



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

MEETING DATE: November 19, 2024

REGARDING: 43420 Grand River Avenue # 50-22-15-476-055 (PZ24-0057)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Michigan State University Federal Credit Union

Variance Type

Sign Variance

Property Characteristics

Zoning District: This property is zoned Town Center-1 (TC-1)

Location: on the northwest corner of Grand River Avenue & Novi Road

Parcel #: 50-22-15-476-055

Request

The applicant is requesting a variance from the City of Novi Sign Ordinance Section 28-5(d) to allow 4 additional wall signs on the north, south, east and west elevation (Maximum of two wall signs are allowed for this tenant, variance of 4 additional wall signs).

II. STAFF COMMENTS:

The applicant, Michigan State University Federal Credit Union, is seeking (4) variances to provide additional wall signs. The site is confined, and these signs are to improve wayfinding around and on the site.

III. RECOMMENDATION:

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

I move that we **grant** the variance in Case No. **PZ24-0057**, sought by _____, for _____ because Petitioner has shown practical difficulty including _____ requiring _____ on the basis of any of the following:

- a. That the request is based upon circumstances or features that are exceptional and unique to the property and do not result from conditions that exist generally in the city or that are self-created including _____
- b. That the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____
- c. That the grant of relief would be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will result in an improvement of the property or the project _____
- d. That construction of a conforming sign would require the removal or significant alteration of natural features on the property because _____
- e. The grant of relief will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter because _____

The variance granted is subject to:

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

I move that we **deny** the variance in Case No. **PZ24-0057**, sought by _____, for _____ because Petitioner has not shown practical difficulty because: _____

a. That the request is based upon circumstances or features that are not exceptional and/or unique to the property and/or that result from conditions that exist generally in the city or that are self-created including _____

b. That the failure to grant relief will not unreasonably prevent or limit the use of the property and/or will not result in substantially more than mere inconvenience or inability to attain a higher economic or financial return because _____

c. That the grant of relief would not be offset by other improvements or actions, such as increased setbacks or increased landscaping, such that the net effect will not result in an improvement of the property or the project because _____

d. That construction of a conforming sign would not require the removal or significant alteration of natural features on the property because _____

e. The grant of relief will result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will not result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is inconsistent with the spirit and intent of this chapter because _____

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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 Novi, MI 48375
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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

OCT 01 2024

**CITY OF NOVI
 COMMUNITY DEVELOPMENT**

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION MSUFCU Novi Branch Signage				Meeting Date: <u>11-19-24</u>	
ADDRESS 43420 Grand River Ave, Novi		LOT/SIUTE/SPACE #		ZBA Case #: <u>PZ 24-0057</u>	
SIDWELL # 50-22-		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY Novi Road and Grand River					
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 jpearson@neumannsmith.com		CELL PHONE NO. 248-756-9676	
NAME Joshua Pearson		TELEPHONE NO. 248-352-9676			
ORGANIZATION/COMPANY Neumann/Smith Architecture		FAX NO.			
ADDRESS 400 Galleria Officentre, Suite 555		CITY Southfield	STATE MI	ZIP CODE 48034	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS ebowdell@msufcu.org		CELL PHONE NO. 517-977-5885	
NAME Erin Bowdell		TELEPHONE NO. 517-333-2424 ext. 2207			
ORGANIZATION/COMPANY Michigan State University Federal Credit Union (MSUFCU)		FAX NO.			
ADDRESS 3777 West Rd		CITY East Lansing	STATE MI	ZIP CODE 48823	
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 checked="" type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>28-5</u> Variance requested <u>4 building signs</u>					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input checked="" type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
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 • 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 07/31/2024

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 7/31/2024

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

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

Chairperson, Zoning Board of Appeals _____
Date



Community Development Department

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Novi, MI 48375
(248) 347-0415 Phone
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**REVIEW STANDARDS
SIGN VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Sign 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 Sign Variance.)

Standard #1. Extraordinary Circumstances or Conditions.

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

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable Applicable If applicable, describe below:
5 sided building on a corner lot which requires way finding on all sides for appropriate access.

and/or

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable Applicable If applicable, describe below:

and/or

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable Applicable If applicable, describe below:

d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable

Applicable

If applicable, describe below:

e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.


Not Applicable

Applicable

If applicable, describe below:

Standard #2. Limit Use of Property.

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

1. Motorist traveling down either Novi Road or Grand River Ave would have issues locating this Branch without proper signage on both fronts.
2. Due to the acute angle of the intersection at Novi Rd. and Grand River, a 3rd sign located at the corner along the 5th elevation of this building to help way finding for travelers heading west on Grand River or North on Novi Rd.
3. Once arriving on site, the main entrance and access to the building is located in the back of building. Customers would have issues recognizing where the Credit Union Main entrance is located. 

Standard #3. Adverse Impact on Surrounding Area.

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

This building is part of a plaza area that has multiple businesses utilizing the parking and entrances off of said parking. All other businesses in this plaza have similar sign designation. MSUFCU main entrance sign request matches other businesses in this plaza and would be appropriate for this site.



SIGNAGE VARIANCE PACKAGE

August 1, 2024

City of Novi
Zoning Board of Appeals
45175 Ten Mile Road
Novi, Michigan 48375

N/S Project Number 2023038
MSUFCU – Novi/Grand River

Dear Sir/Madam:

Michigan State University Federal Credit Union (“MSUFCU”) is submitting a Sign Variance Application to the City of Novi Zoning Board of Appeals (“ZBA”) to request four additional signs for our new branch located 43420 Grand River Ave.

MSUFCU is a not-for-profit, member-owned cooperative financial institution that was founded by a volunteer board of directors in 1937 to support those who lacked access to basic financial services after the Great Depression. MSUFCU is governed by a voluntary board of directors operating to meet its mission of providing “superior service while assisting members and employees to achieve financial security, their goals, and ultimately their dreams.” MSUFCU has a long history operating as a safe place where members can save their money and obtain loans to meet their needs. MSUFCU is currently the second largest credit union in Michigan and forty-fourth largest in the nation based on asset size, with \$7.86 billion in assets and over 360,000 members. MSUFCU will operate an associated brand (tradenname), Home Loans (“Home Loans”), out of our Novi Branch location which will provide mortgage services. Services will be provided to MSUFCU’s current members, as well as those who are eligible to become members of MSUFCU. It is the intention to dual brand the building with both “MSUFCU” and “Home Loans” tradenames.

Our branch is located at the prominent corner of Novi Road and Grand River Avenue and has frontage on both streets. Two branch entry doors are located at the rear of the building, accessible from the rear parking lot. A walk-up ATM and walk-up Night Deposit will also be available, offering 24-hour service. The Credit Union’s hours of operation are between 9:00 AM and 5:30 PM Monday through Friday, and 9:00 AM and 1:00 PM on Saturdays. The building was originally designed as a multi-tenant building.

The Following Signage is currently approved:

- (1) Permitted Sign “MSUFCU” parallel to Novi Road (Refer to attached drawings – Approved Permit Sign #2)
- (1) Permitted Sign “MSUFCU” on the chamfered façade elevation facing the intersection of Novi Road and Grand River Avenue (Refer to attached drawings – Approved Permit Sign #1)

Please note that we currently do not have any Ground Signs for this site. We are diligent and sensitive to the city of Novi by following the president and ordinances that have been set and created by the city officials. We strive to improve the environment by being sensitive to their vision.

The following variances are requested for additional signage (4 in total) – Refer to attached drawings:

- (1) Variance Sign #3 (“Home Loans”)
 - a. Reason: MSUFCU will occupy the entire space as one space, however they will be operating two tradenames within the building. The primary operation is MSUFCU. The secondary tradename is “Home Loans”. We are requesting one sign along the main road (Novi Rd) that will have maximum exposure to our clients and business.

(2) Variance Signs #4 & #5 (“MSUFCU”)

- a. Reasons: These signs occupy two facades that will designate the main entrance to the building for all building operations. One (1) is for the ADA entrance and one (1) is for the standard entrance. Both entrances are directly off of the customer parking and follow the same precedence as other businesses in this plaza area. (see Context Photo – P2)
- b. Additionally, located at the ADA Façade Entrance is a “Night Deposit Safe” which is used by our members for after hour deposits. Located at the Standard Entrance Façade is a 24-hour Automatic Teller Machine (ATM) for the use of all patrons with appropriate credentials. An adequate way finding signage would be required.

(1) Variance Sign #6 (“MSUFCU”)

- a. Reason: The primary reason for this sign is to have exposure along Grand River Ave. Currently there is none along this Avenue, especially for those traveling east along Grand River. Additionally, this sign would help identify the entrance into the site. The sign in this location would match the Approved Permit Sign #2.

Prominent branding is essential for our success in a new market, and prominently displaying our logo helps to establish our brand identity within the community. These signs will also contribute to the aesthetic appeal of the building, and help our members locate the entrance doors from the rear parking lot. As part of our commitment to becoming an integral part of the Novi community, we believe that the placement of four (4) additional logo signs around our building is crucial. The facade signs will enhance the visibility of our organization on Grand River Avenue and Novi Road and will help us attract both members and local employee talent to our location. The rear signage is necessary to assist members with wayfinding and navigation to both entrances. Our company is dedicated to creating job opportunities and supporting local initiatives, and these signs will symbolize our investment in and partnership with the City of Novi. Obtaining approval to place additional signage will help our organization ensure full integration and thrive in our new market.

Thank you for considering these additional signage variance requests.

