCE S.02°18'36"W, 1291.22 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DEEDED FOR ROAD PURPOSES AS DISCLOSED BY WARRANTY DEED RECORDED IN L. 26993, P.875 OF OAKLAND COUNTY RECORDS.

EXPANSION PARCEL 3 PROPERTY DESCRIPTION - TAX I.D. # 22-16-176-020

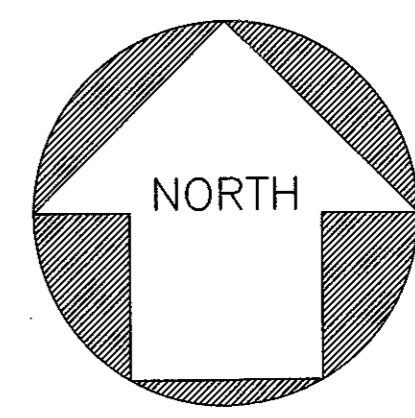
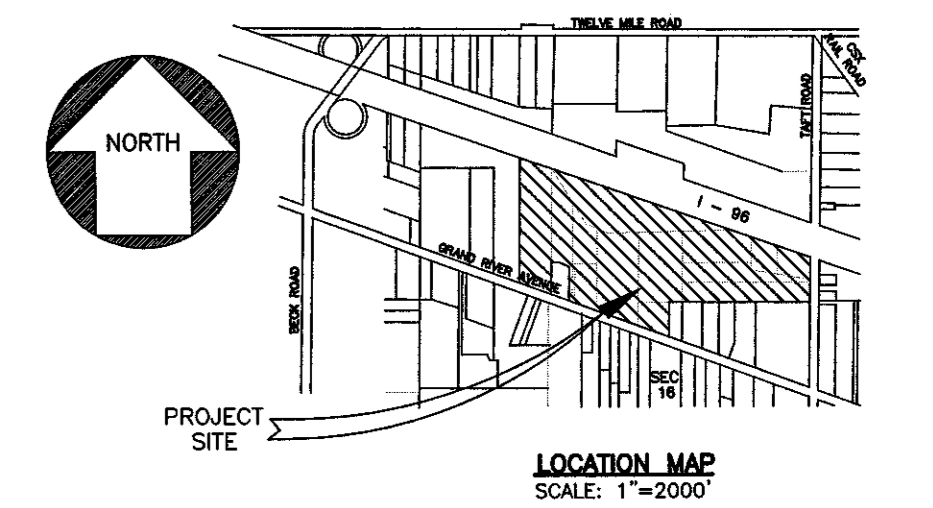
PART OF THE NORTHWEST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, LYING NORTH OF THE CENTERLINE OF GRAND RIVER AVENUE, DESCRIBED AS: COMMENCING AT CENTER OF SECTION 16; THENCE N.01°46'35"W, 23.92 FEET ALONG NORTH AND SOUTH 1/4 LINE OF SECTION 16 TO CENTERLINE OF GRAND RIVER AVENUE; THENCE N.73°01'11"W, 266.98 FEET AND N.73°22'22"W, 321.41 FEET ALONG CENTERLINE OF GRAND RIVER AVENUE TO THE POINT OF BEGINNING; THENCE N.73°22'22"W, 253.09 FEET ALONG SAID CENTERLINE; THENCE N.01°53'11"W, 1019.57 FEET; THENCE N.87°31'24"E, 240.10 FEET; THENCE S.01°53'11"E, 1102.21 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART DEEDED FOR ROAD PURPOSES AS DISCLOSED BY WARRANTY DEED RECORDED IN L. 26993, P.875 OF OAKLAND COUNTY RECORDS.

