



**CITY OF NOVI CITY COUNCIL**  
**MARCH 14, 2022**

**SUBJECT:** Final approval of a Third Amendment to the Selective Development Consent Judgment in order to allow 'Places of Worship' as permitted uses for the subject property, known as Oak Pointe Plaza. The subject property is located on the east side of Novi Road, south of Nine Mile Road, in Section 35.

**SUBMITTING DEPARTMENT:** Community Development

**BACKGROUND INFORMATION:**

In 1988, the City and the then-owner Selective Development entered into a consent judgement. The judgment indicates that the property can be developed with permitted uses under B-1 zoning as it existed in 1988. A first amendment in 1992 added restaurant use. The applicant received approval in 2020 for a second amendment to the consent judgment, which allowed two additional uses for the subject property: indoor recreational facility and instructional centers. The applicant now requests a third amendment of the consent judgment in order to permit Places of Worship uses.

The subject property is known as Oak Pointe Plaza. It is a 51,375 square foot 4-building shopping center built on a 7.5 acre site. Each building is on a separate parcel and under separate ownership. The proposed amendment is requested in order to allow Impact Church to lease space in the building at 22104 Novi Road.

The church proposes to occupy 9,000 square feet of the 20,500 square foot building, with no changes to the exterior. The facility would include an auditorium with stage, office, two rooms for children's services, two rooms for specialized and volunteer team services, a lobby and restrooms. The letter from Impact Church explains that their weekly attendance ranges from 75-100 people. If the church experiences a growth in attendance, the applicant states that they would add a second service on Sundays. All services take place weekly on Sundays and religious holidays. According to the current building owner, the lease space has been vacant for over thirteen years.

The City Council held the required public hearing on the proposed amendment to the Consent Judgment on December 20, 2021, and directed the City Attorney to work with the applicant's attorney to draft the necessary legal filing for a Third Amendment to the

Consent Judgment in the case of Selective Development v City of Novi in order to allow 'Places of Worship' as a permitted uses for the subject property, subject to conditions.

At the meeting, the City Council requested confirmation that any Places of Worship larger than 10,000 square feet would need to be reviewed under the Special Land Use Standards. That language was mutually-agreeable to the City and the applicant and is included in the draft amendment.

The conditions and changes that Council previously considered are now incorporated into the draft document for consideration at the March 14<sup>th</sup> Council meeting, as attached. An excerpt from the relevant section is provided below:

*Further, Places of Worship shall be permitted in the building at 22104 Novi Road, subject to the following conditions:*

- 1. The proposed Place of Worship, Impact Church, or any other lawful Place of Worship, as contemplated in the Zoning Ordinance, that is under 10,000 square feet in area and whose services are held during non-peak traffic hours, shall be permitted, subject to site plan review and approval for any exterior modifications of the site as required by the Zoning Ordinance, together with any other permits or approvals required by law or ordinance.*
- 2. A Place of Worship larger than 10,000 square feet, or a Place of Worship whose services are held during peak traffic hours, shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.*
- 3. No outdoor uses other than parking and loading shall be permitted.*

Staff's memo presented at the December Council meeting is again attached along with the applicant's submittal cover letter.

If the Council approves the attached language amending the Consent Judgment, the City Attorney will work with the applicant's attorney to administratively finalize the document for the necessary legal filing with the Circuit Court to approve of the Third Amended Judgement. The development would then proceed in the normal course for any development project subject to listed conditions in the amended judgment.

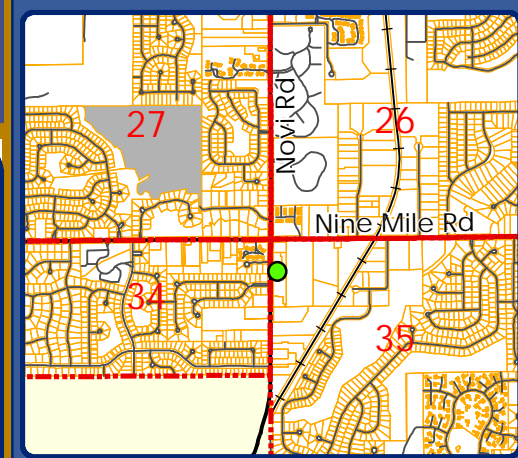
**RECOMMENDED ACTION:** Final approval of a Third Amendment to the Selective Development Consent Judgment in order to allow 'Places of Worship' as permitted uses for the subject property, known as Oak Pointe Plaza, subject to final review and approval as to form, including minor changes required by the City Manager and City Attorney's Office.

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# OAK POINTE PLAZA: IMPACT CHURCH

## LOCATION




**LEGEND**

- Sections
- Subject Property
- Properties subject to consent judgement

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

Map Author: Lindsay Bell  
Date: 12/13/21  
Oak Pointe Plaza: Impact Church  
Version #: 1

