



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department

Case No. PZ14-0058

Location: 30001 Cabot drive

Zoning District: OST, Planned Office Service Technology

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 2503, to allow construction of a 450 square foot Guardhouse in the front yard of the property. The property is located on the north side of 13 Mile Road and east of M-5.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2400 requires all accessory buildings shall not be erected in any required front yard or in any required exterior side yard.

City of Novi Staff Comments:

The applicant proposing to construct a 450 square foot guard house located at the Cabot Drive Entrance (front yard) for security reasons. The Guard house is a stand-alone building with a restroom and mechanical equipment room. Security gates are not proposed. Please see the attached Plan Review Center Report from the Site Plan review process for the redevelopment.

Standards for Granting a Dimensional Variance:

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because_____.
- The need is not self-created because_____.
- 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 because_____.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because_____.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because_____.



PLAN REVIEW CENTER REPORT

December 1, 2014

Planning Review

Harman Becker Automotive
Additional Parking and Guard House

JSP14-37

Petitioner

Northern Equities Group

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: North of 13 Mile, east of M-5 (Section 1)
- Site Zoning: OST, Planned Office Service Technology
- Adjoining Zoning: North, South and East: OST, West: Highway, Further West: RA
- Current Site Use: Vacant
- Adjoining Uses: North, South and East: Vacant; West: Highway
- School District: Walled Lake District
- Site Size: 16.5 acres
- Plan Date: 11-07-2014

Project Summary

A previous plan was approved and stamped to construct a 188,071 square foot, 3 story office building with associated parking and landscaping at the northeast corner of Thirteen Mile and Cabot Drive in the Haggerty Corridor Corporate Park for Harman Becker Automotive. The current revised submittal proposes to remove 14 previously approved parking spaces and to add 68 additional parking spaces bringing the effective total of additional spaces to 54. The applicant is also proposing a guard house at the Cabot Drive Entrance for security reasons. The Guard house is a stand-alone building with a restroom and mechanical equipment room. Security gates are not proposed. A similar guard house facility with security gates was built at ITC headquarters located at the intersection of 12 mile and Haggerty Connector.

Recommendation

*Pursuant to Section 2516 1.c Site Plan Review, this site plan submittal qualifies for an administrative review and approval without formal review by the approving body. Staff recommends **approval** of the Final Site Plan provided the minor comments are addressed prior to stamping sets. This is in general conformance with ordinance requirements. **However, a Zoning Board of Appeals Variance is required for proposing an accessory structure in the required front yard or an exterior side yard. The Variance will have to be approved prior to final site plan approval.***

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 23A (Planned Office Service Technology District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant on the Stamping Set Submittal.

1. Parking Spaces: Office buildings exceeding 100,000 square feet the parking requirements are one space for every 286 square feet of Gross Leasable Area. The parking requirements would therefore be 657 parking spaces, while a total of 940 spaces are provided. **Update the required parking count to 657 (1 space for 286GLA) under parking count.** The applicant further shows an additional 100 spaces as future parking, to allow for a potential future demand. The current total number of parking spaces compared to the previously approved plans is summarized below.

ITEM	Required	Previously Approved	Current Total
Total Parking	657	886	940
Total Handicap Spaces	13 (including 2 Van)	19 (including 8 Van)	19 (including 8 Van)
Total Bicycle Parking	44 / 47	48	48
Total Parking in Phase III	To allow for potential future demand	103	100

2. Revisions: **The revisions cloud shown on the plans does not entirely include all the areas within which the changes are area made. Correct the cloud on the plan accordingly to avoid confusion.**
3. Guardhouse setbacks: Sec. 2503. - Accessory Uses. Accessory buildings shall not be erected in any required front yard or in any required exterior side yard. **A Zoning Board of Appeals Variance is required for this location.**
4. Lighting and Photometric Plan: The applicant has proposed more lights to serve the additional parking spaces. The light fixtures are previously approved and are in conformance with lighting ordinance requirements.
5. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Previous Planning Commission Actions

The Planning Commission approved the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan on August 13, 2014 with the following motions:

In the matter of Harman Becker Automotive, JSP14-37, motion to approve the Preliminary Site Plan based on and subject to the following:

- a) *As part of Phase I of the development, the applicant shall provide an additional path on the Final Site Plan connecting the proposed path along the east side of the parking lot, and continuing along the east side of the parking lot to connect to the proposed path extending south to Thirteen Mile Road, as recommended in the Engineering Review memo dated August 7, 2014 (see attached Exhibit A with possible location), further provided that the entire length of the path be increased to 8 feet (subject to the applicant's right as part of Final Site Plan to show the need to reduce the width to five feet), public easement being provided, and wayfinding signs being shown, as this is consistent with the intent for, and location of, the "nature path" as approved at the October 8, 2007 City Council meeting; and*
- b) *The applicant shall provide with the Final Site Plan submittal for Phase I a phasing plan showing the construction of an access drive to Thirteen Mile along with all associated improvements (including maintaining or relocating proposed pathway to be built as part of Phase I) as a conceptual Phase II, and future parking as a conceptual Phase III. The construction of the Phase II access drive, pathway, and landscape improvements shall be required. However, in order to accommodate the applicant's desire to begin construction on Phase I as soon as practicable, the timing of the construction of the access drive and related improvements shall be deferred until after occupancy of the Phase I improvements has been granted. The*

determination as to when such construction of the Phase II improvements shall occur will be at the sole discretion of the Director of the Department of Community Development. Upon notification by the Director that the construction of the Phase II improvements is required, the applicant shall submit the required site plan and other information to the City within 60 days and diligently pursue approval for the improvements. Failure of the applicant to comply with this requirement shall be a violation of the site plan approval and, in addition to any other remedies available to the City to correct such violation, no further approvals with respect to the site shall be granted and occupancy of the Phase I improvements shall cease.

- c) In order to eliminate conflict with retaining wall for the Phase II access drive, the applicant shall relocate the access drive and retaining walls, or relocate the sanitary sewer line and public easement; alternatively, the applicant may choose to seek a License Agreement from the City Council to allow for the construction of the retaining wall within the sanitary sewer easement as shown on the plans; and
- d) The applicant shall incorporate on the Final Site Plan for Phase I, a sidewalk stub along Thirteen Mile Road to connect the north/south path to a future sidewalk to the west; and
- e) Final Site Plan approval for Phase II, when completed, shall require the submittal of a Stormwater Management Plan for Phase II access drive connection to Thirteen Mile Road, possible wetland permit approval for the stormwater outfall, and resolution of sanitary sewer easement conflicts, which will come back to Planning Commission for approval once more detail is provided; and
- f) Applicant to modify the Final Site Plan for Phase I to insure that no more than 15 contiguous parking spaces are provided without a landscaped island; and
- g) Section 9 Waiver for underage of brick and overage of metal panels on the south and north facades, which is hereby granted; and
- h) The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

In the matter of Harman Becker Automotive, JSP14-37, motion to approve the Woodland Permit for Phase I based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan for Phase I. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

In the matter Harman Becker Automotive, JSP14-37, in view of the Applicant's phasing plan that defers improvements that may require a wetlands permit to a future phase, motion to not approve the permit at this time and delay consideration of the Wetlands Permit until consideration of the Stormwater Management plan for Phase II driveway construction, with the understanding that this action does not represent any decision on a wetland permit needed for improvements in a future phase.

In the matter of Harman Becker Automotive, JSP14-37, motion to approve the Phase I Stormwater Management Plan based on and subject to the following:

- Stormwater Management Plan for Phase II access drive will come back to Planning Commission for approval once more detail is provided; and

- *The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.*

This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Pre-Construction Meeting

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

Chapter 26.5

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

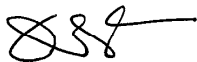
Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. **Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A ZBA approval is required prior to stamping set submittal.**

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required to be submitted with the Stamping Set submittal highlighting the changes made to the plans addressing each of the comments listed above and in other review letters.

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



Sri Ravali Komaragiri, Planner

RECEIVED

NOV 10 2014



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

CITY OF NOVI COMMUNITY DEVELOPMENT

cityofnovi.org
ZBA Case No.

For Official Use Only

P2140058

ZBA meeting date

Jan 13th

Check# _____ Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Brian J. Hughes Date 11/10/14

Company (if applicable) HCP/HBAS Building, LLC

Address* 39000 Country Club Drive City Farmington Hills

State MI Zip code 48331 *Where all case correspondence is to be mailed

Applicant's E-mail address bjhughes@noreq.com

Phone number 248-848-6400 Fax number 248-848-6700

Request is for:

Residential Vacant property Commercial Signage

Address of subject ZBA case 30001 Cabot Drive Zip code 48377

Cross roads of property 13 Mile Road / Cabot Drive

Sidwell number 50-22- 01-400-032 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one) MH R-A R-1 R-2 R-3 R-4 RM-1 RM-2 I-1 I-2 RC TC TC-1 OST Other

Property owner name (if other than applicant) _____

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- | | | | | |
|----|---------|------------------|--------------------|--|
| 1. | Section | <u>2503.1.B.</u> | Variance requested | <u>Guard House to be built in side yard.</u> |
| 2. | Section | _____ | Variance requested | _____ |
| 3. | Section | _____ | Variance requested | _____ |
| 4. | Section | _____ | Variance requested | _____ |

Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
- b. The location and dimensions of all existing and proposed structures and uses on property.
- c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- d. Dimensions necessary to show compliance with the regulations of this Ordinance.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

The Guard House needs to be situated at the main entrance to the building.

Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

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

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.