EXISTING SUBURBAN COLLECTION SHOWPLACE PROPERTY DESCRIPTION - TAX I.D. # 22-16-251-023

A PARCEL OF LAND IN THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE ALONG A LINE AS MONUMENTED AND OCCUPIED, S.87°31'24"E, 1339.12 FEET (PREVIOUSLY DESCRIBED AS S.86°56'26"W, 1338.99 FEET) AND S.87°42'26"W, 124.90 FEET (PREVIOUSLY DESCRIBED AS S.87°03'52"W, 124.74 FEET); THENCE S.01°24'20"E, 347.81 FEET (PREVIOUSLY DESCRIBED AS S.01°54'37"E, 347.81 FEET) TO THE NORTH LINE OF GRAND RIVER AVE. (100 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID RIGHT OF WAY 328.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 83,807.16 FEET, A CENTRAL ANGLE OF 0°13'29" AND A CHORD BEARING N.73°03'46"W, 328.67 FEET (PREVIOUSLY DESCRIBED AS N.73°34'09"W, 752.08 FEET); THENCE N.01°46'35"W, 347.10 FEET (PREVIOUSLY DESCRIBED AS N.02°18'36"W, 347.83 FEET); THENCE N.73°01'11"W, 109.68 FEET (PREVIOUSLY DESCRIBED AS N.73°38'49"W, 109.68 FEET); THENCE S.88°13'27"W, 83.17 FEET (PREVIOUSLY DESCRIBED AS S.87°41'14"W, 83.17 FEET); THENCE N.01°46'35"W, 800.28 FEET (PREVIOUSLY DESCRIBED AS N.02°18'36"W, 902.17 FEET) TO THE SOUTH RIGHT-OF-WAY LINE OF I-96 EXPRESSWAY (RIGHT-OF-WAY VARIES); THENCE ALONG SAID I-96 RIGHT-OF-WAY S.70°44'04"E, 45.95 FEET (PREVIOUSLY DESCRIBED AS S.71°13'50"E, 45.65 FEET) AND S.34°37'33"E, 20.66 FEET (PREVIOUSLY DESCRIBED AS S.35°53'01"E, 24.21 FEET) AND S.74°00'10"E, 1693.39 FEET (PREVIOUSLY DESCRIBED AS S.74°30'45"E, 1685.04 FEET) AND N.86°34'29"E, 150.36 FEET (PREVIOUSLY DESCRIBED AS N.86°05'20"E, 155.44 FEET) AND S.74°00'10"E, 901.58 FEET (PREVIOUSLY DESCRIBED AS S.74°31'57"E, 901.73 FEET) TO THE EAST LINE OF SECTION 16 AND CENTERLINE OF RIGHT-OF-WAY OF TAFT ROAD (66 FEET WIDE); THENCE ALONG THE EAST SECTION LINE S.02°19'20"E, 443.24 FEET (PREVIOUSLY DESCRIBED AS S.02°54'08"E, 443.72) TO THE POINT OF BEGINNING, CONTAINING 2,389,780 SQ. FT. OR 54.862 ACRES AND BEING TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY OF RECORD.

PROPOSED EXPANDED SUBURBAN COLLECTION SHOWPLACE PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST 1/4, NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE ALONG A LINE AS MONUMENTED AND OCCUPIED, S.87°31'24"E, 1339.12 FEET (PREVIOUSLY DESCRIBED AS S.86°56'26"W, 1338.99 FEET) AND S.87°42'26"W, 124.90 FEET (PREVIOUSLY DESCRIBED AS S.87°03'52"W, 124.74 FEET); THENCE S.01°24'20"E, 347.81 FEET (PREVIOUSLY DESCRIBED AS S.01°54'37"E, 347.81 FEET) TO THE NORTH LINE OF GRAND RIVER AVE. (100 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID RIGHT OF WAY 328.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 83,807.16 FEET, A CENTRAL ANGLE OF 0°13'29" AND A CHORD BEARING N.73°03'46"W, 328.67 FEET (PREVIOUSLY DESCRIBED AS N.73°34'09"W, 752.08 FEET); THENCE N.01°46'35"W, 347.10 FEET (PREVIOUSLY DESCRIBED AS N.02°18'36"W, 347.83 FEET); THENCE N.73°01'11"W, 109.68 FEET (PREVIOUSLY DESCRIBED AS N.73°38'49"W, 109.68 FEET); THENCE S.88°13'27"W, 83.17 FEET (PREVIOUSLY DESCRIBED AS S.87°41'14"W, 83.17 FEET); THENCE N.01°46'35"W, 800.28 FEET (PREVIOUSLY DESCRIBED AS N.02°18'36"W, 902.17 FEET) TO THE SOUTH RIGHT-OF-WAY LINE OF I-96 EXPRESSWAY (RIGHT-OF-WAY VARIES); THENCE ALONG SAID I-96 RIGHT-OF-WAY S.70°44'04"E, 45.95 FEET (PREVIOUSLY DESCRIBED AS S.71°13'50"E, 45.65 FEET) AND S.34°37'33"E, 20.66 FEET (PREVIOUSLY DESCRIBED AS S.35°53'01"E, 24.21 FEET) AND S.74°00'10"E, 1693.39 FEET (PREVIOUSLY DESCRIBED AS S.74°30'45"E, 1685.04 FEET) AND N.86°34'29"E, 150.36 FEET (PREVIOUSLY DESCRIBED AS N.86°05'20"E, 155.44 FEET) AND S.74°00'10"E, 901.58 FEET (PREVIOUSLY DESCRIBED AS S.74°31'57"E, 901.73 FEET) TO THE EAST LINE OF SECTION 16 AND CENTERLINE OF RIGHT-OF-WAY OF TAFT ROAD (66 FEET WIDE); THENCE ALONG THE EAST SECTION LINE S.02°19'20"E, 443.24 FEET (PREVIOUSLY DESCRIBED AS S.02°54'08"E, 443.72) TO THE POINT OF BEGINNING, CONTAINING 2,767,889 SQ. FT. OR 63.312 ACRES AND BEING TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY OF RECORD.