Sincerely,



NEUMANN/SMITH ARCHITECTURE

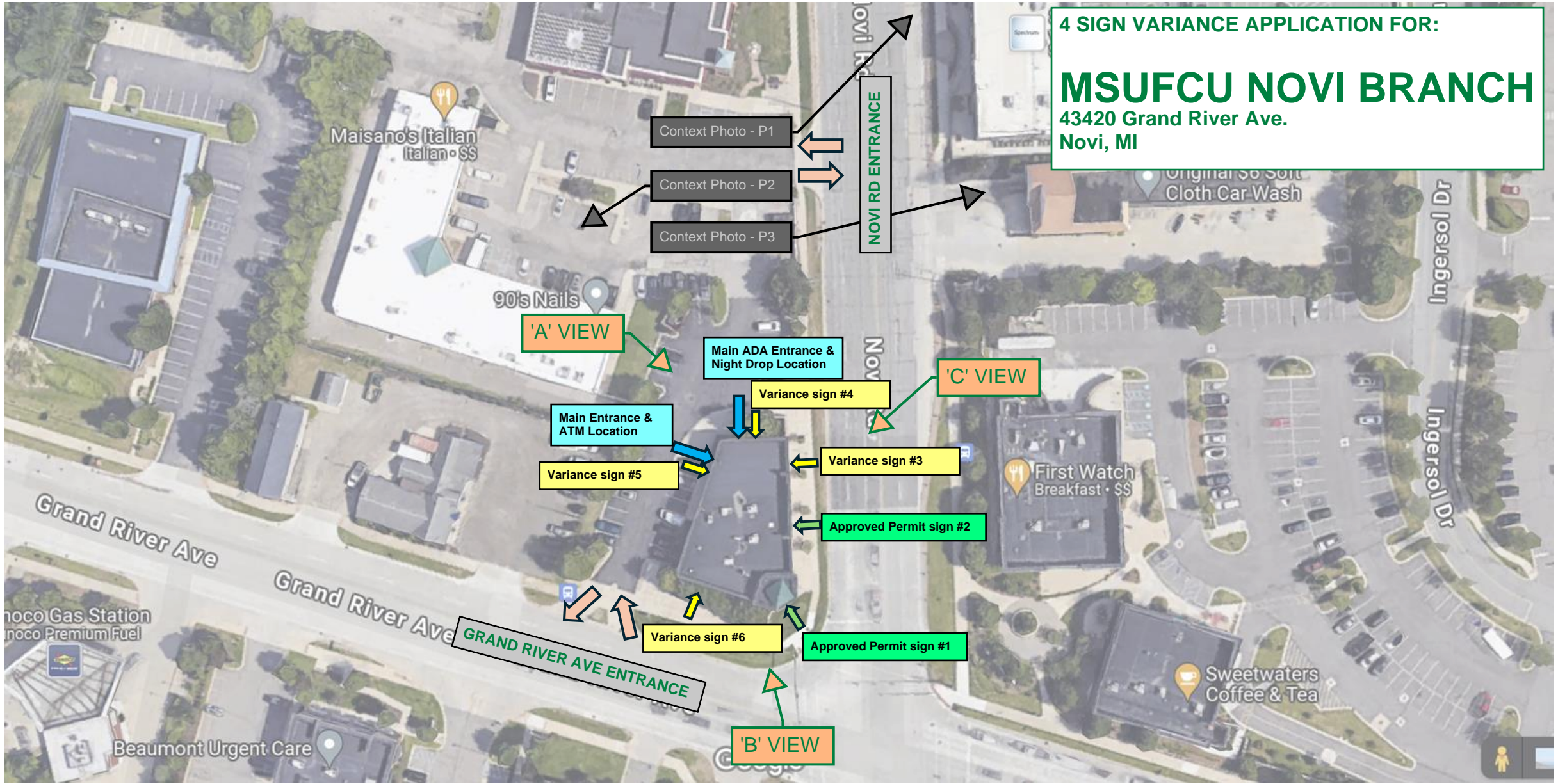
Joshua Pearson
Senior Project Manager

Enclosures: 2023038.03 MSUFCU Novi Sign Drawings; 2023038.03 MSUFCU Novi Sign Variance Packet

4 SIGN VARIANCE APPLICATION FOR:

MSUFCU NOVI BRANCH

43420 Grand River Ave.
Novi, MI



Context Photo - P1

Context Photo - P2

Context Photo - P3

NOVI RD ENTRANCE

'A' VIEW

Main ADA Entrance & Night Drop Location

Variance sign #4

'C' VIEW

Main Entrance & ATM Location

Variance sign #3

Variance sign #5

Approved Permit sign #2

Grand River Ave

Grand River Ave

GRAND RIVER AVE ENTRANCE

Variance sign #6

Approved Permit sign #1

'B' VIEW

Walmart Gas Station
Walmart Premium Fuel

Maisano's Italian
Italian • \$\$

90's Nails

Original \$6 Soft
Cloth Car Wash

First Watch
Breakfast • \$\$

Sweetwaters
Coffee & Tea

Beaumont Urgent Care



THE ABOVE IMAGE IS A VISUAL APPROXIMATION ONLY AND IS NOT INTENDED TO REPLACE IMAGES OF ACTUAL PRODUCT OR PHYSICAL SAMPLES.

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'A' VIEW - PARKING LOT



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'B' VIEW - GRAND RIVER



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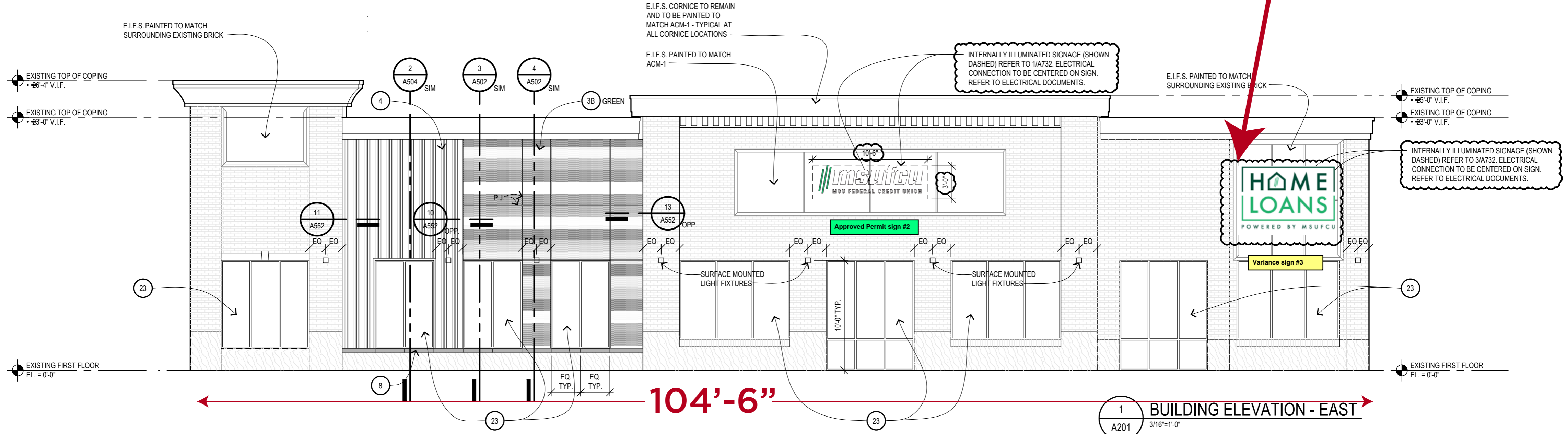
'C' VIEW - NOVI ROAD

Variance sign #3



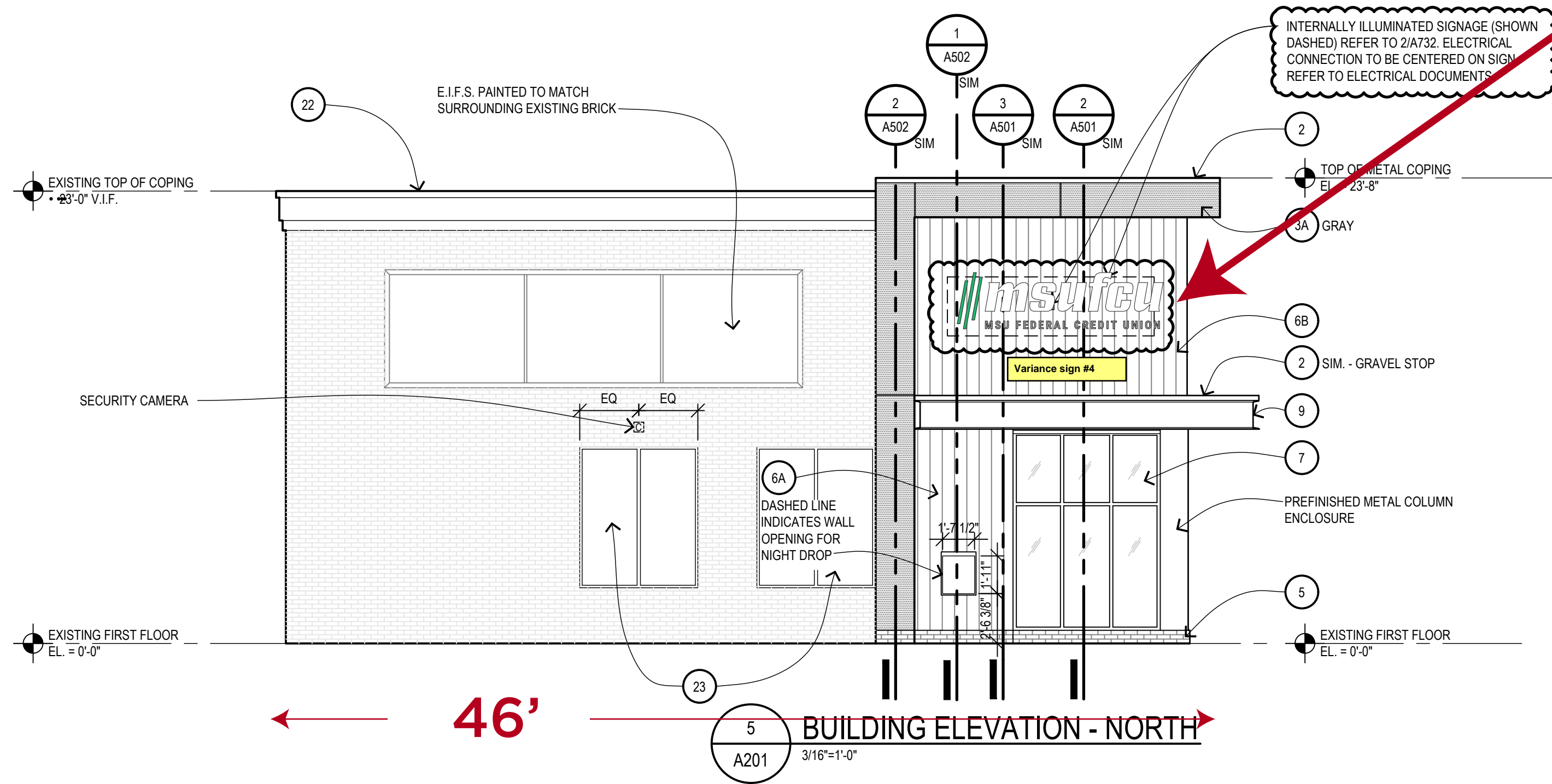
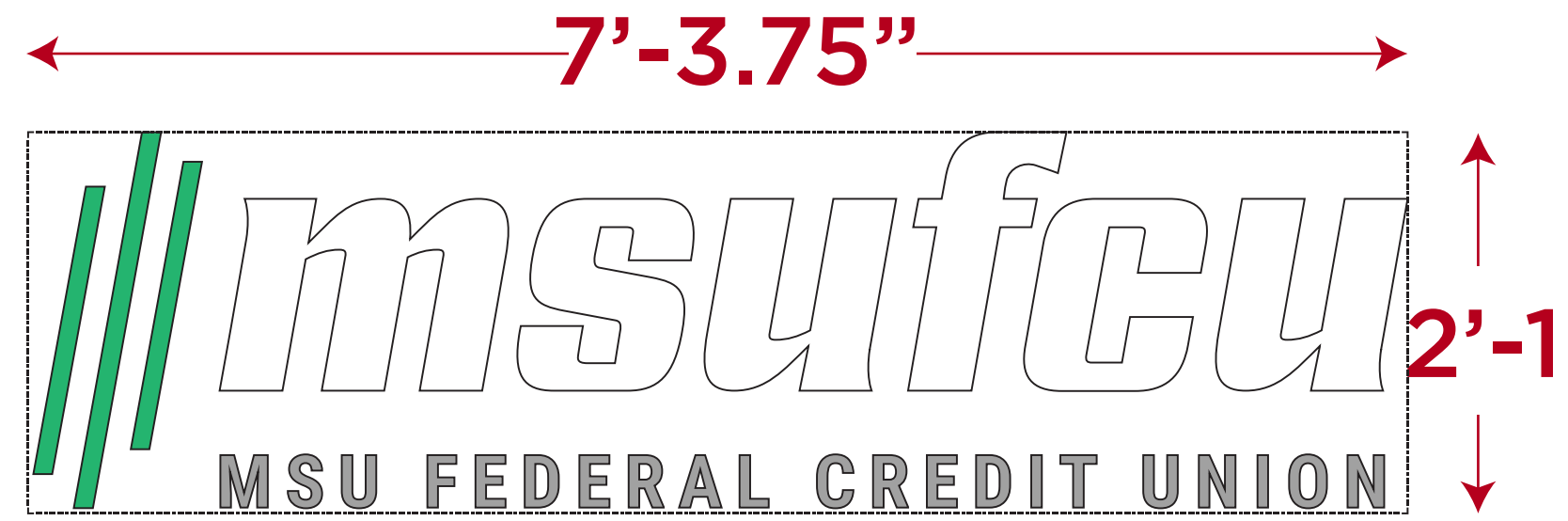
ITEM 6