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
- Accessory building Use Signage Other

[Signature]
Applicants Signature

11/10/14
Date

[Signature]
Property Owners Signature

11/10/14
Date

DECISION ON APPEAL

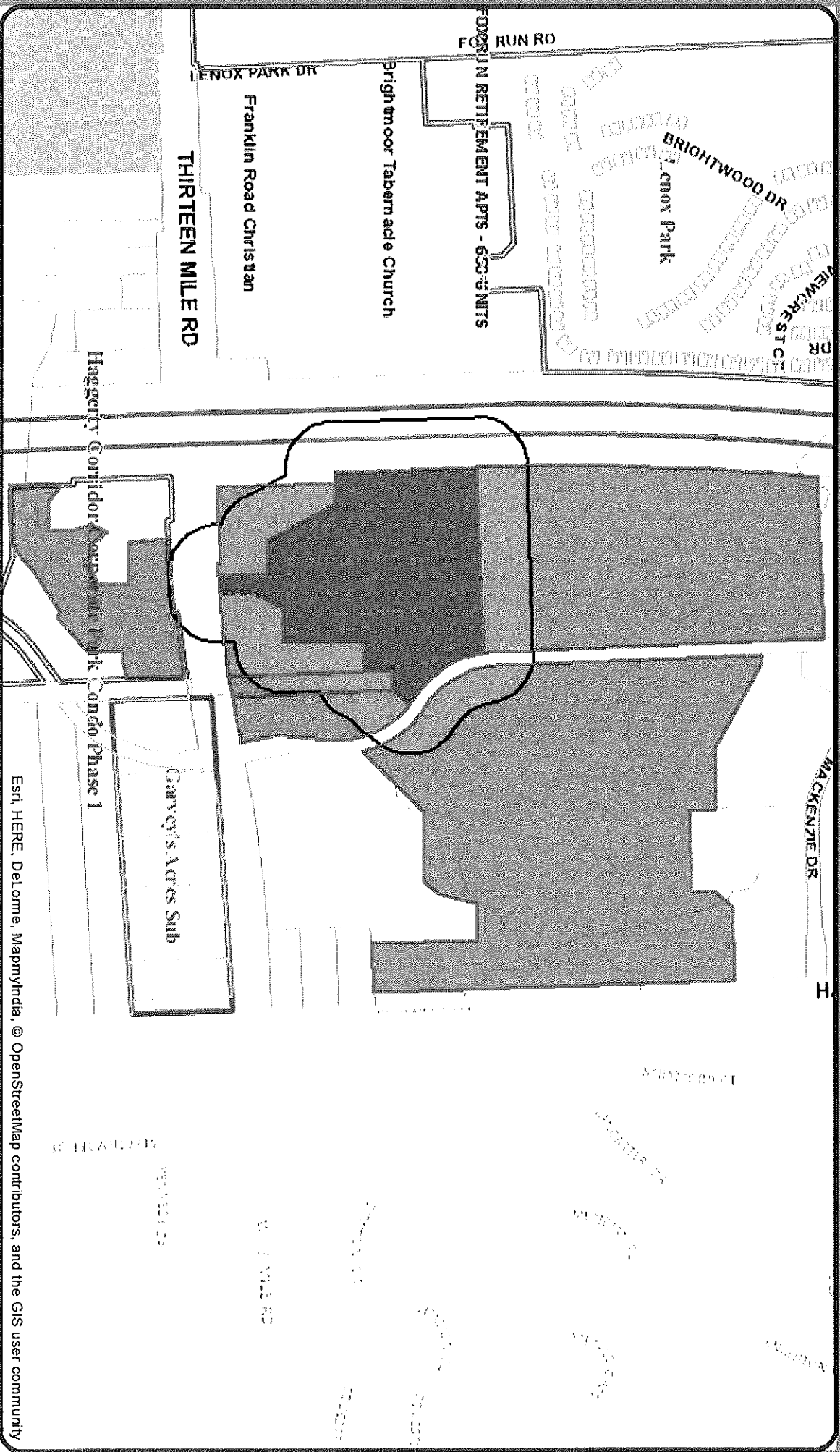
_____ Granted _____ Denied

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

Chairperson, Zoning Board of Appeals

Date

Novi, MI
30001 Cabot Dr



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal

Author:
Date: 12/22/2014



MAP INTERPRETATION NOTICE

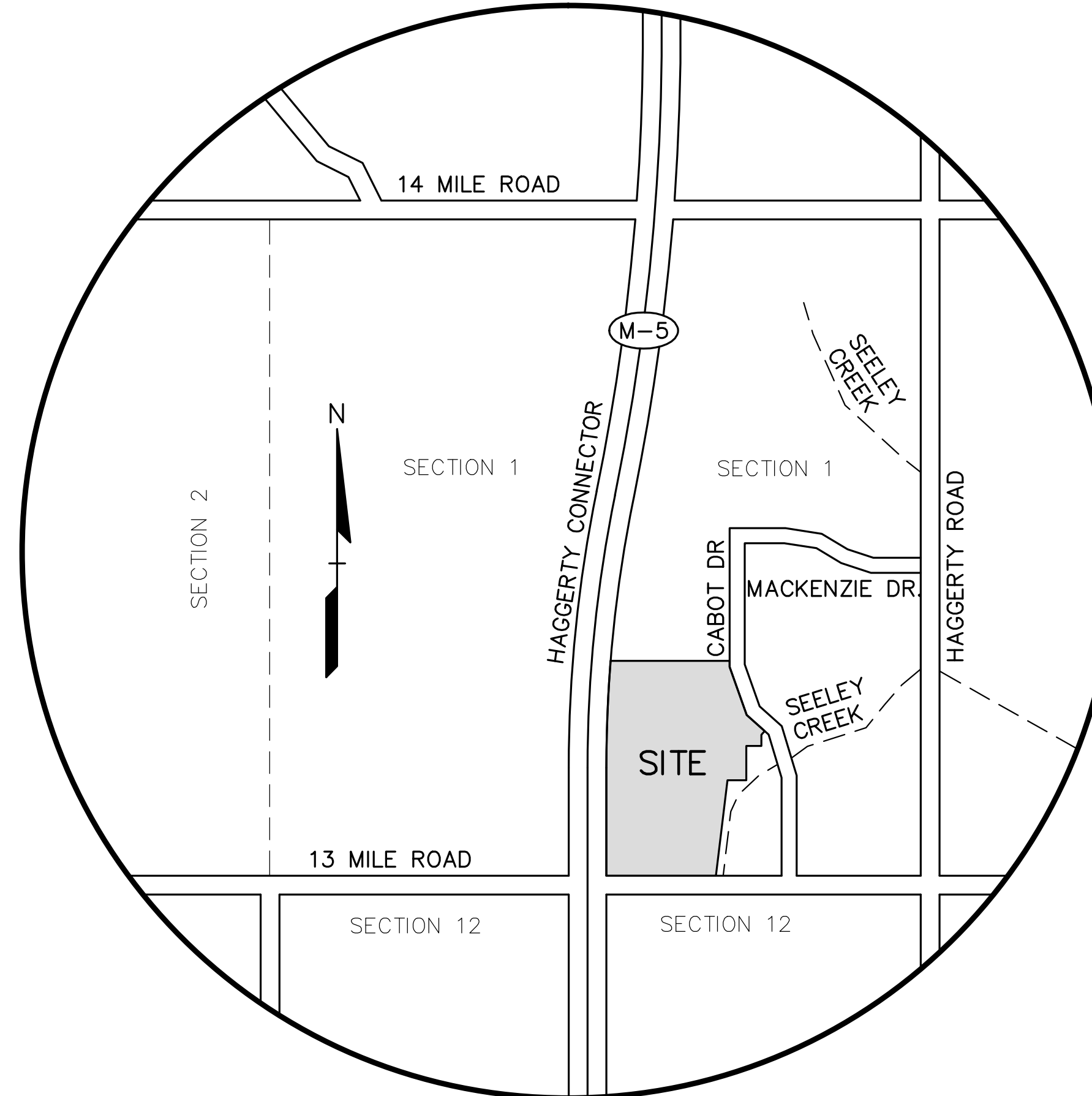
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/StdUsePolicy.asp>

FINAL SITE PLANS FOR

HARMAN BECKER AUTOMOTIVE SYSTEMS, INC.

NORTHWEST CORNER OF 13 MILE ROAD & CABOT DRIVE

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

- C-1.0 COVER SHEET
- C-1.1 OVERALL PLAN
- C-2.1 PHASING PLAN
- C-2.1 TOPOGRAPHIC SURVEY - NORTHWEST
- C-2.2 TOPOGRAPHIC SURVEY - NORTHEAST
- C-2.3 TOPOGRAPHIC SURVEY - SOUTH
- C-3.0 DEMOLITION PLAN
- C-4.0 OVERALL SITE PLAN
- C-4.1 DIMENSION & PAVING PLAN - NORTHWEST
- C-4.2 DIMENSION & PAVING PLAN - NORTHEAST
- C-4.3 DIMENSION & PAVING PLAN - SOUTH
- C-5.0 EASEMENT PLAN
- C-6.1 GRADING PLAN - NORTHWEST
- C-6.2 GRADING PLAN - NORTHEAST
- C-6.3 GRADING PLAN - SOUTH
- C-7.1 SOIL EROSION CONTROL PLAN - NORTH
- C-7.2 SOIL EROSION CONTROL PLAN - SOUTH
- C-8.0 OVERALL UTILITY PLAN
- C-8.1 UTILITY PLAN - NORTHWEST
- C-8.2 UTILITY PLAN - NORTHEAST
- C-8.3 UTILITY PLAN - SOUTH
- C-9.1 STORM SEWER PROFILES
- C-9.2 STORM SEWER PROFILES
- C-9.3 STORM SEWER PROFILES
- C-9.4 SANITARY SEWER PROFILES
- C-9.5 WATER MAIN PROFILES
- C-9.6 WATER MAIN PROFILES
- C-9.7 WATER MAIN PROFILES
- C-10.1 NOTES AND DETAILS
- C-10.2 M.D.O.T. SIDEWALK RAMP DETAILS
- C-10.3 DETAILS
- C-11.1 DRAINAGE PLAN - NORTH
- C-11.2 DRAINAGE PLAN - SOUTH

- L-1.1 LANDSCAPE PLAN
- L-1.2 LANDSCAPE PLAN ENLARGEMENT
- L-1.3 LANDSCAPE DETAILS
- L-2.1 LANDSCAPE SPECIFICATIONS
- L-2.2 LANDSCAPE SPECIFICATIONS