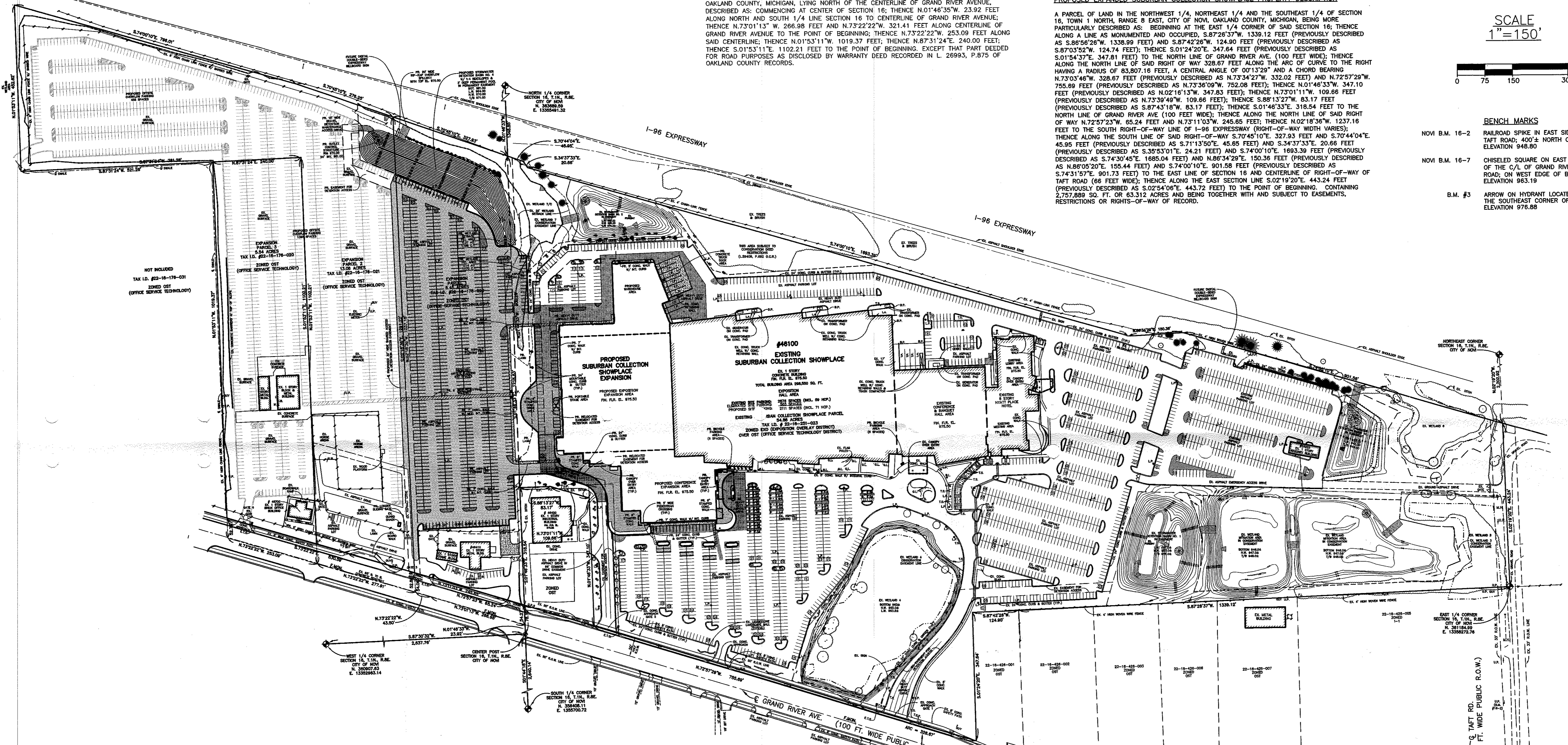


LEGEND

- EXISTING ELEVATION
PROPOSED ELEVATION (ADD 900 FEET)
EXISTING CONTOUR
EXISTING CONTOUR FEET (PREVIOUS PLAN)
UTILITY POLE
GUY
TRAFFIC SIGN
FIRE HYDRANT
GATE VALVE
CATCH BASIN
MANHOLE
LIGHT POLE
FOUND MONUMENT
FOUND IRON
SET IRON
GROUND LIGHT
SUMPER POST
TRAFFIC SIGNAL POLE
TRUCK PARKING AREA
LOADING AREA
PROPOSED TRAFFIC & PARKING EVENT SIGNAGE (4'x6' MAX. SIZE DOUBLE SIDED)