- LIGHTED SIGN CABINET (HOME LOANS)
- 6'T x 8'-4" W, LED ILLUMINATED
- FLEX FACE, CABINET PAINTED SATIN BLACK
- UL LISTED



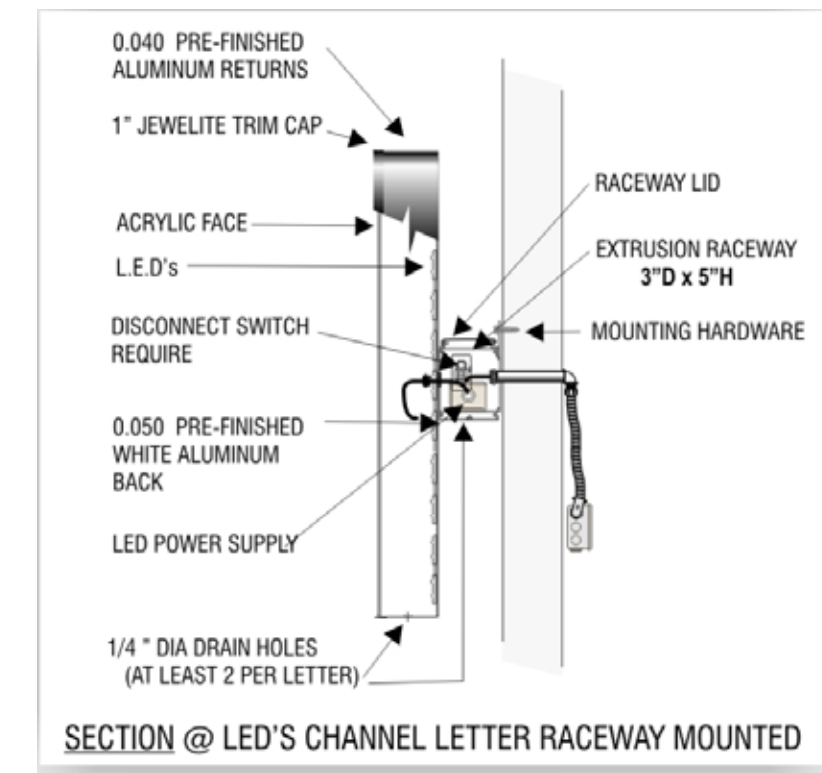
**Variance
sign #4**

15.25 SqFt

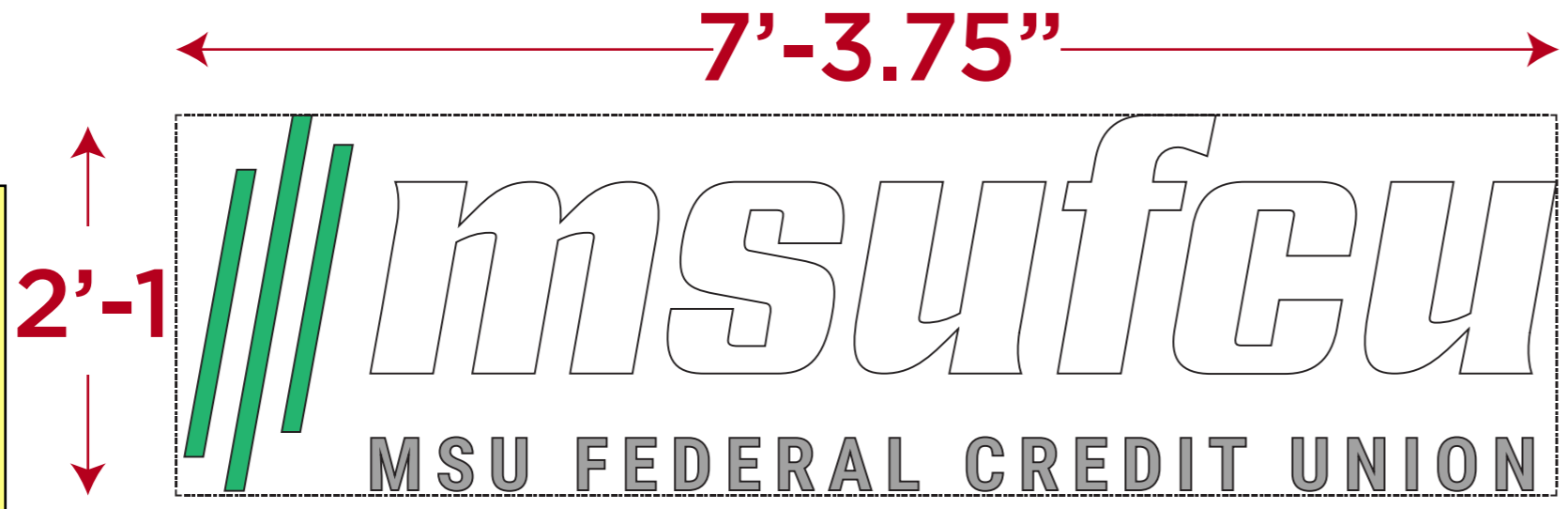


ITEM 3

- LIGHTED CHANNEL LETTERS & LOGO
- 2'-1" T x 7'-3.75 W"
- LOGO, (14") MSUFCU
- LED INTERNAL ILLUMINATION, ON RACEWAY, UL LISTED -
- 2.8" T FLAT CUT ALUMINUM LETTERS (1/2" THICK, NOT ILLUMINATED)
- MOUNTED TO RACEWAY TO READ: MSU FEDERAL CREDIT UNION
- NORTH SIDE OF BUILDING (DWG A401 DETAIL 5)
- LOGO STRIPES (2) 18", (1) 27" T
- MSUFCU - 14" T
- 1/2" THICK FLAT CUT ALUMINUM LETTERS MSU FEDERAL CREDIT UNION - 2.8" T

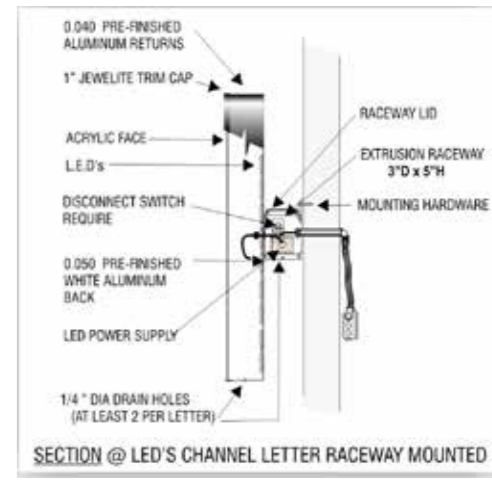


Variance sign #5

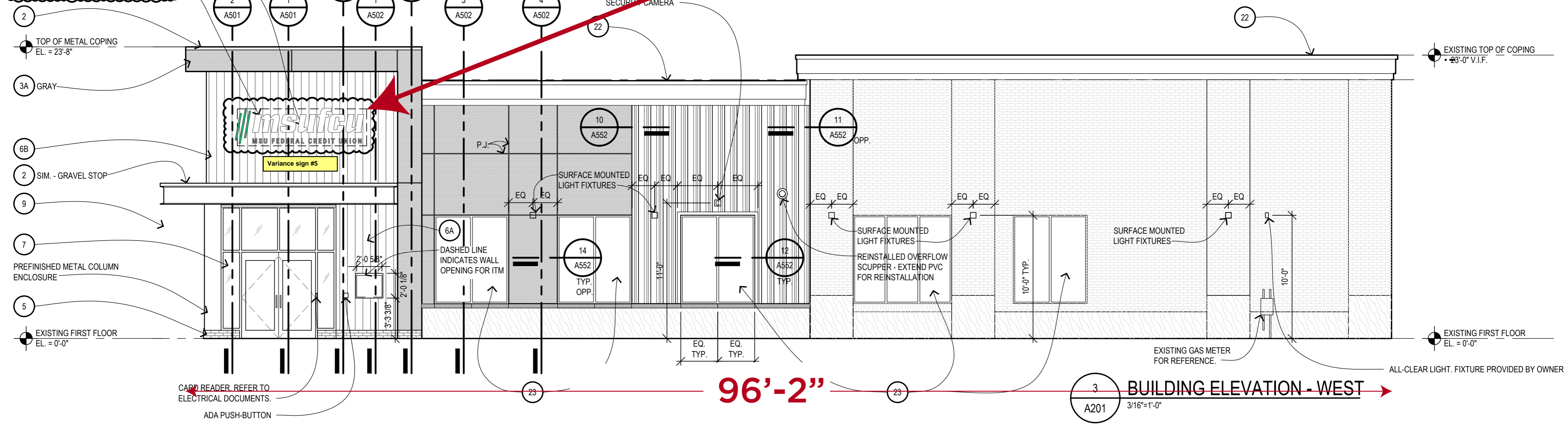


15.25 SqFt

- ITEM 4**
- LIGHTED CHANNEL LETTERS & LOGO
 - 2'-1" T x 7'-3.75 W"
 - LOGO, (14") MSUFCU
 - LED INTERNAL ILLUMINATION, ON RACEWAY, UL LISTED -
 - 2.8" T FLAT CUT ALUMINUM LETTERS (1/2" THICK, NOT ILLUMINATED) MOUNTED TO RACEWAY TO READ: MSU FEDERAL CREDIT UNION
 - WEST SIDE OF BUILDING (DWG A401 DETAIL 3)
 - LOGO STRIPES (2) 18", (1) 27" T
 - MSUFCU - 14" T
 - 1/2" THICK FLAT CUT ALUMINUM LETTERS MSU FEDERAL CREDIT UNION - 2.8" T



INTERNALLY ILLUMINATED SIGNAGE (SHOWN DASHED) REFER TO 2/A732. ELECTRICAL CONNECTION TO BE CENTERED ON SIGN. REFER TO ELECTRICAL DOCUMENTS.