- I-1.1 OVERALL IRRIGATION PLAN
- I-1.2 ENLARGED IRRIGATION PLAN

- E-402 SITE PHOTOMETRIC PLAN

- PE-6 BUILDING ELEVATIONS
- PFP-6A FIRST FLOOR PLAN
- PFP-6B SECOND FLOOR PLAN
- PFP-6C THIRD FLOOR PLAN
- PFP-9 **GUARDHOUSE PLAN AND ELEVATION** 3

- FOR REFERENCE ONLY (H.C.C.P PLANS BY A.R. DECKER):
- D-1 OVERALL PROPOSED STORMWATER MANAGEMENT PLAN
- D-1A STORMWATER MANAGEMENT CALCULATIONS

- CITY OF NOVI STANDARD DETAILS SHEETS:
- SANITARY SEWER DETAILS (1 OF 2)
- SANITARY SEWER DETAILS (2 OF 2)
- O.C.D.P.W. SANITARY SEWER DETAILS
- STORM SEWER DETAILS
- WATER MAIN DETAILS (1 OF 2)
- WATER MAIN DETAILS (2 OF 2)
- O.C.W.R.C. SOIL EROSION AND SEDIMENTATION CONTROL DETAILS

APPLICANT:

NORTHERN EQUITIES GROUP
39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MICHIGAN, 48331
PHONE: (248) 848-6400
CONTACT: MATTHEW S. SOSIN

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

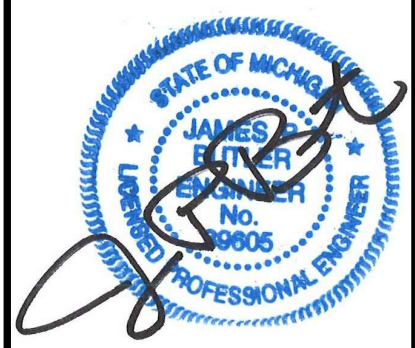
PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2430 ROCHESTER CT., SUITE 100
TROY, MICHIGAN, 48083
PHONE: (248) 689-9090
CONTACT: JAMES P. BUTLER, P.E./JEFFREY T. SMITH, R.L.A.

ARCHITECT

FAUDIE ARCHITECTURE
26261 EVERGREEN ROAD, SUITE #123
SOUTHFIELD, MICHIGAN, 48076
PHONE: (248) 619-2354
CONTACT: ALDEN (CHIP) FAUDIE, AIA

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

NO.	BY	CHK	DESCRIPTION	DATE
1	JPB	JPB	Revised per SEEC Review Comments	08/20/14
2	JPB	JPB	Revised per SEEC Review Comments	08/20/14
3	JPB	JPB	Revised Add Parking & Guardhouse	11/07/14



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

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CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE RESPONSIBILITY FOR THE PROTECTION OF ALL UTILITIES AND PROPERTY DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING NECESSARY CONNECTIONS TO ALL UTILITIES TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR CONSEQUENTIAL, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811

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2430 ROCHESTER CT. SUITE 100
TROY, MI 48083-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

NORTHERN EQUITIES GROUP
39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MICHIGAN 48331

COVER SHEET

HARMAN BECKER AUTOMOTIVE SYSTEMS, INC.
N.W.C. 13 MILE ROAD & CABOT DRIVE
SECTION 1 - CITY OF NOVI, OAKLAND COUNTY, MICHIGAN 48377

DES: JPB DN: JPB SUR: KTR P.M. JPB

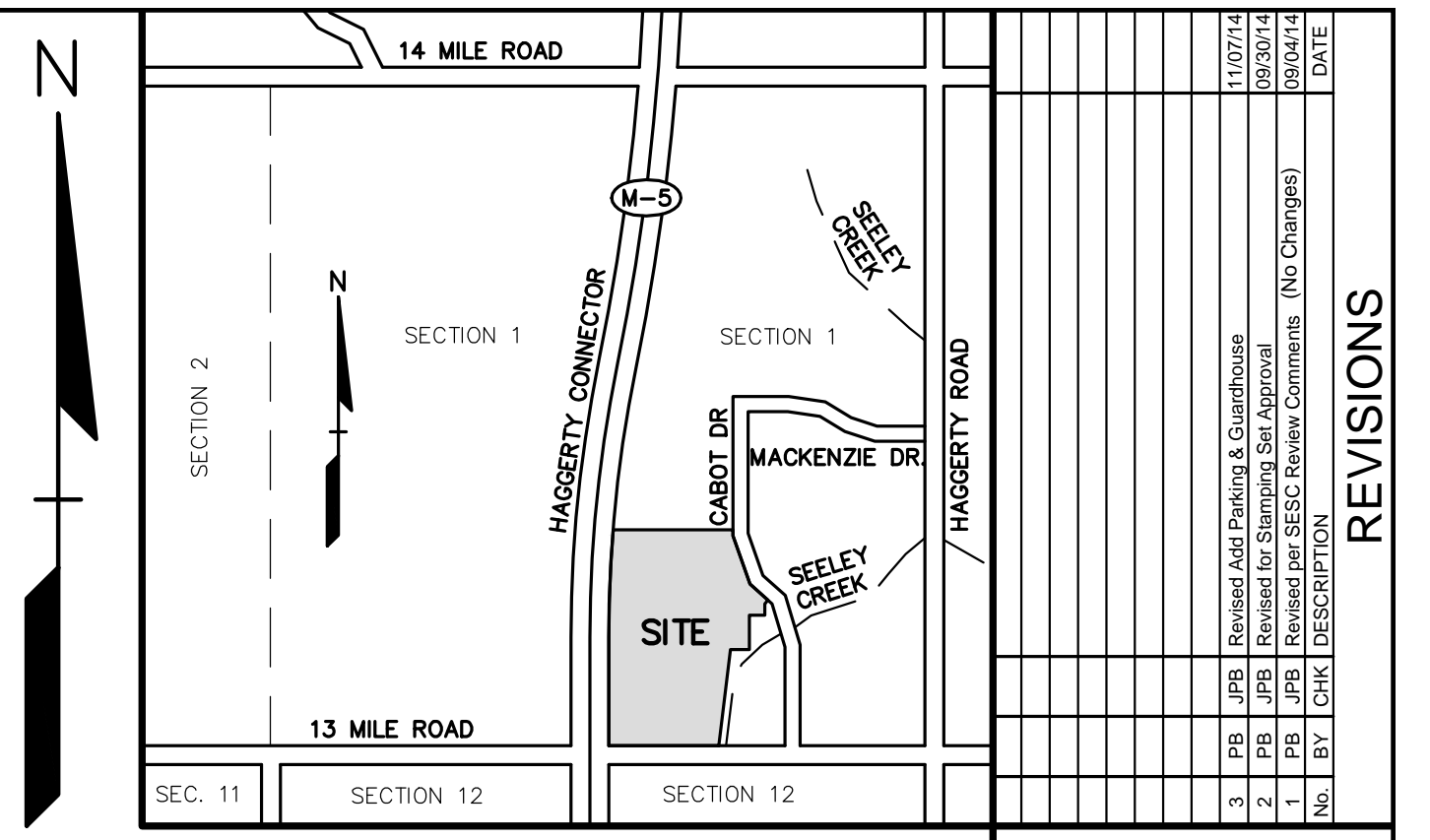
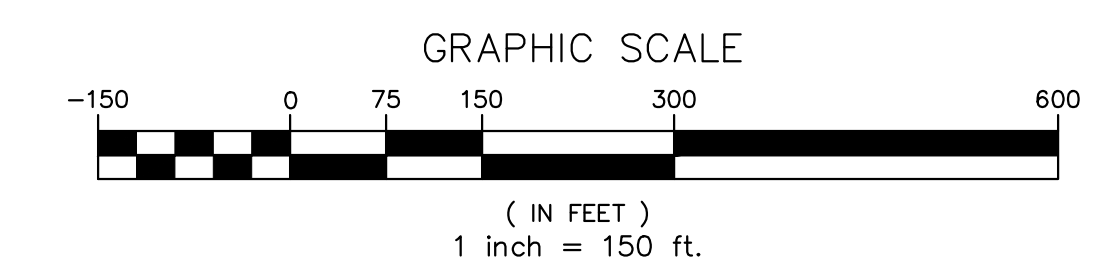
ORIGINAL ISSUE DATE:
AUG. 22, 2014

PEA JOB NO. 2014-109

SCALE: NONE

DRAWING NUMBER:
COVER

XREF: S:\PROJECTS\2014\2014109\DWG\TOPBASE-14109.DWG
XREF: S:\PROJECTS\2014\2014109\DWG\CONSTRUCTION_CBASE-14109.DWG
XREF: S:\PROJECTS\2014\2014109\DWG\CONSTRUCTION_VBLK-14109.DWG



NO.	BY	CHK	DESCRIPTION	DATE
1	JPB	JPB	Revised for Planning Set Approval	11/07/14
2	JPB	JPB	Revised for SESEC Review Comments (No Change)	09/20/14
3	JPB	JPB	Revised for Planning Set Approval	09/20/14

LEGEND

● IRON FOUND	⊗ BRASS PLUG SET	⊙ SEC. CORNER FOUND
⊙ IRON SET	⊗ MONUMENT SET	⊙ RECORDED
⊙ NAIL FOUND	⊗ NAIL & CAP SET	⊙ MEASURED
⊙ NAIL & CAP SET		⊙ CALCULATED

EXISTING

- OH-ELEC-WV-C: ELEC. PHONE OR CABLE TV OH. LINE, POLE & GUY WIRE
- UG-CATV-EB: UNDERGROUND CABLE TV, DATA, PEDESTAL
- UG-PHONE-C: TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG-ELEC-C-E: ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
- UG-ELEC-C-E-E: GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- CATCH BASIN, INLET, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MALBOD, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNDESIGNED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN

PROPOSED

- CONC: CONCRETE
- ASPH: ASPHALT
- GRAVEL: GRAVEL SHOULDER
- WETLAND: WETLAND

REFERENCE DRAWINGS

- WATER MAIN: HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AIR BECKER, SEPT. 10, 2007
- SANITARY SEWER: HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AIR BECKER, SEPT. 10, 2007
- SECTION 1 & 12 SANITARY SEWER EXTENSION AS-BUILTS, DATED MAR. 28, 2006
- HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AIR BECKER, SEPT. 10, 2007
- DTE ENERGY OUTSIDE SALES PRODUCT MAP 241-370, DATED MAR. 12, 2013
- AT&T FACILITY MAP RECEIVED JUNE 13, 2014
- GAS: CONSUMERS ENERGY SERVICE MAP 01-58-01-4, DATED AUG. 28, 2008
- PETROLEUM: BUREAU OF PIPELINE CO. - NO FACILITIES IN THE AREA, EMAIL DATED JULY 9, 2014
- CATV: BIGHOUSE NETWORKS, SERVICE MAP 14-10, RECEIVED MAR. 13, 2013
- FLOOD PLAIN: FEMA FIRM PANEL 26125C0489F AND 26125C0493F, DATED SEPT. 29, 2006

CAUTION!
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Fax: (248) 689-1044
website: www.peainc.com

NORTHERN EQUITIES GROUP
39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MICHIGAN 48331

OVERALL PLAN
HARMAN BECKER AUTOMOTIVE SYSTEMS, INC.
SECTION 1 - CITY OF NOVI, OAKLAND COUNTY, MICHIGAN 48377

DES. JPB DN. JPB SUR. JPB KTR. JPB P.M. JPB
S:\PROJECTS\2014\2014109\HARMAN-PB\Drawings\Construction\CC-107\OVERALL-14109.DWG

ORIGINAL ISSUE DATE: AUG. 22, 2014
PEA JOB NO. 2014-109
SCALE: 1" = 150'
DRAWING NUMBER: **C-1.0**

LEGAL DESCRIPTION
(PARCEL #22-01-400-032)

Land in part of the Southeast 1/4 of Section 1, Township 1 North, Range 8 East, City of Novi, Oakland County, Michigan;
Being more particularly described as:
Commencing at the Southeast Corner of said Section 1;
thence N02°30'06"W, 90.22 feet along the east line of said Section 1;
thence S87°29'54"W, 1085.33 feet;
thence S77°54'36"W, 118.19 feet;
thence 638.75 feet along the arc of a non-tangent curve to the right, having a radius of 5639.58 feet, a central angle of 06°29'22", and a chord bearing S81°16'27"W 638.40 feet to the POINT OF BEGINNING;

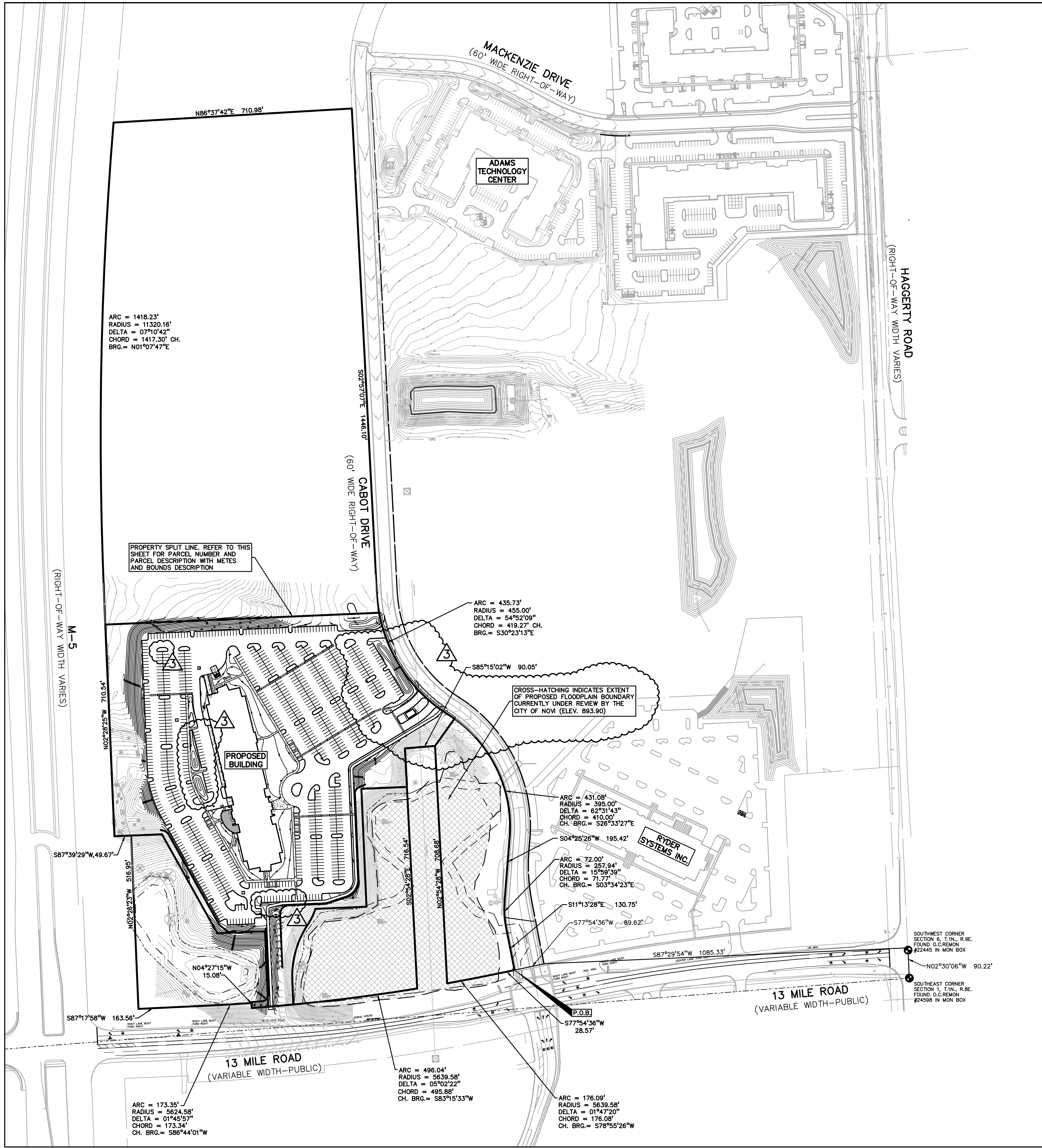
thence continuing 75.08 feet along the arc of the extension of said 5639.58 foot radius curve to the right, having a central angle of 00°45'46", and a chord bearing S84°4'01"W 75.08 feet;
thence N02°28'23"W, 225.23 feet;
thence S87°33'38"W, 141.99 feet;
thence N29°13'41"W, 337.92 feet;
thence S87°39'29"W, 141.70 feet;
thence N02°28'25"W, 631.50 feet;
thence N87°31'35"E, 816.33 feet to the west line of Cabot Drive (60' wide);
thence along said west line the following two courses:
1. 376.90 feet along the arc of a non-tangent curve to the left, having a radius of 455.00 feet, a central angle of 47°27'40", and a chord bearing S34°05'20"E 368.22 feet;
2. and 22.98 feet along the arc of a curve to the right, having a radius of 395.00 feet, a central angle of 03°19'58", and a chord bearing S56°09'20"E 22.97 feet;

thence non-tangent from said curve, S35°30'40"W, 99.13 feet;
thence S25°15'02"W, 90.05 feet;
thence S02°54'28"E, 115.00 feet;
thence S87°31'35"W, 135.71 feet;
thence S02°28'25"E, 351.48 feet;
thence S87°31'35"W, 152.56 feet;
thence S87°31'35"W, 152.56 feet;
thence S24.49 feet along the arc of a non-tangent curve to the right, having a radius of 197.00 feet, a central angle of 15°15'54", and a chord bearing S25°43'29"W, 52.33 feet;
thence 174.94 feet along the arc of a curve to the left, having a radius of 280.00 feet, a central angle of 35°47'48", and a chord bearing S15°27'32"W, 172.10 feet;
thence S02°28'23"E, 71.92 feet to the POINT OF BEGINNING, containing 16.500 acres of land, more or less.