BENCH MARKS

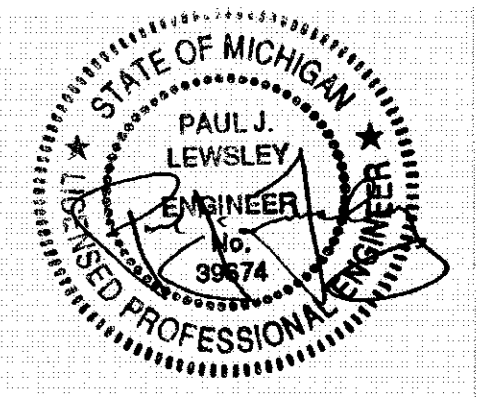
- RAILROAD SPIKE IN EAST SIDE POWER POLE ON WEST SIDE OF TAFT ROAD, 400'± NORTH OF GRAND RIVER AVENUE. ELEVATION 948.80
CHISELED SQUARE ON EAST SIDE LIGHT POLE BASE; 125'± SOUTH OF THE C/O OF GRAND RIVER AND 840'± WEST OF C/O OF TAFT ROAD, ON WEST EDGE OF BIT PARKING LOT FOR GATSBY'S BAR. ELEVATION 963.19
ARROW ON HYDRANT LOCATED 56'± SOUTH AND 89'± WEST OF THE SOUTHWEST CORNER OF THE SHOWPLACE BUILDING. ELEVATION 976.85



PROPOSED SITE IMPROVEMENTS
PAVEMENT: 60,477 S.F. OF PROPOSED HEAVY DUTY BITUMINOUS SURFACE WITH PERIMETER 24" CONCRETE CURB & GUTTER OR CONCRETE WALK WITH INTERNAL CURB AROUND PROPOSED SHOWPLACE EXPANSION. 278,555 S.F. OF PROPOSED BITUMINOUS SURFACE WITH 24" CONCRETE CURB & GUTTER ADJACENT TO ADJACENT PARKING LOT EXPANSION AREA.
WATER SUPPLY: EXISTING ON-SITE PUBLIC WATER MAIN LOOP TO BE RELOCATED AROUND PROPOSED SHOWPLACE EXPANSION AND TO PROVIDE SOURCE FOR ANY ADDITIONAL DOMESTIC AND FIRE PROTECTION SERVICE LEADS.
SANITARY WASTE: PROPOSED SANITARY SEWER PIPING FROM SHOWPLACE EXPANSION TO CONNECT TO EXISTING SANITARY SEWER LEAD INSIDE WEST END OF EXISTING SHOWPLACE BUILDING (INTERIOR STORMWATER PUMP MAY BE REQUIRED).
STORMWATER: EXISTING ON-SITE STORMWATER MANAGEMENT SYSTEM CONTAINING 80TH WATER QUALITY AND QUANTITY FEATURES TO BE UTILIZED FOR RUNOFF FROM PROPOSED SHOWPLACE EXPANSION AREA. SYSTEM WAS PREVIOUSLY DESIGNED TO PROVIDE 100 YEAR RETURN PERIOD STORM CAPACITY FOR DEVELOPMENT AREA AND INCLUDES OIL/GAS SEPARATOR, SEDIMENT FOREBAY, PERMANENT POOL AND STONE GUTTER FILTER. RUNOFF FROM THE ADJACENT PARKING LOT EXPANSION AREA TO BE DIRECTED TO A NEW STORMWATER MANAGEMENT SYSTEM ALSO DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF NOVI STORMWATER MANAGEMENT ORDINANCE. ALL EXISTING AND PROPOSED STORMWATER RUNOFF OUTLETS THROUGH THE SURROUNDING WETLAND AREAS TO THE WALLED LAKE BRANCH OF THE MIDDLE RIVER.
LIGHTING: SEVEN EXISTING ON-SITE LIGHT POLES (40 FEET HIGH) WITH 1000 WATT FIXTURES SHIELDED FROM ADJACENT PROPERTIES TO BE RELOCATED IN ADJACENT PARKING AREA ALONG WITH TWO ADDITIONAL NEW LIGHT POLES. UPDATED SITE PHOTOGRAPHIC PLAN TO BE SUBMITTED WITH THE PROJECT FINAL SITE PLAN APPROVAL PACKAGE.
SOUND: NOISE LEVELS FROM ACTIVITIES ON THE SITE WILL NOT EXCEED 75 DECIBELS DURING THE DAY OR 70 DECIBELS AT NIGHT.
OUTSIDE STORAGE: NO OUTDOOR STORAGE PROPOSED PER ZONING ORD. SECTION 1003 A7. (B) EXISTING LOADING AREAS TO REMAIN ON NORTH SIDE OF EXISTING BUILDINGS. ONE 12'X20' LOADING AREA AND SEVEN 14'X20' TRAILER PARKING SPACES TO BE RELOCATED NORTH FROM WITHIN PROPOSED SHOWPLACE EXPANSION AREA. ALL PAVEMENT MARKINGS & TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "MANUAL OF TRAFFIC CONTROL DEVICES". A COMPLETE TRAFFIC CONTROL PLAN SHOWING ALL PROPOSED SIGN LOCATIONS, SIGN TYPES, QUANTITIES & NOTES WILL BE INCLUDED WITH PROJECT FINAL SITE ENGINEERING PLANS.