BUILDING ELEVATION - WEST

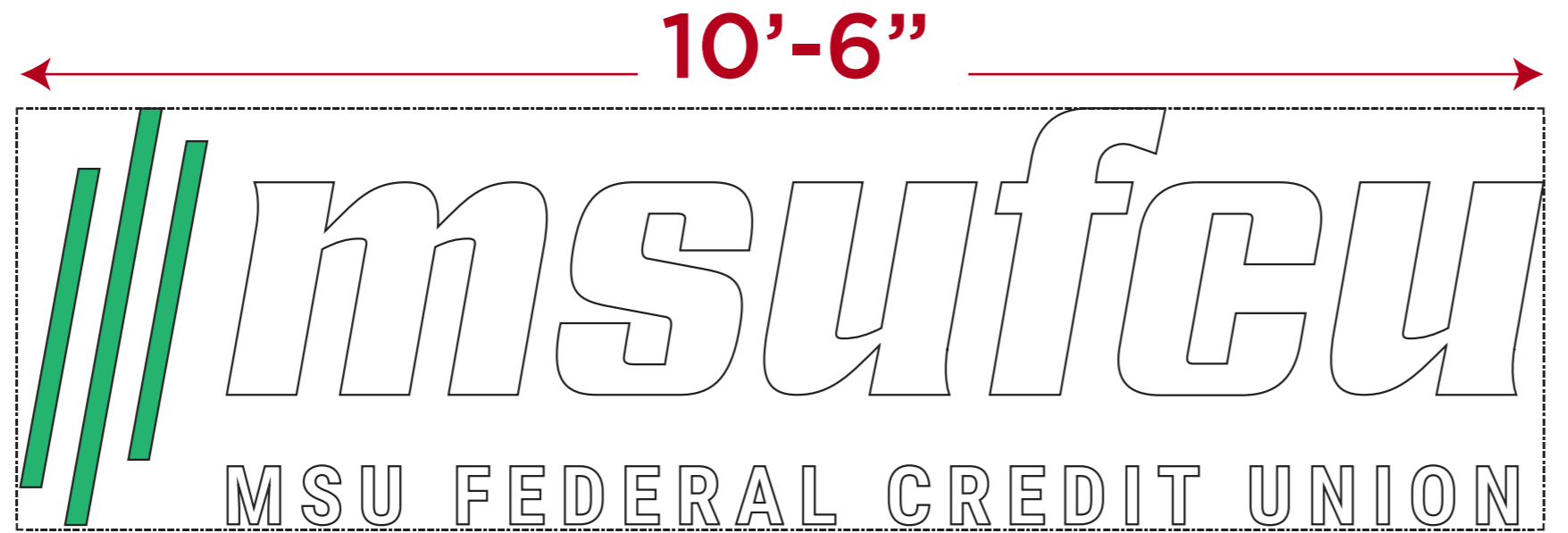
3
A201
3/16"=1'-0"

CARD READER. REFER TO ELECTRICAL DOCUMENTS.
ADA PUSH-BUTTON

ALL-CLEAR LIGHT. FIXTURE PROVIDED BY OWNER

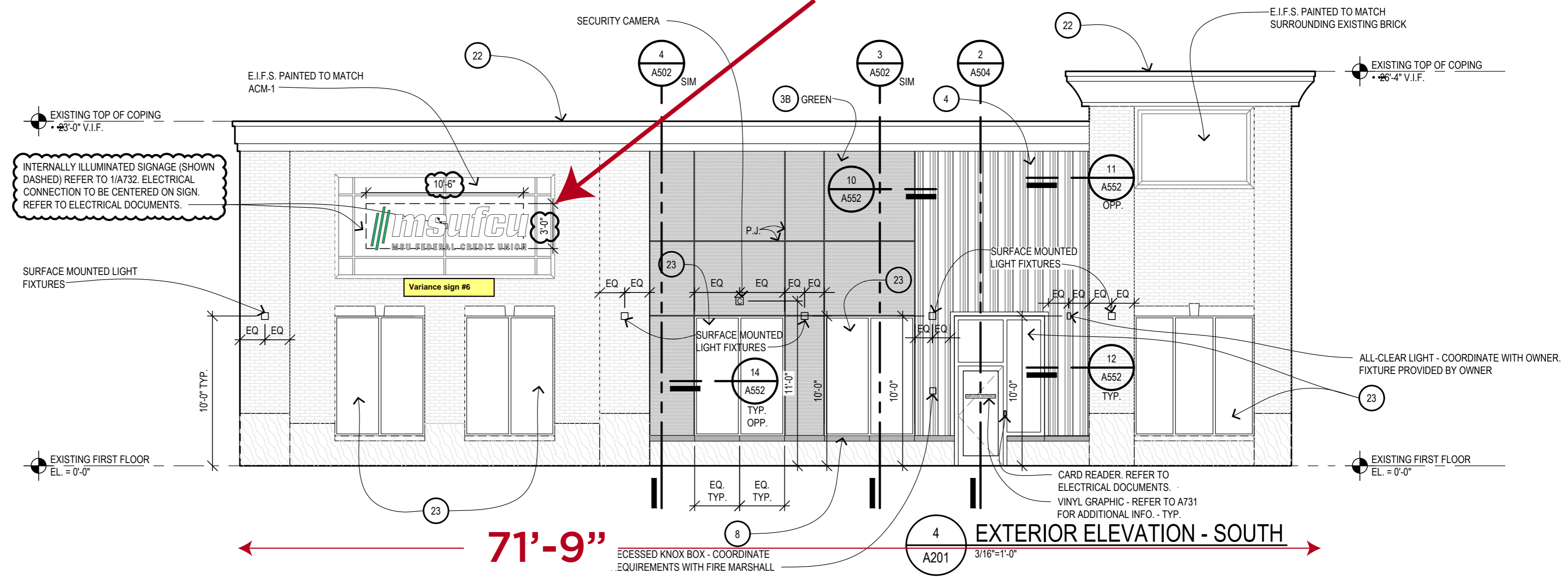
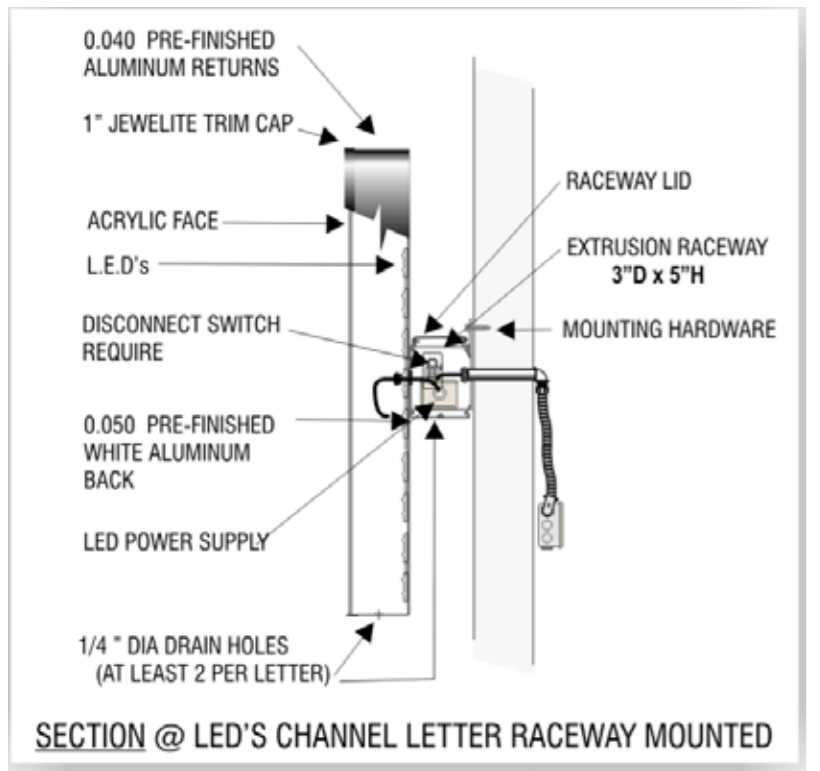
**Variance
sign #6**

**NOTE: Variance sign #6 matches
the approved sign #2**



31.5 SqFt

- ITEM 1**
- LIGHTED CHANNEL LETTERS - 3' T x 10'-6",
 - LOGO, (18") MSUFCU
 - 5.5" MSU FEDERAL CREDIT UNION
 - LED INTERNAL ILLUMINATION, ON RACEWAY, UL LISTED - SOUTH SIDE OF BUILDING (DWG A401 DETAIL 4)
 - LOGO STRIPES (2) 24", (1) 36" T MSUFCU - 18" T
 - MSU FEDERAL CREDIT UNION - 5.5" T





Poco
(734) 337-1677

sleep number

AspenDental

AspenDental

CORRIGAN
OIL CO.
1-800-FAST-OIL

Aspen

Crown



60 NAILS

Lover's Lane

maisano's ITALIAN RESTAURANT

10%





COST OPINION

PROJECT NAME: MSUFCU - NOVI JOB NO. 2023-1368

LANDSCAPING

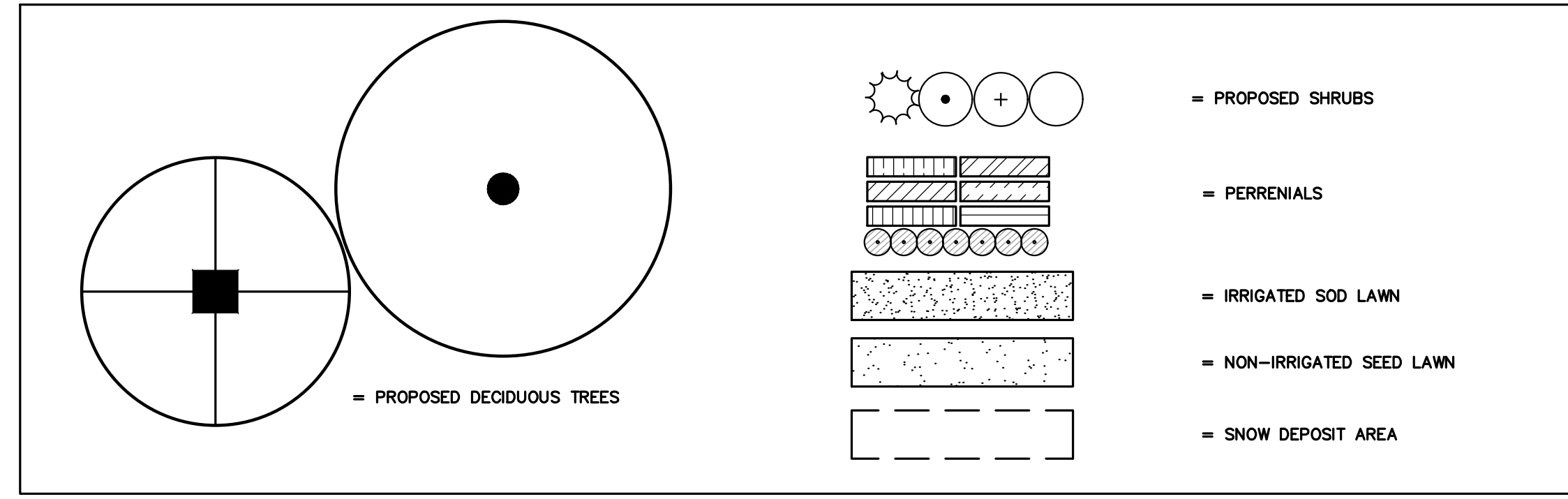
PLAN QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	ITEM PRICE
10	EA	DECIDUOUS REPLACEMENT TREES	\$400.00	\$4,000.00
149	EA	SHRUBS	\$50.00	\$7,450.00
814	EA	PERENNIALS/ORNAMENTAL GRASSES	\$15.00	\$12,210.00
168	C.Y.	PLANT MIX FOR BEDS (12" DEPTH)	\$15.00	\$2,520.00
33	C.Y.	MULCH	\$65.00	\$2,145.00
195	S.Y.	SOD LAWN	\$6.00	\$1,170.00
21	EA	UPRIGHT EVERGREENS (4' & 6' HT)	\$100.00	\$2,100.00
54	S.Y.	SEED LAWN	\$3.00	\$162.00
1	L.S.	SITE IRRIGATION		
TOTAL LANDSCAPING			\$22,750.00	\$54,507.00