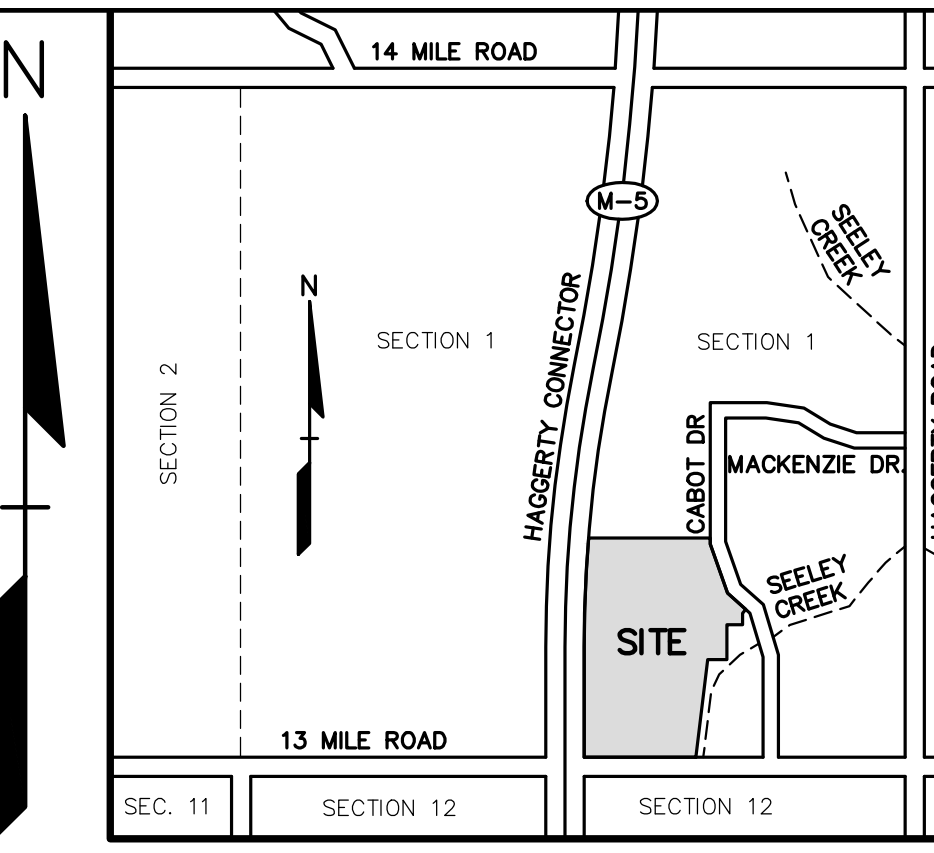
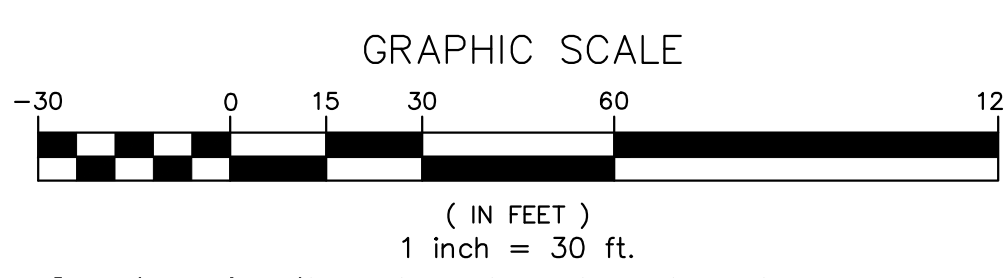
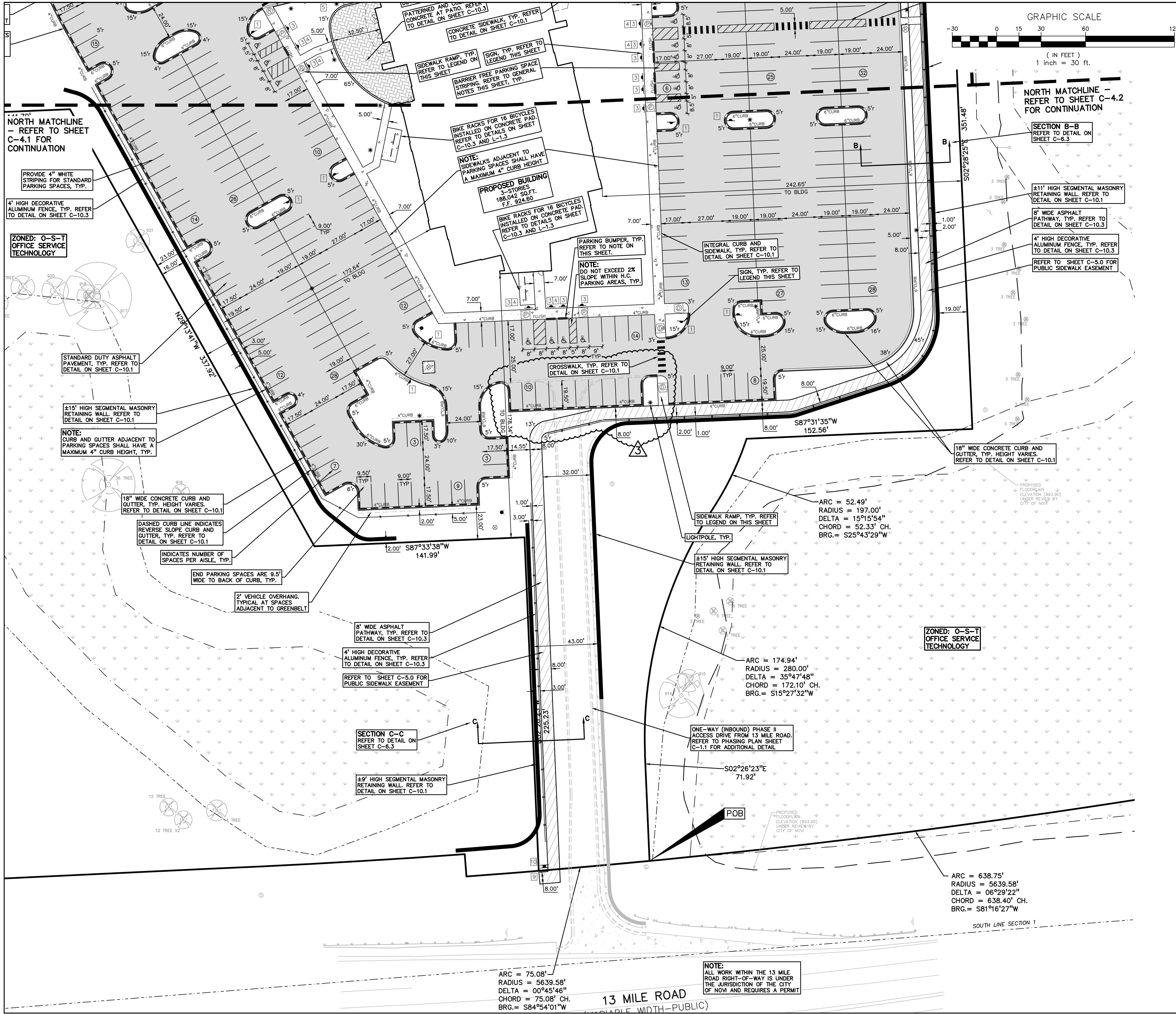
OVERALL PARCEL LEGAL DESCRIPTION
(PER OAKLAND COUNTY ON-LINE PROPERTY GATEWAY)

PARCEL NO. 22-01-400-025

TOWNSHIP 1 NORTH, RANGE 8 EAST, SECTION 1, PARCEL OF THE EAST 1/2 OF SAID SECTION, BEGINNING AT A POINT DISTANT N02°30'06"W 90.22 FEET & S87°29'54"W 1085.33 FEET & S77°54'36"W 89.62 FEET FROM THE SOUTHEAST SECTION CORNER; THENCE S77°54'36"W 28.57 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, A CHORD BEARING S78°55'28"W 176.08 FEET, A DISTANCE OF 176.08 FEET; THENCE N02°54'28"W 708.68 FEET; THENCE S85°15'02"W 90.05 FEET; THENCE S02°54'28"E 716.54 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5639.58 FEET, A CHORD BEARING S83°15'33"W 495.88 FEET, A DISTANCE OF 496.04 FEET; THENCE N04°27'15"W 15.08 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5624.58 FEET, A CHORD BEARING S86°44'01"W 173.34 FEET, A DISTANCE OF 173.34 FEET; THENCE S87°31'35"W 152.56 FEET; THENCE N02°28'23"W 516.95 FEET; THENCE S87°39'29"W 49.67 FEET; THENCE N02°28'25"W 710.54 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11320.16 FEET, A CHORD BEARING N01°07'47"E 1417.30 FEET, A DISTANCE OF 1418.24 FEET; THENCE N86°37'42"E 710.98 FEET; THENCE S02°57'07"E 1446.10 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 455 FEET, A CHORD BEARING S30°23'13"E 419.27 FEET, A DISTANCE OF 435.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 395 FEET, A CHORD BEARING S26°33'27"E 410 FEET, A DISTANCE OF 431.08 FEET; THENCE S04°25'26"W 195.42 FEET; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 257.94 FEET, A CHORD BEARING S03°34'23"E 71.77 FEET, A DISTANCE OF 72 FEET; THENCE S11°13'28"E 130.75 FEET TO THE POINT OF BEGINNING.



REF: S:\PROJECTS\2014\2014109\DWG\TOPBASE-14109.DWG
REF: S:\PROJECTS\2014\2014109\DWG\CONSTRUCTION\BASE-14109.DWG
REF: S:\PROJECTS\2014\2014109\DWG\CONSTRUCTION\BLK-14109.DWG



LEGEND

EXISTING	PROPOSED
IRON FOUND	IRON SET
NAIL FOUND	NAIL & CAP SET
BRASS PLUG SET	SEC. CORNER FOUND
RECORDED	MEASURED
CALCULATED	
UNDERGROUND CABLE TV, CABLE, COAXIAL, PHONE OR CABLE TV, OH. LINE, POLE & GUY WIRE	UNDERGROUND CABLE TV, CABLE, COAXIAL, PHONE OR CABLE TV, OH. LINE, POLE & GUY WIRE
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE	ELECTRIC U.G. CABLE, MANHOLE, METER & MANHOLE
GAS MAN, VALVE & GAS LINE MARKER	GAS MAN, VALVE & GAS LINE MARKER
WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE	WATERMAN, HYD. GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE	SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE	STORM SEWER, CLEANOUT & MANHOLE
COMBINED SEWER & MANHOLE	COMBINED SEWER & MANHOLE
CATCH BASIN, INLET, YARD DRAIN	CATCH BASIN, INLET, YARD DRAIN
POST INDICATOR VALVE	POST INDICATOR VALVE
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	MALBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNBUILT STRUCTURE	UNBUILT STRUCTURE
SPOT ELEVATION	SPOT ELEVATION
CONTOUR LINE	CONTOUR LINE
FENCE	FENCE
GUARD RAIL	GUARD RAIL
STREET LIGHT	STREET LIGHT
SIGN	SIGN
CONC.	CONCRETE
ASPH.	ASPHALT
GRAVEL	GRAVEL SHOULDER
WEIAND	WEIAND