GENERAL SITE DATA
SITE AREA:
EXISTING SHOWPLACE PARCEL: GROSS AREA - 2,389,780 SQ. FT. OR 54.862 AC. NET AREA - 2,374,989 SQ. FT. OR 54.822 AC.
PROPOSED EXPANSION PARCEL: GROSS & NET AREA - 368,109 SQ. FT. OR 8.451 AC.
PROPOSED COMBINED PARCEL: GROSS AREA - 2,757,889 SQ. FT. OR 63.31 AC. NET AREA - 2,743,107 SQ. FT. OR 62.97 AC.
SITE ZONING: EXD (EXPOSITION OVERLAY DISTRICT) OVER OST (OFFICE SERVICE TECHNOLOGY)
EXISTING ROSE & DRIVE BUILDING: 2,519 SQ. FT.
EXISTING HOTEL BUILDING: 62'-8" TO PARAPET (8 STOR)
EXISTING SHOWPLACE BUILDING: 44' MAXIMUM 1 STORY
PROPOSED SHOWPLACE ADDITION: 50'-0" TO PARAPET (1 STORY)
TOTAL BUILDING AREA: 572,882 SQ. FT.
BUILDING HEIGHT: EXISTING ROSE & DRIVE BUILDING: 20' MAXIMUM (1 STOR) EXISTING HOTEL BUILDING: 62'-8" TO PARAPET (8 STOR) PROPOSED SHOWPLACE BUILDING: 44' MAXIMUM 1 STORY PROPOSED SHOWPLACE ADDITION: 50'-0" TO PARAPET (1 STORY)
SITE FLOOR AREA RATIO: EXISTING EXPOSITION HALL: 609,800 S.F./120 S.F. = 1748 SPACES EXISTING CONFERENCE HALL/BANQUET HALL: 2400 PEOPLE/3 = 800 SPACES EXISTING HOTEL: 128 ROOMS x 4 = 512 SPACES HOTEL OCCUPANTS SHOULD BE ACCOUNTED FOR IN (1 USES) PROPOSED EXPOSITION HALL ADDITION: 90,560 S.F./120 = 754 SPACES PROPOSED CONFERENCE/BANQUET HALL ADDITION: 1600 PEOPLE/3 = 533 SPACES TOTAL PARKING REQUIRED: 4,904 SPACES (INCL. 50 B.F.)
EXISTING PARKING SPACES: 2,676 SPACES (INCL. 59 B.F.) LESS ELIMINATED SPACES: -607 SPACES (INCL. 12 B.F.) PLUS PROPOSED SPACES: +142 SPACES (INCL. 24 B.F.) TOTAL PROPOSED ON-SITE PARKING: +840 SPACES (INCL. 71 B.F.) PROPOSED ADJACENT OFFSITE PARKING: +840 SPACES (INCL. 71 B.F.) TOTAL AVAILABLE OFFSITE PARKING: +1,680 SPACES (INCL. 142 B.F.) TOTAL AVAILABLE PARKING: 4,904 SPACES
SITE SOILS: META LOAMY SAND, HOUGHTON & ADRIAN MUCKS, MARLETTE SANDY LOAM AND BROOKSTONE & COLWOOD LOAM BASED ON SOIL CONSERVATION SERVICE MAPS
SITE WETLANDS: REGULATED WETLANDS EXIST ON THE SITE PER THE CITY OF NOVI WETLANDS MAP & PREVIOUSLY APPROVED SITE PLANS. CURRENTLY PROPOSED CONSTRUCTION INCLUDES FILLING OF 0.14 ACRES OF EXISTING DITCH WETLAND AREA ALONG WESTERLY PROPERTY LINE AND 0.37 ACRES OF 25' WETLAND SETBACK AREA.
SITE WOODLANDS: REGULATED WOODLANDS EXIST ON THE SITE WITHIN THE I-96 CONSERVATION EASEMENT AREA PER THE CITY OF NOVI WOODLANDS MAP & PREVIOUSLY APPROVED SITE PLANS. NO CONSTRUCTION IS CURRENTLY PROPOSED IN REGULATED WOODLAND AREAS.
SITE FLOODPLAIN: PER NATIONAL FLOOD INSURANCE RATE MAPS, NUMBER 26125C0607F & 26125C0826F, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN DATED SEPTEMBER 29, 2006, SUBJECT PARCEL IS INDICATED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