TOTAL \$ 54,507

PLANT SCHEDULE L-1.0

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AG2.5	3	ACER X FREEMANI 'JEFFERSRED'	AUTUMN BLAZE RED MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	MATCHED
CBF2.5	4	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAN	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MATCHED
ZS2.5	3	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MATCHED
SUBTOTAL:								
SHRUBS								
AMG24	28	ARONIA MELANOCARPA 'GROUND HUG'	GROUND HUG BLACK CHOKEBERRY	3 GAL.	CONT.	24" O.C.	NATIVE	
AL18	3	ARONIA MELANOCARPA 'L'CONNAM185'	LOW SCAPE MOUND® BLACK CHOKEBERRY	18" HT	CONT.	24" O.C.	NATIVE	
JSB24	40	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	24" SPRD	CONT.	4" O.C.	NON-NATIVE	
JB4	16	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR	4" HT.	CONT.	30" O.C.	NATIVE	
POT30	14	PHYSCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30"HT.	CONT.	42" O.C.	NATIVE	
RR24	50	ROSA X 'RADRAZZ'	KNOCK OUT ROSE	24" HT.	CONT.	36" O.C.	NON-NATIVE	
TOS6	5	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	6" HT.	B&B	36" O.C.	NATIVE	
SUBTOTAL:								
PERENNIALS								
PH	30	PANICUM VIRGATUM 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	1 GAL.	POT	24" O.C.	NATIVE	
AB	57	AGASTACHE FOENICULUM	ANISE HYSSOP	1 GAL.	POT	18" O.C.	NATIVE	
ABI	101	AMISONA 'BLUE ICE'	BLUE ICE BLUE STAR	1 GAL.	POT	18" O.C.	NATIVE	
AO	77	ASTER OBLONGIFOLIUS 'OCTOBER SKIES'	OCTOBER SKIES ASTER	1 GAL.	POT	18" O.C.	NATIVE	
GT	94	GEUM TRIFLORUM	PRAIRIE SMOKE	1 GAL.	POT	18" O.C.	NATIVE	
MZ	23	MONARDA DIDYMA 'BUBBLEGUM BLAST'	SUGAR BUZZ® BUBBLEGUM BLAST BERGAMOT	1 GAL.	POT	24" O.C.	NATIVE	
PVS	17	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	1 GAL.	POT	30" O.C.	NATIVE	
PSE	281	PHLOX SUBULATA 'EMERALD BLUE'	EMERALD BLUE CREEPING PHLOX	1 GAL.	POT	12" O.C.	NATIVE	
SH	31	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	1 GAL.	POT	24" O.C.	NATIVE	
ST	104	SPOROBOLUS HETEROLEPIS 'TARA'	TARA PRAIRIE DROPS EED	1 GAL.	POT	18" O.C.	NATIVE	
SUBTOTAL:								

KEY:



GENERAL PLANTING NOTES:

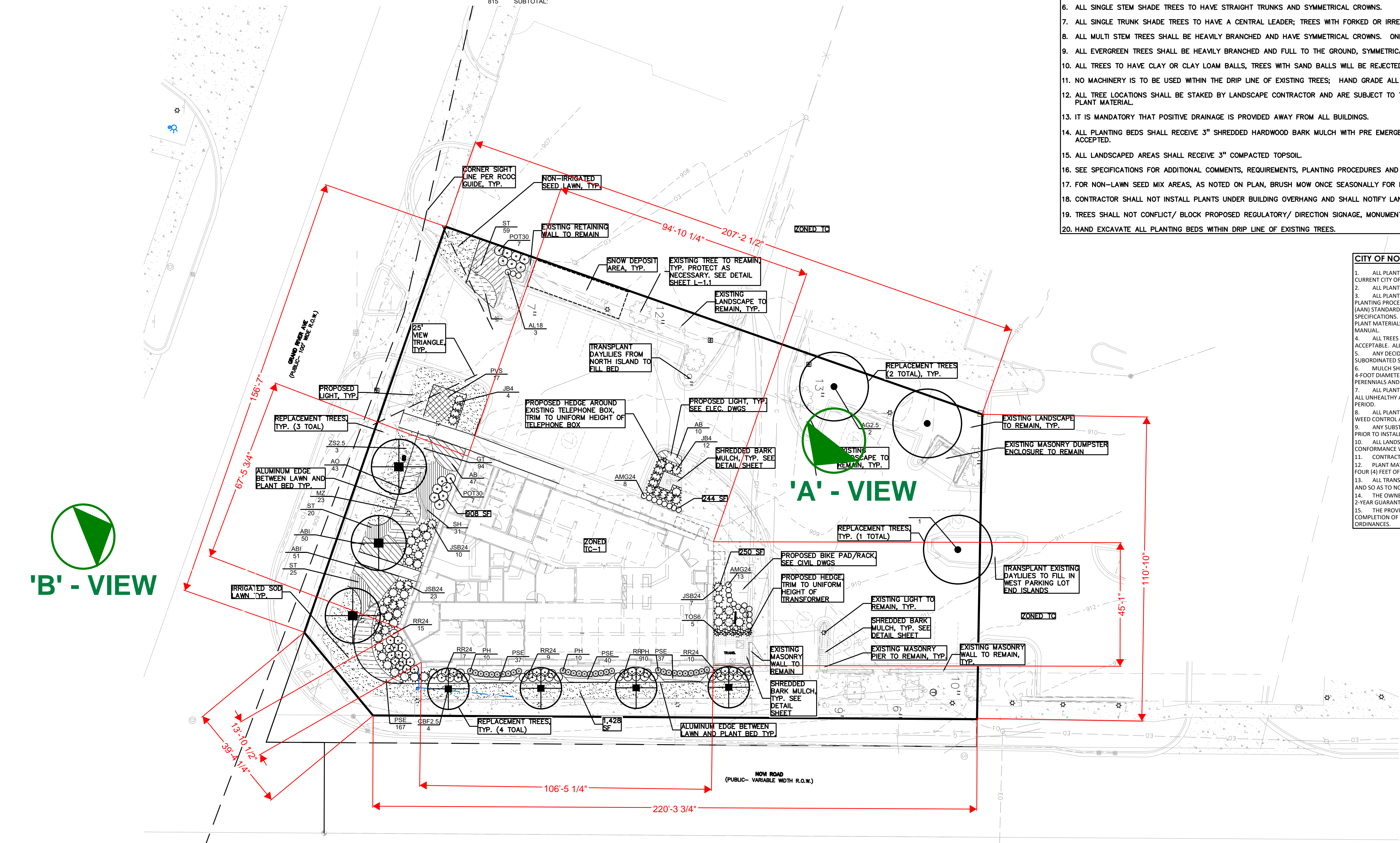
- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.
- HAND EXCAVATE ALL PLANTING BEDS WITHIN DRIP LINE OF EXISTING TREES.

CITY OF NOVI LANDSCAPE NOTES:

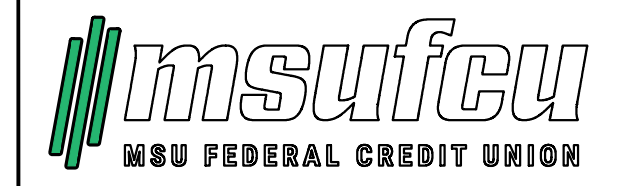
- ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT CITY OF NOVI PLANTING REQUIREMENTS.
- ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND NOVEMBER 15th.
- ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO. 1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THE CITY OF NOVI ZONING ORDINANCE OR LANDSCAPE DESIGN MANUAL.
- ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B).
- ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "Y" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.
- MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS - 3" THICK FOR TREES IN A 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK, 3" THICK FOR SHRUBS AND SHRUB BEDS, AND 2" THICK FOR PERENNIALS AND PERENNIAL BEDS. ALSO PULL AWAY ROOT BALL DIRT FROM TRUNK AND ROOT FLARE.
- ALL PLANT MATERIAL SHALL BE WARRANTED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE CITY OF NOVI. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN THREE (3) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.
- ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY THE CITY OF NOVI PRIOR TO INSTALLATION.
- ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS AND EXCESS MATERIAL FROM THE SITE PRIOR TO FINAL ACCEPTANCE.
- PLANT MATERIALS, EXCEPT SOD, GROUND COVERS AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
- ALL TRANSFORMERS ARE TO BE SCREENED ON THREE SIDES (MINIMUM) IN ACCORDANCE WITH THE CITY OF NOVI ORDINANCE AND SO AS TO NOT CONFLICT WITH DTE RESTRICTIONS (SEE DETAIL THIS SHEET).
- THE OWNER IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.
- THE PROVIDER OF THE FINANCIAL GUARANTEE FOR THE LANDSCAPE INSTALLATION SHALL BE FULLY RESPONSIBLE FOR COMPLETION OF THE LANDSCAPE INSTALLATION AND MAINTENANCE PER THE APPROVED LANDSCAPE PLAN AND APPLICABLE CITY ORDINANCES.

LANDSCAPE CALCULATION:

PER CITY OF NOVI ZONING ORDINANCE - ZONED TC-1 DISTRICT
 BUILDING FOUNDATION LANDSCAPE REQUIRED:
 SQ OF ENTIRE PERIMETER OF BUILDING LESS PAVED ACCESS AND VEHICULAR ENTRANCE MULTIPLY BY 8
 (336 - 13 - 3) X 8 = 2560 SF
 PROVIDED: 2,586 SF OF PLANT BEDS



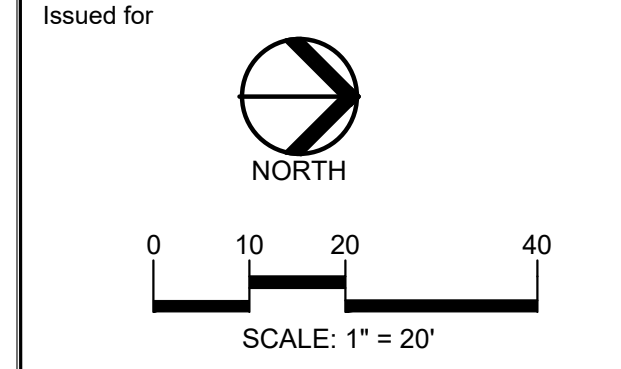
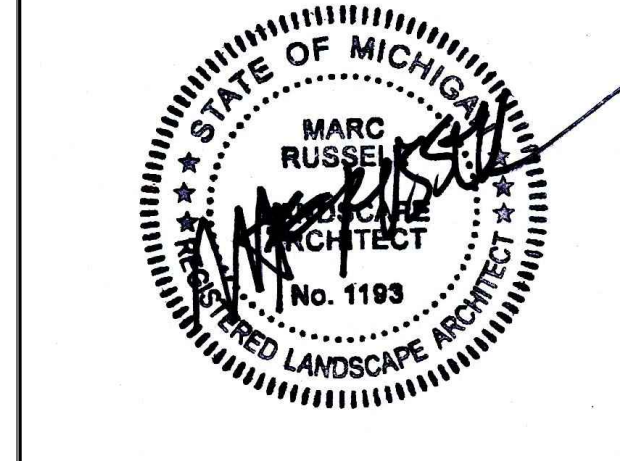
SOUTHFIELD
 400 Galleria Officecentre
 Suite 555
 Southfield, Michigan 48034
 phone 248.352.8310
 fax 248.352.1821
 www.neumannsmith.com



Michigan State University
 Federal Credit Union
 Novi Branch
 43420 Grand River Ave.
 Novi, MI 48375



t: 844.813.2949
 www.peagroup.com



06.19.2024 CCD 07
 06.14.2024 REV. STAMPING SETS
 05.16.2024 FINAL SPA- REVISION 01
 03.01.2024 FINAL SPA
 02.19.2024 CCD 02
 12.22.2023 PRELIM. SPA
 11.17.2023 PRE APP