REFERENCE DRAWINGS

WATER MAIN	HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR BECKER, SEPT. 10, 2007
SANITARY SEWER	HAGGERTY CORPORATE PARK PHASE II DESIGN PLANS, AR BECKER, SEPT. 10, 2007
SECTION 1 & 2	SANITARY SEWER EXTENSION AS-BUILTS, DATED MAR. 28, 2006
HAGGERTY CORPORATE PARK PHASE II	DESIGN PLANS, AR BECKER, SEPT. 10, 2007
DTE ENERGY	OUTSIDE SALES, PRODUCT MAP 241-370, DATED MAR. 12, 2013
AT&T	MAP RECEIVED JUNE 13, 2014
GAS	CONSUMERS ENERGY SERVICE MAP 01-58-01-4, DATED AUG. 28, 2008
PEOPLE'S LIGHTING	NO. 10 FACILITIES IN THE AREA, EMAIL DATED JULY 9, 2014
BIGHOUSE NETWORKS	SERVICE MAP 14-10, RECEIVED MAR. 13, 2013
FLOOD PLAN	FEMA FIRM PANEL 26125C0489F AND 26125C0493F, DATED SEPT. 29, 2006

FLOODPLAIN NOTE:
PARTS OF THE SITE ARE WITHIN ZONE 'A', AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBERS 26125C0489F AND 26125C0493F DATED SEPT. 29, 2006.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(Symbol)
SIDEWALK RAMP 'TYPE P'	(Symbol)
SIDEWALK RAMP 'TYPE F'	(Symbol)
SIDEWALK RAMP 'TYPE D'	(Symbol)
CURB DROP ONLY	(Symbol)

REFER TO SHEET C-10.2 FOR M.D.O.T. R-28-H STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN QUANTITIES:

'NO PARKING FIRE LANE' SIGN (LR7-22)	1	41 EA.
24"x24" 'STOP' SIGN (R1-1)	2	2 EA.
'BARRIER FREE PARKING' SIGN (R7-B)	3	19 EA.
'VAN ACCESSIBLE' SIGN (R7-BP)	4	8 EA.
'NO PARKING LOADING ZONE' SIGN (R7-6)	5	1 EA.
'CROSSWALK' SIGN (W11-2) & (W16-7P)	6	2 EA.
'TRUCK ACCESS' SIGN (R4-7)	7	2 EA.
'KEEP RIGHT' SIGN (R4-7)	8	2 EA.
'PUBLIC PATHWAY' SIGN (R4-7)	9	2 EA.
'PATH ENDS' SIGN (R4-7)	10	1 EA.

REFER TO SHEET C-10.1 FOR SIGN DETAILS.

GENERAL NOTES:
REFER TO SHEET C-4.2 FOR GENERAL NOTES

BARRIER FREE PARKING SPACE BUMPER NOTE:
AS SHOWN ON SHEETS C-4.1 THRU C-4.3, BARRIER FREE PARKING SPACES THAT ARE DIRECTLY ADJACENT TO A SIDEWALK THAT IS FLUSH WITH THE ASPHALT PAVEMENT ARE REQUIRED TO HAVE PARKING BUMPERS INSTALLED (TOTAL 11).
BUMPERS SHOULD BE INSTALLED SO FACE OF PARKING BUMPERS ARE 17 FEET FROM EDGE OF DRIVE AISLE. BUMPERS SHOULD BE YELLOW, 4" HIGH AND 6' LONG.
GLOBAL INDUSTRIES HIGH VISIBILITY YELLOW PARKING BUMPER MODEL #CSR641100YL OR EQUAL.

REVISIONS

NO.	BY	CHK	DESCRIPTION	DATE
1	JPB	JPB	REVISION PER DIMENSION & PAVING PLAN - SOUTH	11/07/14
2	JPB	JPB	REVISION PER DIMENSION & PAVING PLAN - SOUTH	09/20/14
3	JPB	JPB	REVISION PER DIMENSION & PAVING PLAN - SOUTH	11/07/14

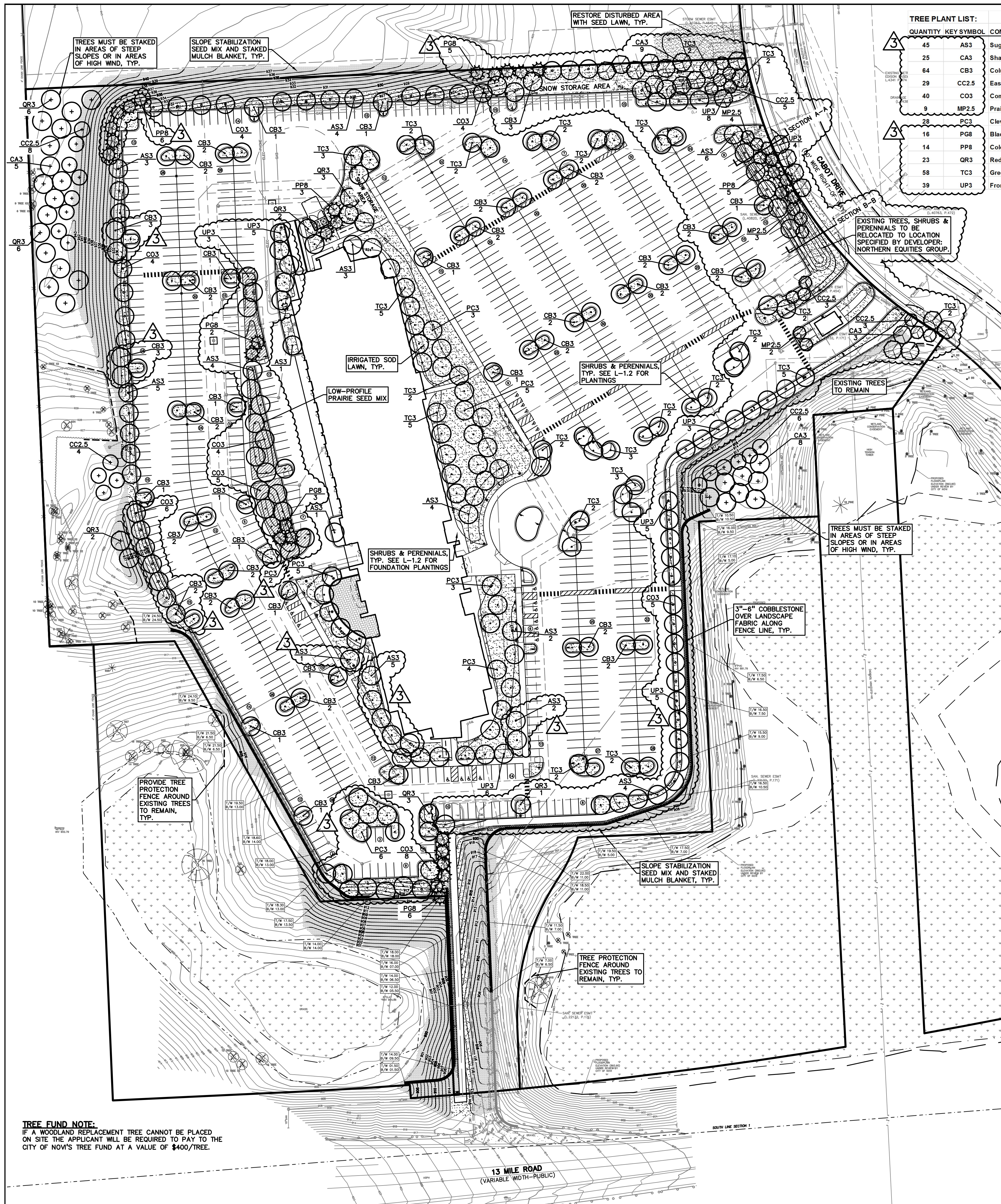
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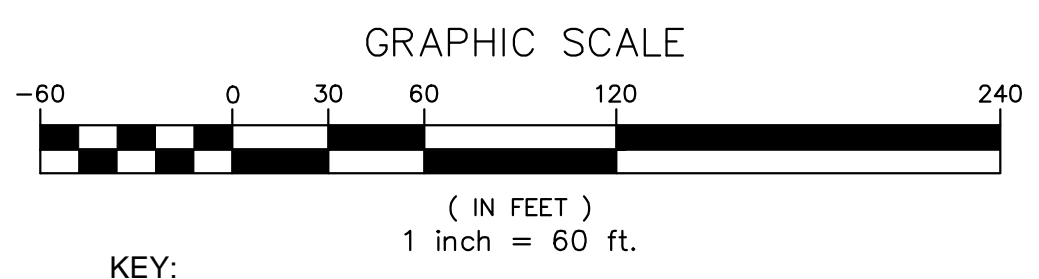
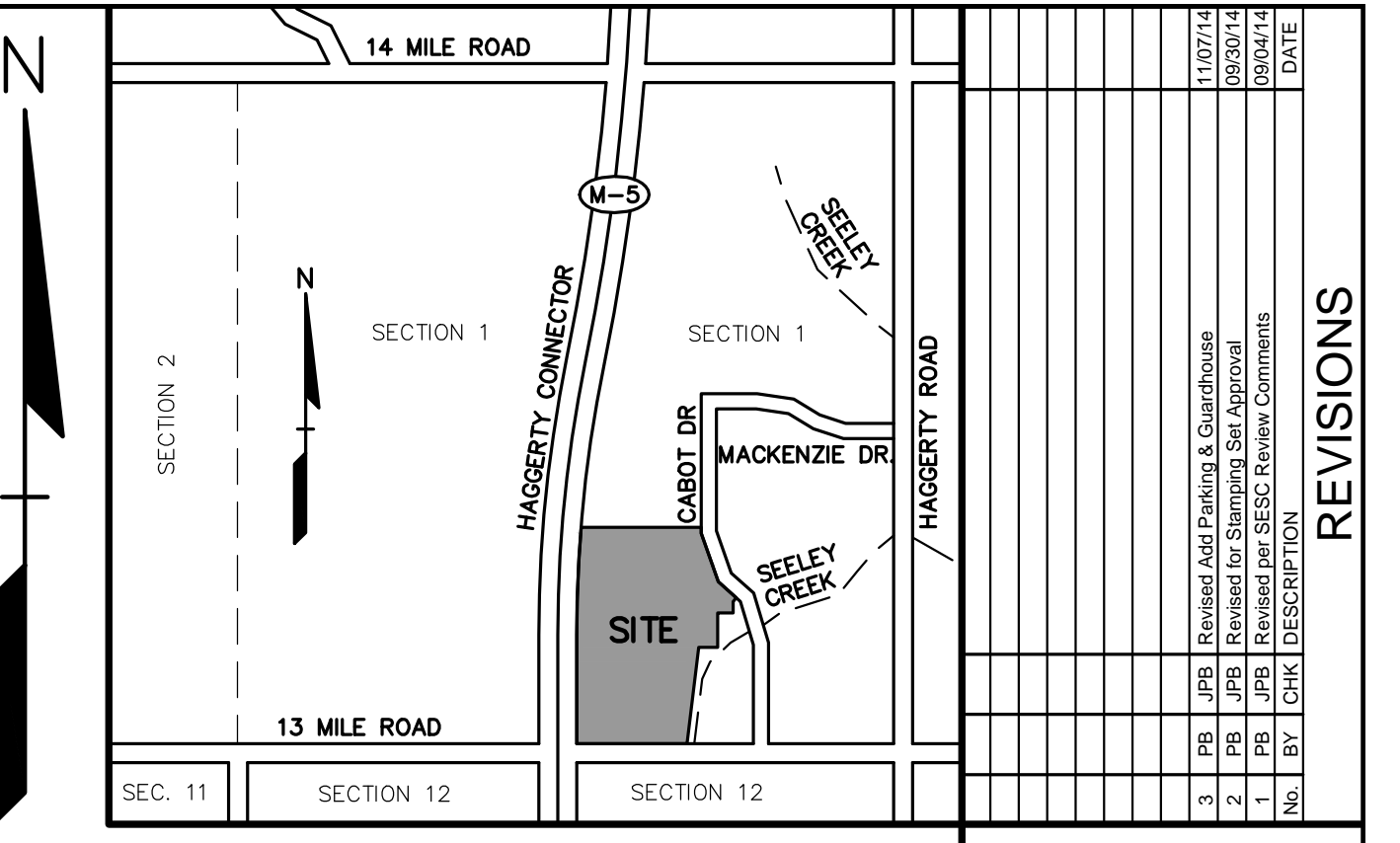
NORTHERN EQUITIES GROUP
38000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MICHIGAN 48331
DIMENSION & PAVING PLAN - SOUTH
HARMAN BECKER AUTOMOTIVE SYSTEMS, INC.
SECTION 1 - CITY OF NOVI, OAKLAND COUNTY, MICHIGAN 48377
DES. JPB DN. JPB SUR. JPB KTR P.M. JPB
S:\PROJECTS\2014\2014109\DWG\CONSTRUCTION\C-4.1\DIM-14109.DWG