- SHEET INDEX
C-1 OVERALL MASTER SITE PLAN
C-2 SITE LAYOUT PLAN
C-3 OVERALL SITE UTILITIES PLAN
C-4 SITE DEMOLITION PLAN
C-5 SOUTHERLY SITE SOIL EROSION CONTROL PLAN
C-6 NORTHERLY SITE SOIL EROSION CONTROL PLAN
C-7 SOUTHERLY SITE GRADING & PAVING PLAN
C-8 NORTHERLY SITE GRADING & PAVING PLAN
C-9 EXISTING SITE STORMWATER MANAGEMENT PLAN
C-10 PROPOSED SITE STORMWATER MANAGEMENT PLAN
C-11 SITE STORMWATER MANAGEMENT CALCULATIONS
C-12 SOUTHERLY SITE UTILITIES PLAN
C-13 NORTHERLY SITE UTILITIES PLAN
C-14 SITE ENGINEERING DETAILS
TS-1 OVERALL EXISTING CONDITIONS PLAN
TS-2 SHOWPLACE SITE EXISTING CONDITIONS PLAN
TS-3 SOUTHERLY SITE TOPOGRAPHIC SURVEY
TS-4 NORTHERLY SITE TOPOGRAPHIC SURVEY



NOTE: PORTIONS OF SITE TOPOGRAPHIC INFORMATION SHOWN FROM TOPOGRAPHIC SURVEY PREPARED BY JCK GROUP, INC. DATED 02/12/16 & PROVIDED BY CLIENT. SITE WETLAND DELINEATION PERFORMED BY KING & MACGREGOR ENVIRONMENTAL, INC.

Table with client information (TBO, LLC), project details (PROPOSED EXPANSION AT SUBURBAN COLLECTION SHOWPLACE), and contact information for Environmental engineers, Inc. (18620 WEST TEN MILE ROAD, SOUTHFIELD, MICHIGAN 48075).