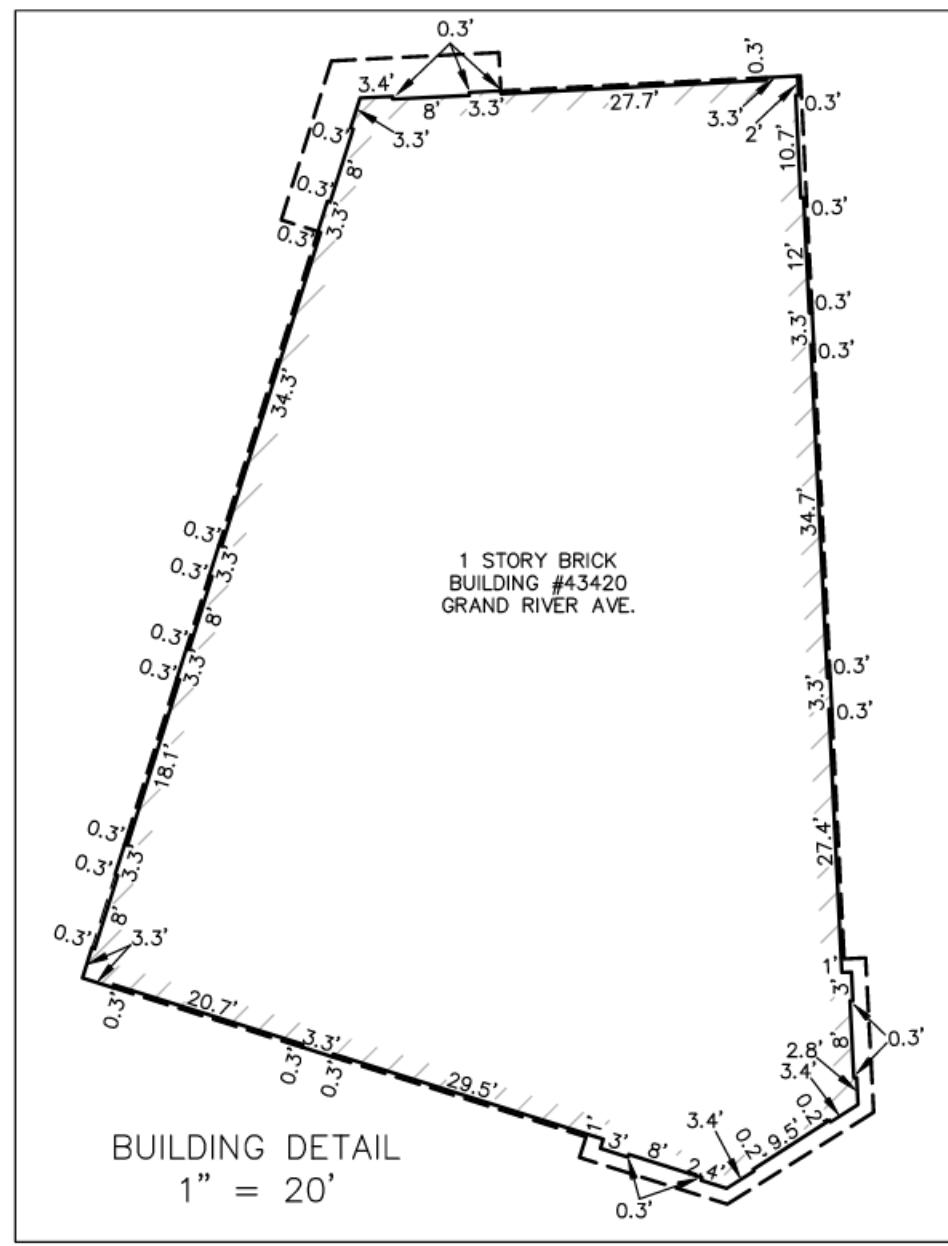
Drawn Preliminary
 Construction
 Checked Record
 MR Approved Do not scale
 MR Bidpak Number Use figured dimensions only

Job Number
2023038.03
 Title

LANDSCAPE PLAN

Sheet
L002

CITY OF NOVI JOB NO: JSP24-001



DEMOLITION NOTES:

A DEMOLITION PERMIT IS REQUIRED, CONTRACTOR SHALL APPLY FOR AND RECEIVE PRIOR TO ANY DEMOLITION.

ALL UTILITIES MUST BE PROPERLY SHUT OFF/CAPPED AND/OR REMOVED PRIOR TO STARTING (IF NEEDED), VERIFY WITH UTILITY COMPANIES AND WITH THE CITY OF NOVI. FOR THIS PROJECT IT IS ANTICIPATED TO RE-USE EXISTING UTILITIES

ALL EX. STRUCTURES AND ANY FOUNDATIONS SHALL BE REMOVED FROM THE SITE IF PART OF DEMOLITION ACTIVITIES. FOR THIS SITE BUILDING IS TO REMAIN

DEMOLITION CONTRACTOR SHALL REVIEW ALL ENVIRONMENTAL REPORTS AND DISPOSE OF ALL EXISTING AND REMOVED MATERIALS AS REQUIRED BY ENVIRONMENTAL REPORT AND RECOMMENDATIONS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE DEMOLITION OF ALL ITEMS WITHIN DEMOLITION LIMITS, INCLUDING ITEMS THAT MAY NOT BE SPECIFICALLY SHOWN. IF CONTRACTOR HAS ANY DEMOLITION QUESTIONS THEY SHALL BE REQUESTED TO OWNER/ARCHITECT/ENGINEER PRIOR TO STARTING WORK.

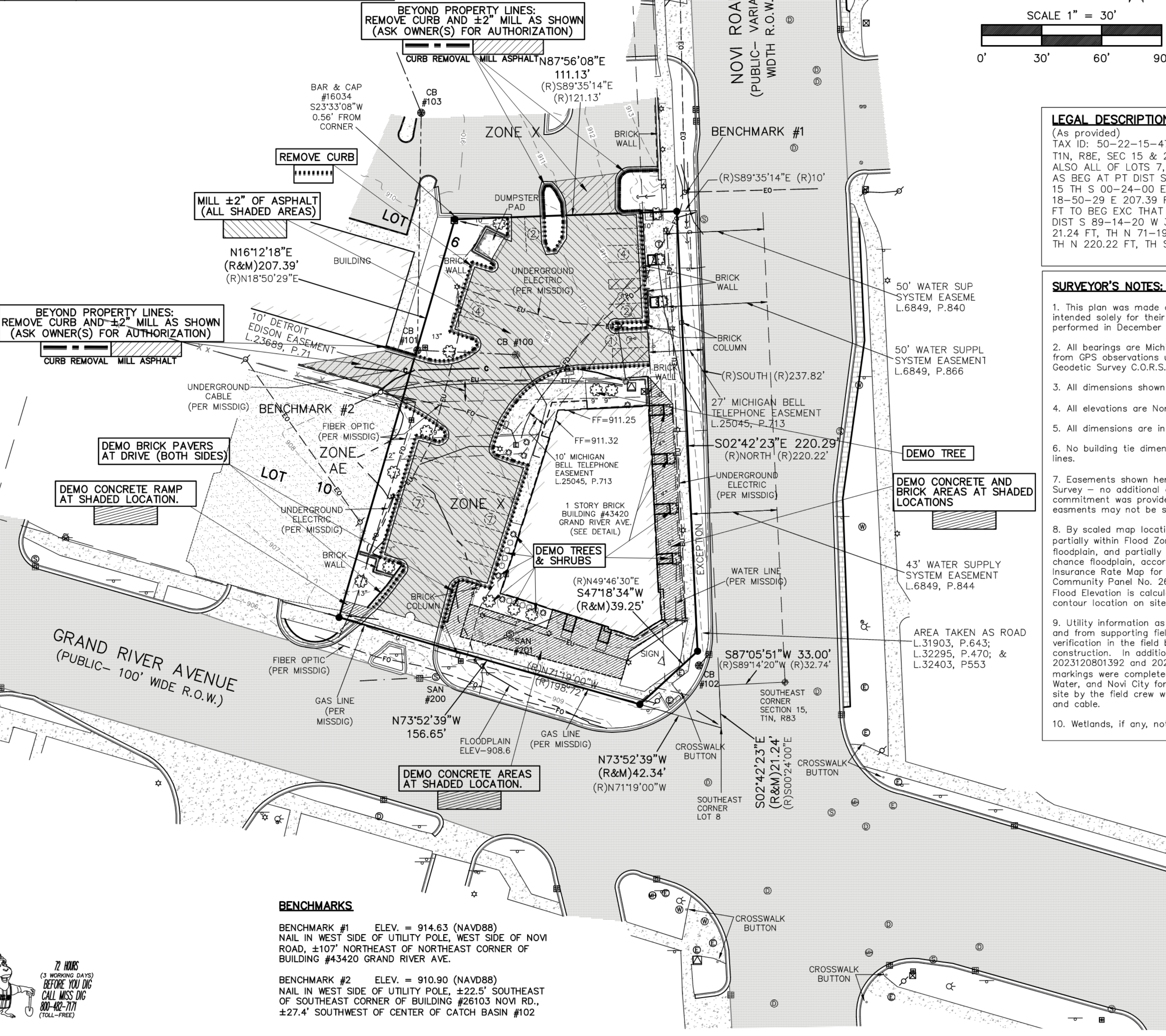
ADDRESS: #43420 GRAND RIVER AVE., NOVI, MI 48375
 PARCEL#: 50-22-15-476-055