ORIGINAL ISSUE DATE:
AUG. 22, 2014
PEA JOB NO. 2014-109
SCALE: 1" = 30'
DRAWING NUMBER:
C-4.3



TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT
45	AS3	Sugar Maple	<i>Acer saccharum</i> 'Green Mountain'	3" Cal.	B&B	Native
25	CA3	Shagbark Hickory	<i>Carya ovata</i>	3" Cal.	B&B	Native
64	CB3	Columnar European Hornbeam	<i>Carpinus betulus</i> 'Columnaris'	3" Cal.	B&B	Non-Native
29	CC2.5	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Cal.	B&B	Multi-stem Native
40	CO3	Common Hackberry	<i>Celtis occidentalis</i>	3" Cal.	B&B	Native
8	MP2.5	Prairie Fire Crab	<i>Malus prairifera</i>	2.5" Cal.	B&B	Non-Native
29	PC3	Cleveland Select Pear	<i>Pyrus calleryana</i> 'Cleveland Select'	3" Cal.	B&B	Non-Native
16	PG8	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	8" Hl.	B&B	Native
14	PP8	Colorado Spruce	<i>Picea pungens</i>	8" Hl.	B&B	Native
23	QR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B	Native
58	TC3	Greenspire Linden	<i>Tilia cordata</i> 'Greenspire'	3" Cal.	B&B	Non-Native
39	UP3	Frontier Elm	<i>Ulmus parviflora</i> 'Frontier'	3" Cal.	B&B	Native



LANDSCAPE CALCULATIONS:
PER CITY OF NOVI ZONING ORDINANCE

PARKING LOT LANDSCAPE

REQUIRED:
A. SF OF PARKING SPACE = 158,540 x 10% = 15,854
C.SF OF ADDITIONAL PAVING = 197,414 x 1% = 1,974.14
A+C = D 15,854 + 1,974.14 = 17,828.14 SF OF ISLANDS REQUIRED
E. D/75 17,828.14 / 75 = 238 CANOPY TREES REQUIRED

PROVIDED: 21,356 SF OF LANDSCAPING
238 CANOPY TREES

PARKING LOT PERIMETER

REQUIRED: 1 TREE PER 35 LF OF PAVED VEHICULAR PERIMETER
2,252 LF OF PARKING LOT / 35 LF = 65 TREES REQUIRED

PROVIDED: 65 CANOPY TREES

GREENBELT

REQUIRED: 1 LARGE DEC OR EVG / 35 LF OF FRONTAGE
1 SUB CANOPY DEC / 20 LF OF FRONTAGE
1 CANOPY DEC TREE / 35 LF BETWEEN SIDEWALK & CURB

13 MILE RD: 75 LF / 35 = 2 LARGE DEC OR EVG REQUIRED
75 LF / 20 = 4 SUB CANOPY REQUIRED
75 LF / 35 = 2 CANOPY BETWEEN SIDEWALK & CURB
(TO BE PROVIDED WHEN DRIVE CONNECTION IS BUILT)

CABOT DR: 391 LF / 35 = 11 LARGE DEC OR EVG REQUIRED
391 LF / 20 = 20 SUB CANOPY REQUIRED
391 LF / 35 = 11 CANOPY BETWEEN SIDEWALK & CURB

PROVIDED: (TO BE PROVIDED WHEN DRIVE CONNECTION IS BUILT)

13 MILE RD: (TO BE PROVIDED WHEN DRIVE CONNECTION IS BUILT)

CABOT DR: 20 SUB CANOPY TREES, 11 R.O.W TREES & 11 CANOPY TREES PROVIDED IN GREENBELT

FOUNDATION PLANTINGS

REQUIRED: 1,573 LF BUILDING PERIMETER x 8 = 12,584 SF INTERIOR SITE LANDSCAPING

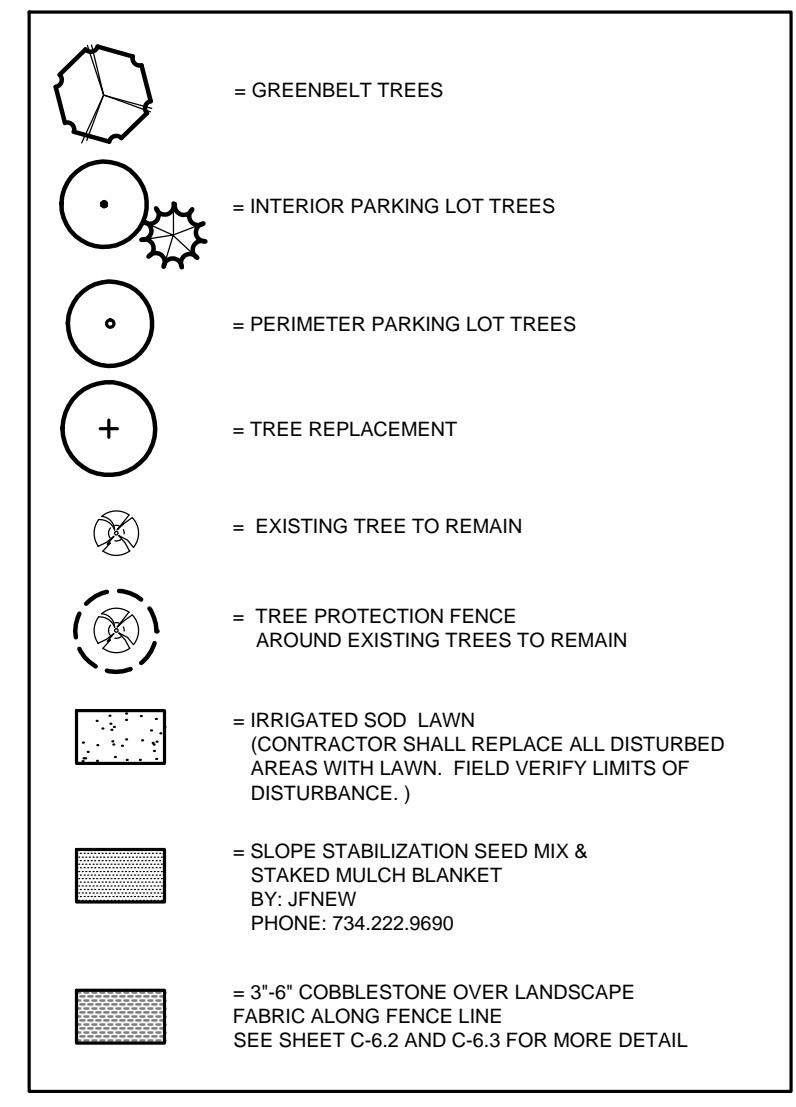
PROVIDED: 44,570 SF OF INTERIOR SITE LANDSCAPING

TREE REPLACEMENT (SEE P-1.2 FOR EXISTING TREE LIST)

REQUIRED:
1 REPLACEMENT : 8" < 11" = 1 TREE (1 REPLACEMENT REQUIRED)
2 REPLACEMENT : >11" < 20" = 17 TREES (34 REPLACEMENT REQUIRED)
3 REPLACEMENT : >20" < 29" = 2 TREES (6 REPLACEMENT REQUIRED)
13" TWIN: 13+15 / 8 = 3.25 (4 REPLACEMENT REQUIRED)