P216-0031

EXPANSION PARCEL 1 PROPERTY DESCRIPTION- TAX I.D. # 22-16-176-022

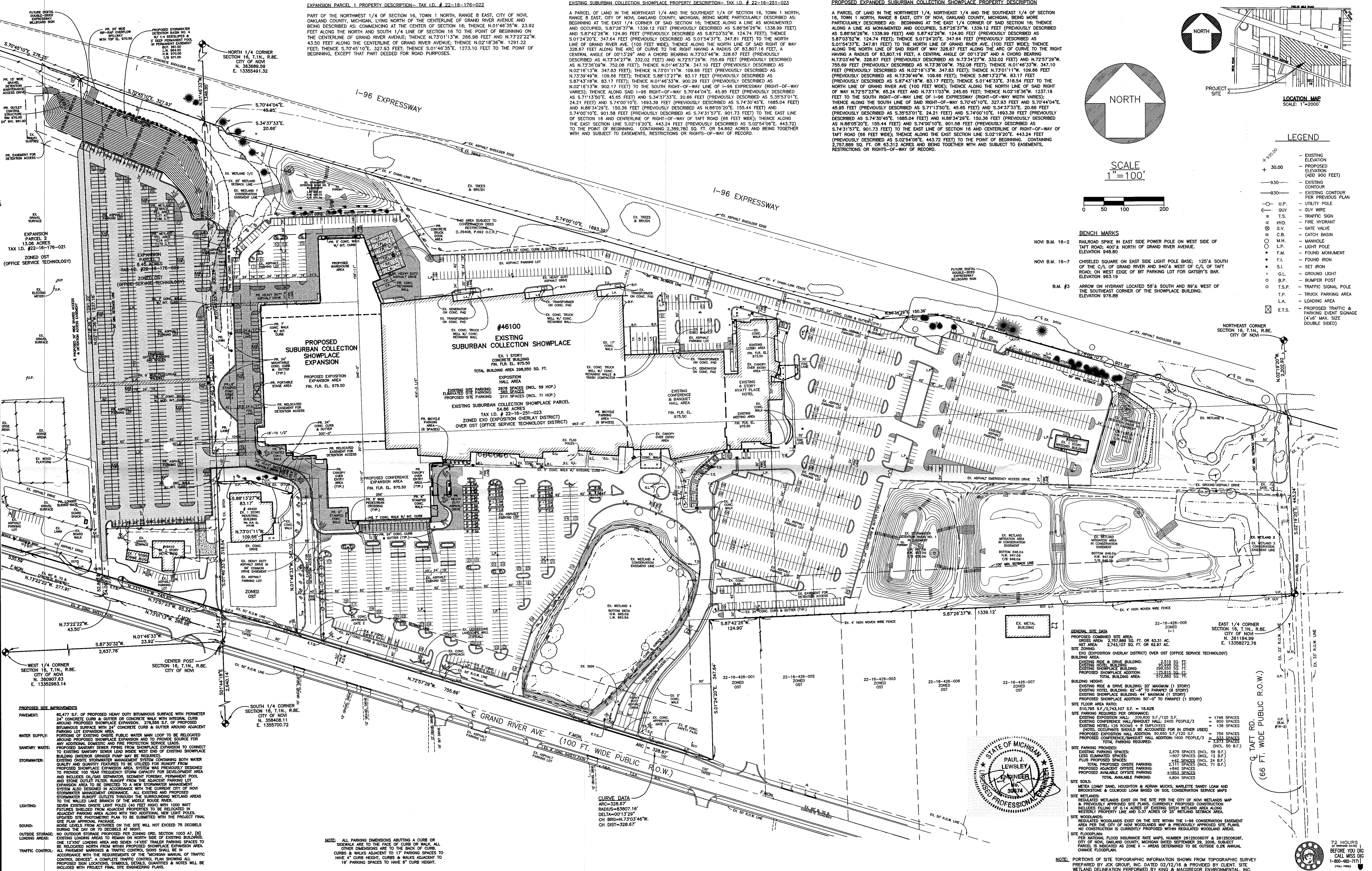
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EXISTING SUBURBAN COLLECTION SHOWPLACE PROPERTY DESCRIPTION- TAX I.D. # 22-16-251-023

A PARCEL OF LAND IN THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE ALONG A LINE AS MONUMENTED AND OCCUPIED, S.87°26'37"W, 1339.12 FEET (PREVIOUSLY DESCRIBED AS S.86°56'28"W, 1338.99 FEET) AND S.87°42'26"W, 124.90 FEET (PREVIOUSLY DESCRIBED AS S.87°33'27"W, 124.74 FEET); THENCE S.01°24'31"E, 347.64 FEET (PREVIOUSLY DESCRIBED AS S.01°54'37"E, 347.81 FEET) TO THE NORTH LINE OF GRAND RIVER AVE. (100 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID RIGHT OF WAY 328.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 83,807.16 FEET, A CENTRAL ANGLE OF 0°13'29" AND A CHORD BEARING N.73°03'48"W, 328.67 FEET (PREVIOUSLY DESCRIBED AS N.73°34'27"W, 332.02 FEET) AND N.72°57'29"W, 755.69 FEET (PREVIOUSLY DESCRIBED AS N.73°36'09"W, 752.08 FEET); THENCE N.01°48'33"W, 347.10 FEET (PREVIOUSLY DESCRIBED AS N.02°18'13"W, 347.83 FEET); THENCE N.73°01'11"W, 109.66 FEET (PREVIOUSLY DESCRIBED AS N.73°39'49"W, 109.66 FEET); THENCE S.88°13'27"W, 83.17 FEET (PREVIOUSLY DESCRIBED AS S.87°43'18"W, 83.17 FEET); THENCE S.01°48'33"E, 318.54 FEET TO THE NORTH LINE OF GRAND RIVER AVE. (100 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID RIGHT OF WAY N.72°57'29"W, 65.24 FEET AND N.73°01'11"W, 245.66 FEET; THENCE N.02°18'36"W, 1237.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF I-96 EXPRESSWAY (RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID I-96 RIGHT-OF-WAY S.70°44'04"E, 45.95 FEET (PREVIOUSLY DESCRIBED AS S.71°13'50"E, 45.65 FEET) AND S.34°37'33"E, 20.66 FEET (PREVIOUSLY DESCRIBED AS S.35°33'01"E, 24.21 FEET) AND S.74°00'10"E, 1893.39 FEET (PREVIOUSLY DESCRIBED AS S.74°30'45"E, 1885.04 FEET) AND N.86°34'29"E, 150.36 FEET (PREVIOUSLY DESCRIBED AS N.86°54'29"E, 155.44 FEET) AND S.74°00'10"E, 901.58 FEET (PREVIOUSLY DESCRIBED AS S.74°31'57"E, 901.73 FEET) TO THE EAST LINE OF SECTION 16 AND CENTERLINE OF RIGHT-OF-WAY OF TAFT ROAD (66 FEET WIDE); THENCE ALONG THE EAST SECTION LINE S.02°54'06"E, 443.72 FEET TO THE POINT OF BEGINNING, CONTAINING 2,389.78 SQ. FT. OR 54.862 ACRES AND BEING TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY OF RECORD.