SEWER INVENTORIES

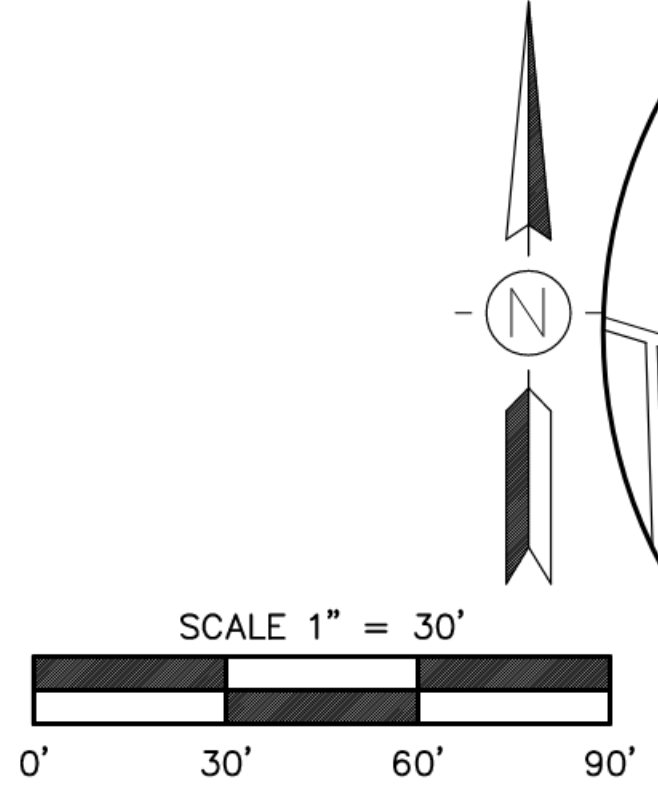
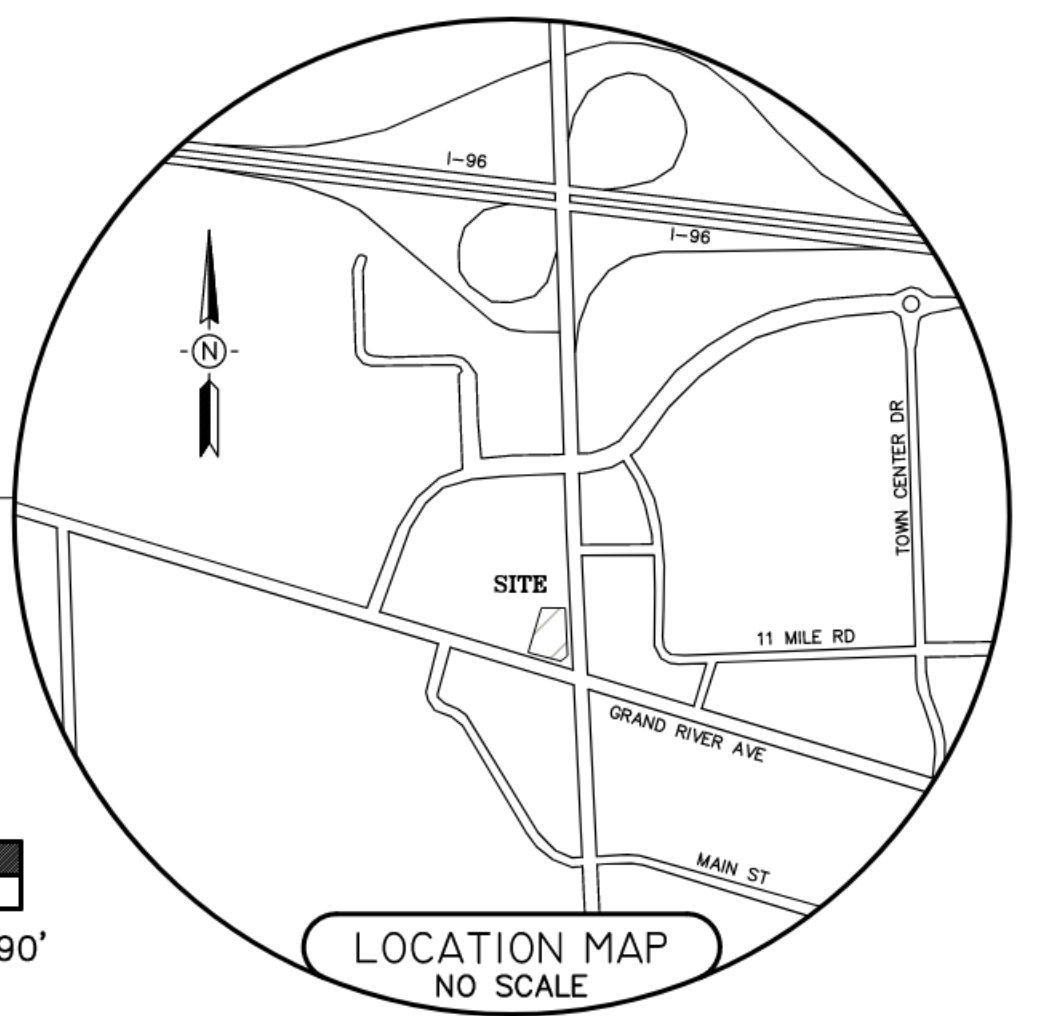
- CATCH BASIN #100
RIM - 908.07
12" PVC SE - 905.22
12" RCP NW - 905.20
- CATCH BASIN #101
RIM - 908.15
12" RCP N - 904.30
12" RCP E - 904.62
- CATCH BASIN #102
RIM - 910.71
6" PVC NE - 908.31
- CATCH BASIN #103
RIM - 908.87
12" RCP SE - 903.85
12" RCP NW - 903.57
- SANITARY MANHOLE #200
RIM - 906.58
6" PVC SW - 898.83
12" PVC SW - 895.38
- SANITARY MANHOLE #201
RIM - 909.81
6" PVC NE - 904.61
6" PVC SW - 904.46

EX. LEGEND

(M) = MEASURED DIMENSION	⊙ = SANITARY MANHOLE
(R) = RECORDED DIMENSION	⊙ = DRAINAGE MANHOLE
● = SET 1/2" BAR WITH CAP UNLESS NOTED	⊙ = ELECTRIC MANHOLE
□ = FOUND IRON AS NOTED	⊙ = TELEPHONE MANHOLE
— = DEED LINE	⊙ = CATCH BASIN
— = DISTANCE NOT TO SCALE	⊙ = CLEANOUT
— = FENCE	⊙ = FIRE HYDRANT
— = ASPHALT	⊙ = VALVE
— = CONCRETE	⊙ = UTILITY POLE
— = DECK	⊙ = LIGHT POLE
— = GRAVEL	⊙ = GUY POLE
— = EXISTING SPOT ELEVATION	⊙ = GUY WIRE
— = EXISTING CONTOUR ELEVATION	⊙ = UTILITY PEDESTAL
— = BUILDING OVERHANG	⊙ = TRANSFORMER
— = SANITARY SEWER	⊙ = HANDHOLE
— = STORM SEWER	⊙ = ELECTRIC METER
— = WATER LINE	⊙ = GAS METER
— = GAS LINE	⊙ = WATER METER
— = UNDERGROUND TELEPHONE	⊙ = SOIL BORING
— = UNDERGROUND TELEVISION	⊙ = SIGN
— = UNDERGROUND ELECTRIC	⊙ = POST
— = OVERHEAD WIRES	⊙ = AIR CONDITIONING UNIT
— = UNDERGROUND FIBER OPTIC	⊙ = FLAG POLE
— = EDGE OF WOODS	⊙ = AIR CONDITIONER
⊙ = DECIDUOUS TREE	⊙ = LAWN LIGHT
⊙ = CONIFEROUS TREE	



MSUFCU - NOVI BRANCH
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



LEGAL DESCRIPTION:

(As provided)
 TAX ID: 50-22-15-476-055
 T1N, R8E, SEC 15 & 22 SUPERVISOR'S PLAT NO 4 PART OF LOT 6, ALSO ALL OF LOTS 7, 8 & 9, ALSO ELY 16 FT OF LOT 10 ALL DESC AS BEG AT PT DIST S 89-14-20 W 32.74 FT FROM SE COR OF SEC 15 TH S 00-24-00 E 21.24 FT, TH N 71-19-00 W 198.72 FT, TH N 18-50-29 E 207.39 FT, TH S 89-35-14 E 121.13 FT, TH S 237.82 FT TO BEG EXC THAT PART TAKEN FOR RD DESC AS BEG AT A PT DIST S 89-14-20 W 32.74 FT FROM SE SEC COR TH S 00-24-00 E 21.24 FT, TH N 71-19-00 W 42.34 FT, TH N 49-46-30 E 39.25 FT, TH N 220.22 FT, TH S 89-35-14 E 10 FT, TH S 237.82 FT TO BEG

SURVEYOR'S NOTES:

- This plan was made at the direction of the parties named hereon and is intended solely for their immediate use. Survey prepared from fieldwork performed in December 2023.
- All bearings are Michigan State Plane South Zone grid bearings obtained from GPS observations using corrections obtained from the nearest National Geodetic Survey C.O.R.S. station.
- All dimensions shown are as-measured unless otherwise noted.
- All elevations are North American Vertical Datum of 1988 (NAVD88).
- All dimensions are in feet and decimals thereof.
- No building tie dimensions are to be used for establishing the property lines.
- Easements shown hereon are per provided previous ALTA/NSPS Land Title Survey - no additional easement research has been completed, and no title commitment was provided by client to KEBS, Inc, therefore locations of all easements may not be shown.
- By scaled map location and graphic plotting only, this property lies partially within Flood Zone "X", areas outside the 0.2% annual chance floodplain, and partially within Flood Zone "AE", areas inside the 0.1% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map for the City of Novi, Oakland County, Michigan, Community Panel No. 260175 0626 F, dated September 29, 2006. The Base Flood Elevation is calculated to be 908.6' (NAVD 88 datum), and said contour location on site is shown on the drawing.
- Utility information as shown was obtained from available public records and from supporting field observations, where possible, and is subject to verification in the field by the appropriate authorities prior to use for construction. In addition, this parcel was marked by MISS DIG Ticket No. 2023120801392 and 2023120801389. MISS DIG positive response shows markings were completed by MCI/Verizon for Fiber Optic, Novi City for Water, and Novi City for Sanitary Sewer. Utility markings actually found on site by the field crew were: gas, water, underground electric, fiber optic, and cable.
- Wetlands, if any, not shown hereon.

WITNESSES TO SECTION CORNERS:

Southeast corner, Section 15, T7N, R1E, Liber 16874, Page 152
 Found remon bar & cap #24598
 Southernmost building corner on East face of main Building #43420 Grand River, N63°W, 69.20'
 Top bolt of fire hydrant, N55°E, 47.62'
 Top centerline Northeast bolt of light pole base, S81°W, 63.36'
 Southeast corner of catch basin, N08°W, 282.90'

BENCHMARKS

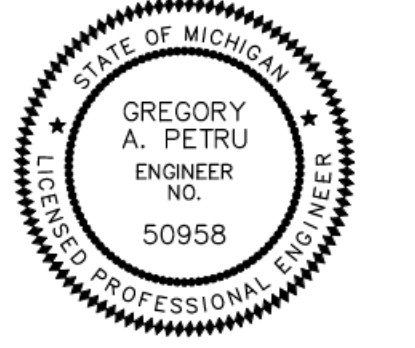
BENCHMARK #1 ELEV. = 914.63 (NAVD88)
 NAIL IN WEST SIDE OF UTILITY POLE, WEST SIDE OF NOVI ROAD, ±107' NORTHEAST OF NORTHEAST CORNER OF BUILDING #43420 GRAND RIVER AVE.

BENCHMARK #2 ELEV. = 910.90 (NAVD88)
 NAIL IN WEST SIDE OF UTILITY POLE, ±22.5' SOUTHWEST OF SOUTHEAST CORNER OF BUILDING #26103 NOVI RD., ±27.4' SOUTHWEST OF CENTER OF CATCH BASIN #102

NEUMANN SMITH
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 fax 248.352.1821
 www.neumannsmith.com

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 Brighton Branch
 Brighton, MI 48116

KEBS, INC.
 KYES ENGINEERING
 BRYAN LAND SURVEYS
 2116 HASLETT ROAD, HASLETT, MI 48840
 PH. 517-336-1014 FAX. 517-339-8047
 Marshall Office
 Ph. 269-781-9800
 E-102109



06.19.2024	CCD 07
06.14.2024	REVISED ELECTRONIC STAMPING SET FOR JSP24-01: MSU FEDERAL CREDIT UNION
05.16.2024	FINAL SPA
02.19.2024	CCD 02
12.22.2023	PRELIMINARY SITE PLAN

Drawn	□ Preliminary
GAP	□ Construction
Checked	□ Record
GAP	□ Do not scale
Approved	Use figured dimensions only
GAP	
Bidpak Number	

Job Number
2023038
 Title

EXISTING CONDITIONS AND DEMOLITION PLAN

Sheet
C002

MSUFCU - NOVI BRANCH

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SEWER INVENTORIES

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12" RCP NW - 905.20
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- Wetlands, if any, not shown hereon.