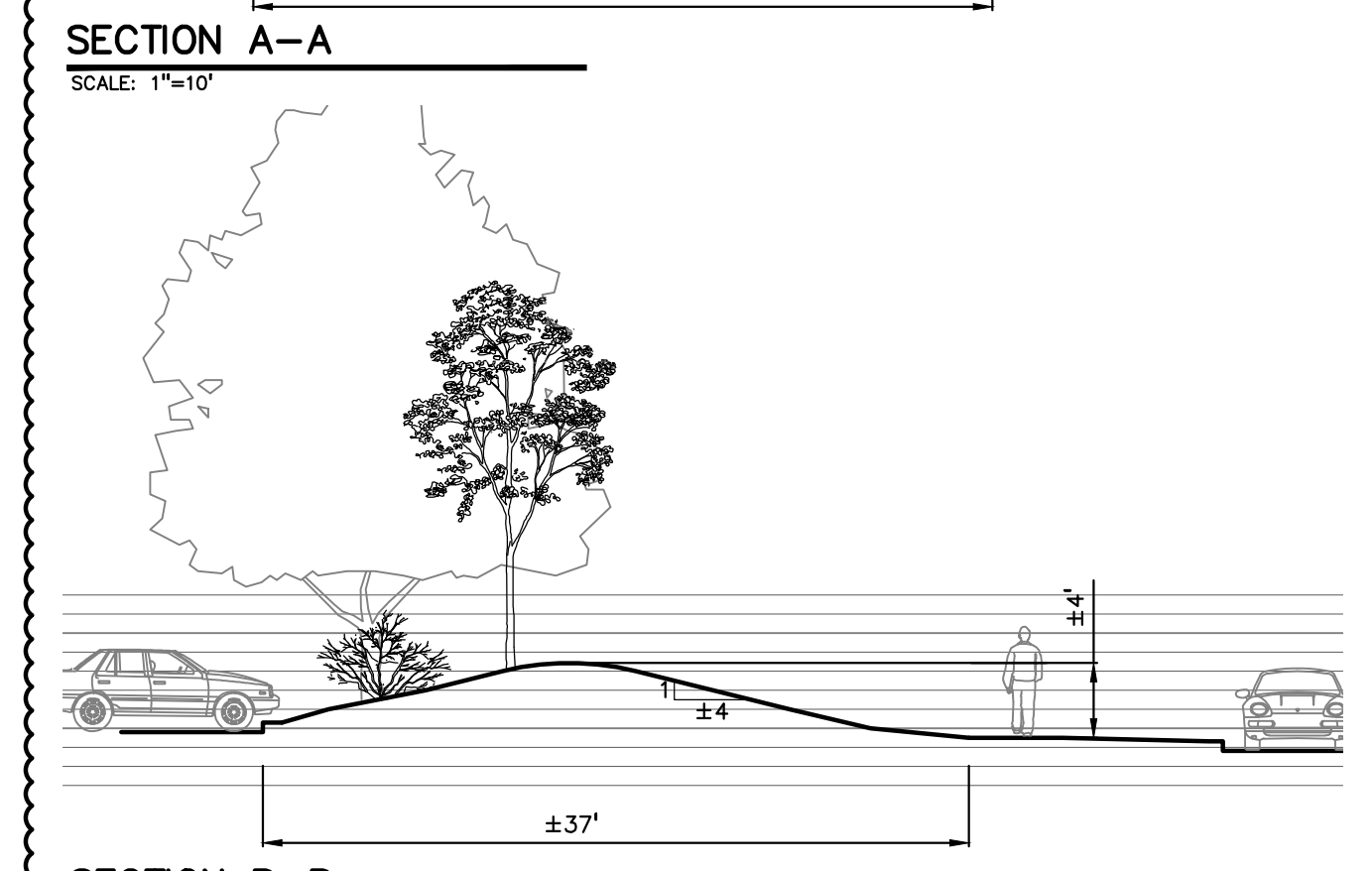
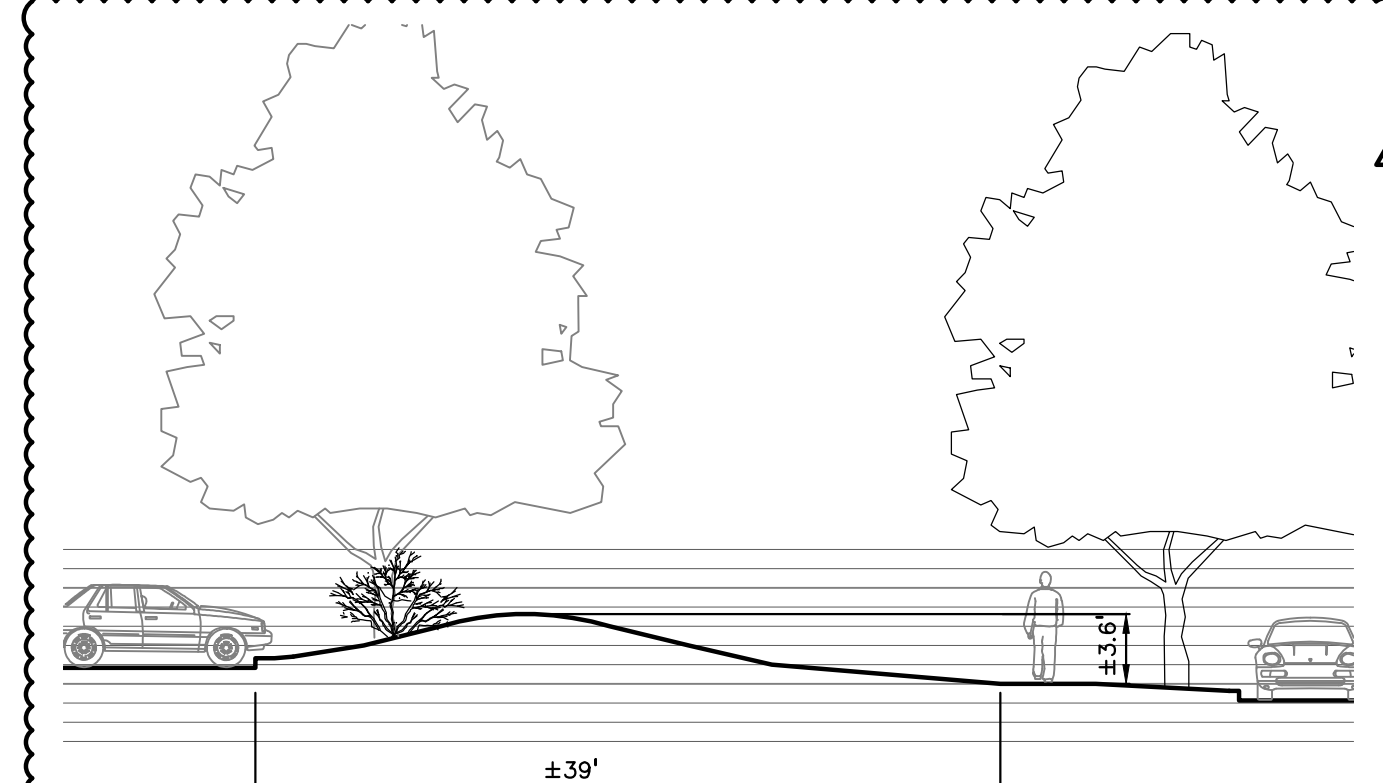
TOTAL REQUIRED REPLACEMENT TREES = 45

PROVIDED: 45 TREES



WOODLAND REPLACEMENT NOTE:
A WOODLAND REPLACEMENT FINANCIAL GUARANTEE FOR THE PLANTING OF REPLACEMENT TREES WILL BE REQUIRED AT A RATE OF \$400 PER TREE.

BASED ON A SUCCESSFUL INSPECTION OF THE INSTALLED ON-SITE WOODLAND REPLACEMENT TREES, 75% OF THE ORIGINAL WOODLAND FINANCIAL GUARANTEE SHALL BE RETURNED TO THE APPLICANT. 25% OF THE ORIGINAL WOODLAND REPLACEMENT FINANCIAL GUARANTEE WILL BE KEPT FOR A PERIOD OF 2-YEARS AFTER THE SUCCESSFUL INSPECTION OF THE TREE REPLACEMENT INSTALLATION AS A WOODLAND MAINTENANCE AND GUARANTEE BOND.



TREE FUND NOTE:
IF A WOODLAND REPLACEMENT TREE CANNOT BE PLACED ON SITE THE APPLICANT WILL BE REQUIRED TO PAY TO THE CITY OF NOVI'S TREE FUND AT A VALUE OF \$400/TREE.

REVISIONS

NO.	BY	DATE	DESCRIPTION
3	JPB	11/07/14	Revised Add Parking & Courthouse
2	JPB	08/20/14	Revised for Stormwater Set Approval
1	JPB	08/14/14	Revised per SSSC Review Comments

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NORTHERN EQUITIES GROUP
39000 COUNTRY CLUB DRIVE
FARMINGTON HILLS, MICHIGAN 48331

LANDSCAPE PLAN

HARMAN BECKER AUTOMOTIVE SYSTEMS, INC.
N.W.C. 13 MILE ROAD & CABOT DRIVE
- CITY OF NOVI, OKLAND COUNTY, MICHIGAN, 48377

DES: JTS DN: KRB SUR: KTR JPB
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ORIGINAL ISSUE DATE:
AUG. 22, 2014

PEA JOB NO. 2014-109

SCALE: 1" = 60'

DRAWING NUMBER:
L-1.1

GUARD HOUSE EXT. MAT. SCHEDULE

1	ALUMINUM COMPOSITE (ACM) METAL PANEL SYSTEM
2	4" UTILITY BRICK
3	1/2" RECESSED BRICK ACCENT COURSE
4	1" GREY TINTED LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES. SHADED AREAS DENOTE SPANDREL.
5	3' X 7' CLEAR ANOD. ALUM. ENTRY DOOR W/ GREY TINTED TEMPERED GLASS
6	CONC. TRENCH FOOTING BELOW
7	FIRE DEPT. KNOX BOX (COORD. LOCATION WITH FIRE DEPT.)
8	CONC. CURB- REFER TO CIVIL DWGS. FOR LOCATIONS
9	SLIDING OPERABLE WINDOW