PROPOSED EXPANDED SUBURBAN COLLECTION SHOWPLACE PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE NORTHWEST 1/4, NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE EAST 1/4 CORNER OF SAID SECTION 16; THENCE ALONG A LINE AS MONUMENTED AND OCCUPIED, S.87°26'37"W, 1339.12 FEET (PREVIOUSLY DESCRIBED AS S.86°56'28"W, 1338.99 FEET) AND S.87°42'26"W, 124.90 FEET (PREVIOUSLY DESCRIBED AS S.87°33'27"W, 124.74 FEET); THENCE S.01°24'31"E, 347.64 FEET (PREVIOUSLY DESCRIBED AS S.01°54'37"E, 347.81 FEET) TO THE NORTH LINE OF GRAND RIVER AVE. (100 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID RIGHT OF WAY 328.67 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 83,807.16 FEET, A CENTRAL ANGLE OF 0°13'29" AND A CHORD BEARING N.73°03'48"W, 328.67 FEET (PREVIOUSLY DESCRIBED AS N.73°34'27"W, 332.02 FEET) AND N.72°57'29"W, 755.69 FEET (PREVIOUSLY DESCRIBED AS N.73°36'09"W, 752.08 FEET); THENCE N.01°48'33"W, 347.10 FEET (PREVIOUSLY DESCRIBED AS N.02°18'13"W, 347.83 FEET); THENCE N.73°01'11"W, 109.66 FEET (PREVIOUSLY DESCRIBED AS N.73°39'49"W, 109.66 FEET); THENCE S.88°13'27"W, 83.17 FEET (PREVIOUSLY DESCRIBED AS S.87°43'18"W, 83.17 FEET); THENCE S.01°48'33"E, 318.54 FEET TO THE NORTH LINE OF GRAND RIVER AVE. (100 FEET WIDE); THENCE ALONG THE NORTH LINE OF SAID RIGHT OF WAY N.72°57'29"W, 65.24 FEET AND N.73°01'11"W, 245.66 FEET; THENCE N.02°18'36"W, 1237.16 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF I-96 EXPRESSWAY (RIGHT-OF-WAY WIDTH VARIES); THENCE ALONG SAID I-96 RIGHT-OF-WAY S.70°44'04"E, 45.95 FEET (PREVIOUSLY DESCRIBED AS S.71°13'50"E, 45.65 FEET) AND S.34°37'33"E, 20.66 FEET (PREVIOUSLY DESCRIBED AS S.35°33'01"E, 24.21 FEET) AND S.74°00'10"E, 1893.39 FEET (PREVIOUSLY DESCRIBED AS S.74°30'45"E, 1885.04 FEET) AND N.86°34'29"E, 150.36 FEET (PREVIOUSLY DESCRIBED AS N.86°54'29"E, 155.44 FEET) AND S.74°00'10"E, 901.58 FEET (PREVIOUSLY DESCRIBED AS S.74°31'57"E, 901.73 FEET) TO THE EAST LINE OF SECTION 16 AND CENTERLINE OF RIGHT-OF-WAY OF TAFT ROAD (66 FEET WIDE); THENCE ALONG THE EAST SECTION LINE S.02°54'06"E, 443.72 FEET TO THE POINT OF BEGINNING, CONTAINING 2,389.78 SQ. FT. OR 54.862 ACRES AND BEING TOGETHER WITH AND SUBJECT TO EASEMENTS, RESTRICTIONS OR RIGHTS-OF-WAY OF RECORD.



CLIENT: TBO, LLC 46100 GRAND RIVER AVE. NOVI, MICHIGAN 48375 PHONE: 248/348-5000	REVISIONS REVISED 06/06/16 - PER CITY OF NOVI REVIEW REVISED 06/22/16 - FOR PRELIMINARY SITE PLAN APPROVAL SUBMITTAL	PROPOSED EXPANSION AT SUBURBAN COLLECTION SHOWPLACE IN SECTION 16 OAKLAND COUNTY CITY OF NOVI	SITE LAYOUT PLAN Environmental engineers, Inc. 18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075 PHONE: 248/424-9510 FAX: 248/424-2954	CLIENT PROJECT No. 1606 DATE ISSUED 04/18/16 SHEET No. C-2
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