WETLANDS/WOODLANDS:

NO EXISTING WETLANDS OR WOODLANDS ON THIS SITE

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

NOTE: EXISTING PVB ON THE BUILDING MUST BE REPLACED WITH A RPZ

NOTE: PROVIDE AT LEAST 3-FOOT OF BUFFER BETWEEN THE SIDEWALK AND ANY FIXED OBJECTS

EX. LEGEND

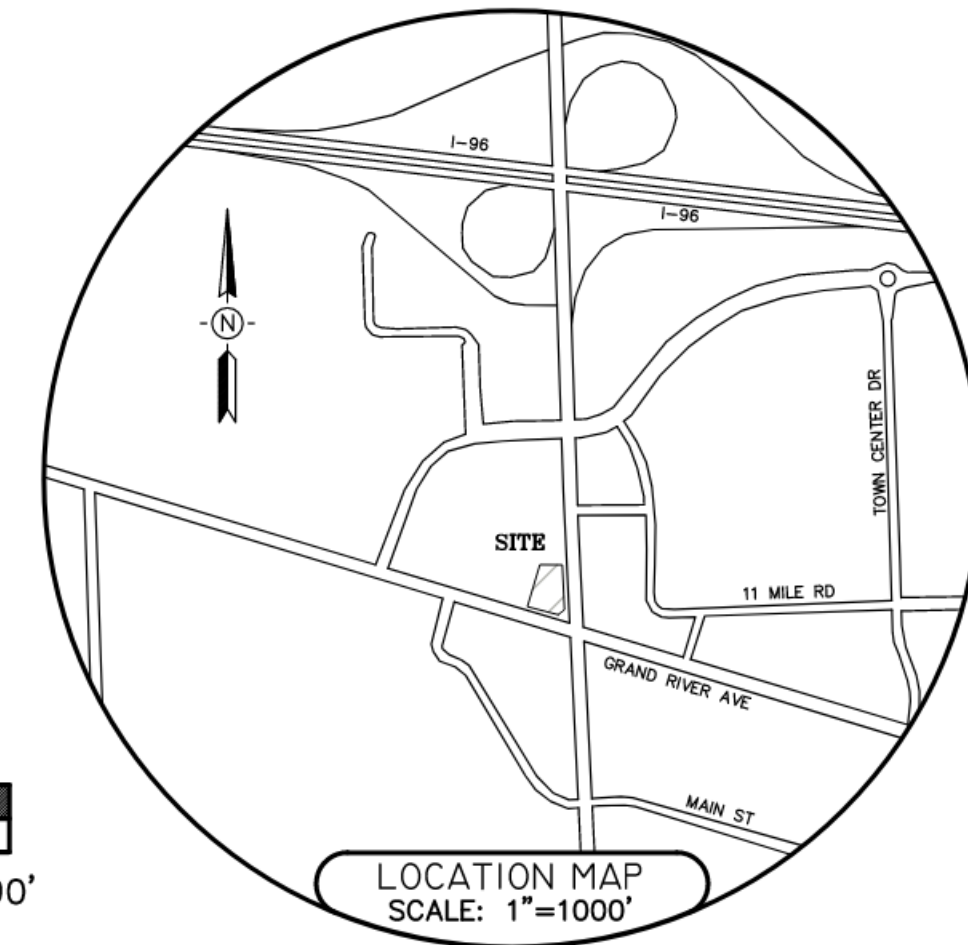
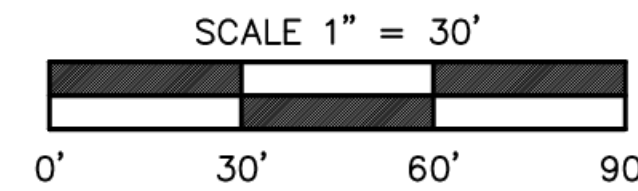
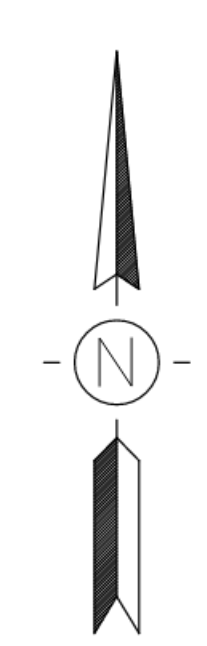
- | | | | |
|-----|--------------------------------------|-----|-------------------------|
| (M) | = MEASURED DIMENSION | (M) | = SANITARY MANHOLE |
| (R) | = RECORDED DIMENSION | (M) | = DRAINAGE MANHOLE |
| ● | = SET 1/2" BAR WITH CAP UNLESS NOTED | (M) | = ELECTRIC MANHOLE |
| ○ | = FOUND IRON AS NOTED | (M) | = TELEPHONE MANHOLE |
| — | = DEED LINE | (M) | = CATCH BASIN |
| --- | = DISTANCE NOT TO SCALE | (M) | = CLEANOUT |
| — | = FENCE | (M) | = FIRE HYDRANT |
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| — | = CONCRETE | (M) | = UTILITY POLE |
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| — | = GRAVEL | (M) | = GUY POLE |
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| — | = UNDERGROUND ELECTRIC | (M) | = POST |
| — | = OVERHEAD WIRES | (M) | = AIR CONDITIONING UNIT |
| — | = UNDERGROUND FIBER OPTIC | (M) | = FLAG POLE |
| — | = EDGE OF WOODS | (M) | = AIR CONDITIONER |
| — | = DECIDUOUS TREE | (M) | = LAWN LIGHT |
| — | = CONIFEROUS TREE | | |
| — | = BUSH | | |

LEGEND

- — — PROPOSED WATER MAIN
- — — PROPOSED SANITARY SEWER
- — — PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED SAN. M.H.
- PROPOSED STORM M.H.
- PROPOSED C.B.
- PROPOSED GRADES
- PROPOSED FIRST FLOOR ELEV.
- ▲ PROPOSED TOP OF CURB ELEV.
- ▲ PROPOSED TOP OF GROUND ELEV.
- ▲ PROPOSED TOP OF PAVT ELEV.
- ▲ PROPOSED TOP OF WALK ELEV.
- DENOTES S.E.S.C. KEYING SYSTEM

BENCHMARKS

- BENCHMARK #1 ELEV. = 914.63 (NAVD88)
NAIL IN WEST SIDE OF UTILITY POLE, WEST SIDE OF NOVI ROAD, ±107' NORTHEAST OF NORTHEAST CORNER OF BUILDING #43420 GRAND RIVER AVE.
- BENCHMARK #2 ELEV. = 910.90 (NAVD88)
NAIL IN WEST SIDE OF UTILITY POLE, ±22.5' SOUTHEAST OF SOUTHEAST CORNER OF BUILDING #26103 NOVI RD., ±27.4' SOUTHWEST OF CENTER OF CATCH BASIN #102

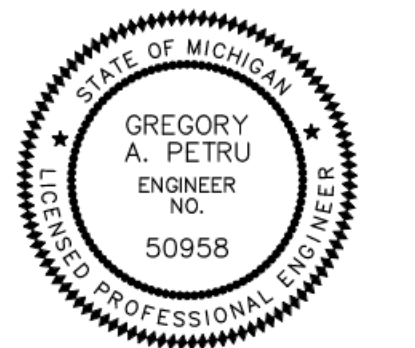


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E-102109



LEGAL DESCRIPTION:

(As provided)
TAX ID: 50-22-15-476-055
T1N, R8E, SEC 15 & 22 SUPERVISOR'S PLAT NO 4 PART OF LOT 6, ALSO ALL OF LOTS 7, 8 & 9, ALSO ELY 16 FT OF LOT 10 ALL DESC AS BEG AT PT DIST S 89-14-20 W 32.74 FT FROM SE COR OF SEC 15 TH S 00-24-00 E 21.24 FT, TH N 71-19-00 W 198.72 FT, TH N 18-50-29 E 207.39 FT, TH S 89-35-14 E 121.13 FT, TH S 237.82 FT TO BEG EXC THAT PART TAKEN FOR RD DESC AS BEG AT A PT DIST S 89-14-20 W 32.74 FT FROM SE SEC COR TH S 00-24-00 E 21.24 FT, TH N 71-19-00 W 42.34 FT, TH N 49-46-30 E 39.25 FT, TH N 220.22 FT, TH S 89-35-14 E 10 FT, TH S 237.82 FT TO BEG

ADDRESS: #43420 GRAND RIVER AVE., NOVI, MI 48375
PARCEL#: 50-22-15-476-055

SITE DATA

PROPOSED USE: UTILIZE EX. BUILDING FOR A NEW CREDIT UNION. SOME MINOR SITE IMPROVEMENTS PROPOSED TO ENHANCE SITE. INTERIOR BUILDING REMODELING.
TOTAL SITE AREA = SEE BELOW
33,215 SF = 0.76 ACRES (NOT INCLUDING R.O.W./EASEMENTS)
EX. ZONING: TC-1 (COMMERCIAL)
BUILDING SETBACKS (EXISTING BUILDING TO REMAIN)
FRONT - 15' INTERIOR, NO LESS THAN 80', AND GREATER THAN 137'
SIDES - 10' INTERIOR, 50' EXTERIOR
REAR - 10' INTERIOR, 50' EXTERIOR
BUILDING/UNIT DATA
PROPOSED BANK FLOOR AREA = ±6,675 SF
MAX. BUILDING HEIGHT = 65 FT.
PROP. BUILDING HEIGHT = EXISTING ±25' (LESS THAN 50')
LOT AREA = 6,675 SF/33,215 SF = 20.09%

PARKING

FRONT SETBACK - 20 FT (SOUTH) 35 FT PROP.
EXTERIOR SIDE SETBACK - 10 FT (EAST) 7 FT PROP.
EXTERIOR SIDE SETBACK - 10 FT (WEST) 10 FT PROP.
REAR YARD SETBACK - 10 FT (NORTH) 0 FT (EX. CONDITION)

REQUIRED:

BANK/CREDIT UNION: 1 SPACE PER 150 S.F. OF GROSS FLOOR AREA ±6,675 S.F./150 S.F. = 44.5 SPACES
TOTAL REQUIRED = 45 SPACES
TOTAL PROVIDED = 27 SPACES (INCL. 2 B/F) (ON-SITE)
BIKE PARKING = PROVIDE (1) BIKE RACKS
BIKE PARKING = 2 BIKES

UTILITIES

WATER:
EX. CITY PUBLIC WATER MAIN (TO REMAIN IN USE)
SANITARY SEWER:
EX. CITY PUBLIC SANITARY (TO REMAIN IN USE)
STORM SEWER:
EX. STORM SEWER SYSTEM (TO REMAIN IN USE). SITE IMPERVIOUS AREA IS DECREASING
TRASH:
ON-SITE DUMPSTER (TO REMAIN, IMPROVEMENTS BY ARCHITECT)

OPEN SPACE CALCULATIONS (TO R.O.W.)

TOTAL SITE AREA: 33,215 SF
EXISTING IMPERVIOUS: 28,244 SF
EXISTING PERVIOUS: 4,971 SF
PROPOSED IMPERVIOUS: 25,500 SF
PROPOSED PERVIOUS: 7,715 SF
PROPOSED OPEN SPACE: 7,715 SF/33,215 SF = 23.23%
NET INCREASE IN OPEN SPACE = +2,744 SF
(PROPOSED IMPROVEMENTS HAVE INCREASED OPEN SPACE)



Issued for	
06.19.2024	CCD 07
06.14.2024	REVISED ELECTRONIC STAMPING SET FOR JSP24-01: MSU FEDERAL CREDIT UNION
05.16.2024	FINAL SPA
02.19.2024	CCD 02
02.22.2023	PRELIMINARY SITE PLAN
Drawn	<input type="checkbox"/> Preliminary
GAP	<input type="checkbox"/> Construction
Checked	<input type="checkbox"/> Record
GAP	<input type="checkbox"/> Record
Approved	<input type="checkbox"/> Do not scale
GAP	<input type="checkbox"/> Use figured dimensions only
Blotpak Number	
Job Number	2023038
Title	
Sheet	C003

SITE & UTILITY PLAN