0 65 130 260 390 Feet  
1 inch = 292 feet

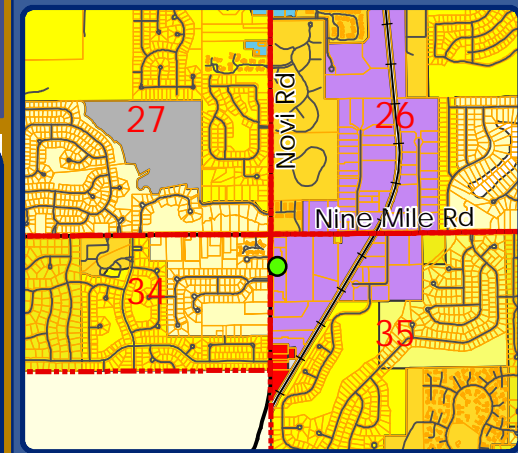
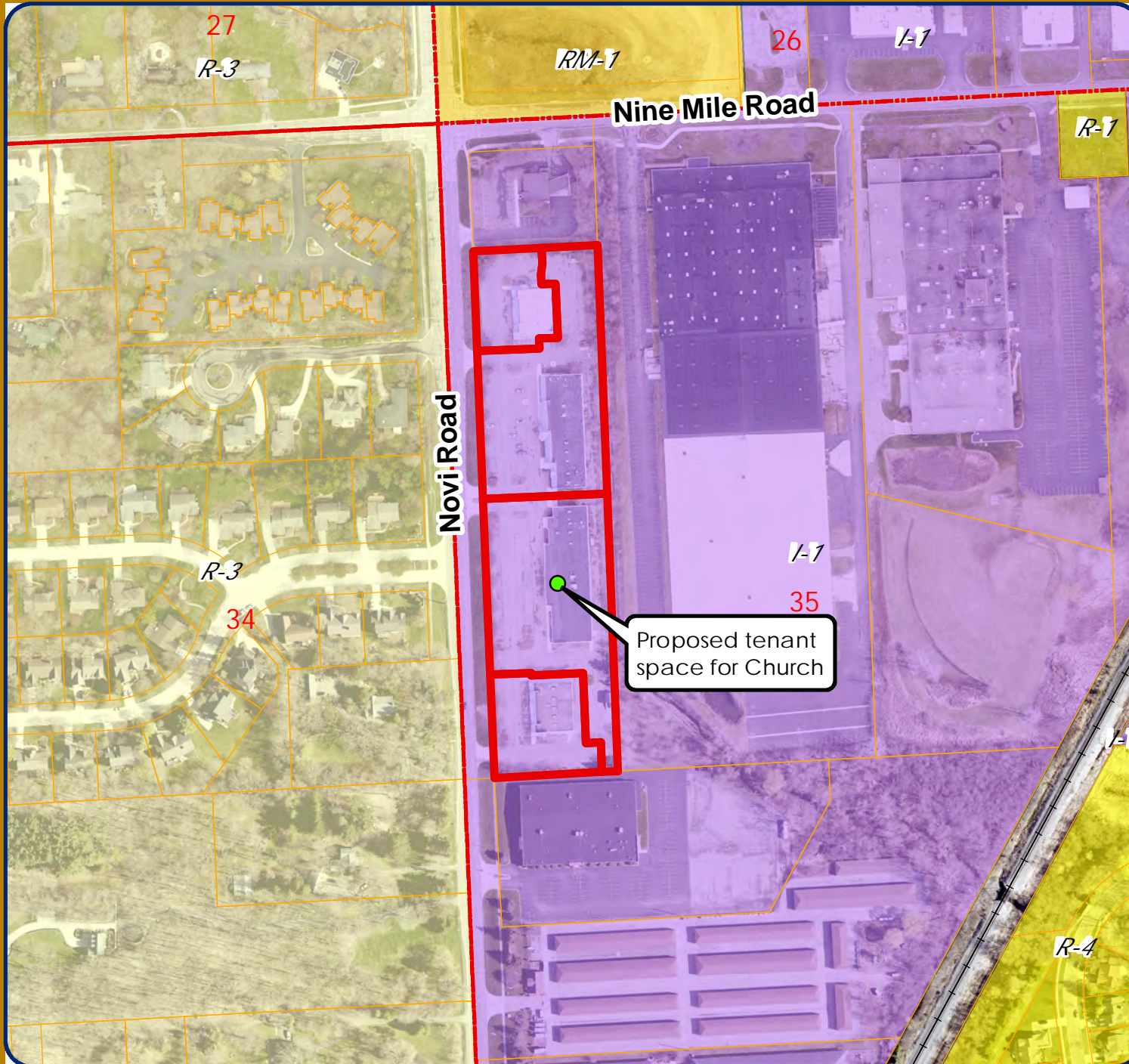


**MAP INTERPRETATION NOTICE**

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# OAK POINTE PLAZA: IMPACT CHURCH

## ZONING



**LEGEND**

- Sections
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- OS-1: Office Service District
- P-1: Vehicular Parking District
- Subject Property
- Properties subject to consent judgement

**CITY OF NOVI**  
 City of Novi  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
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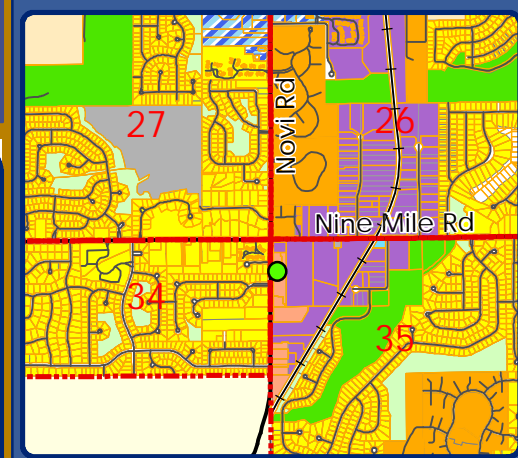
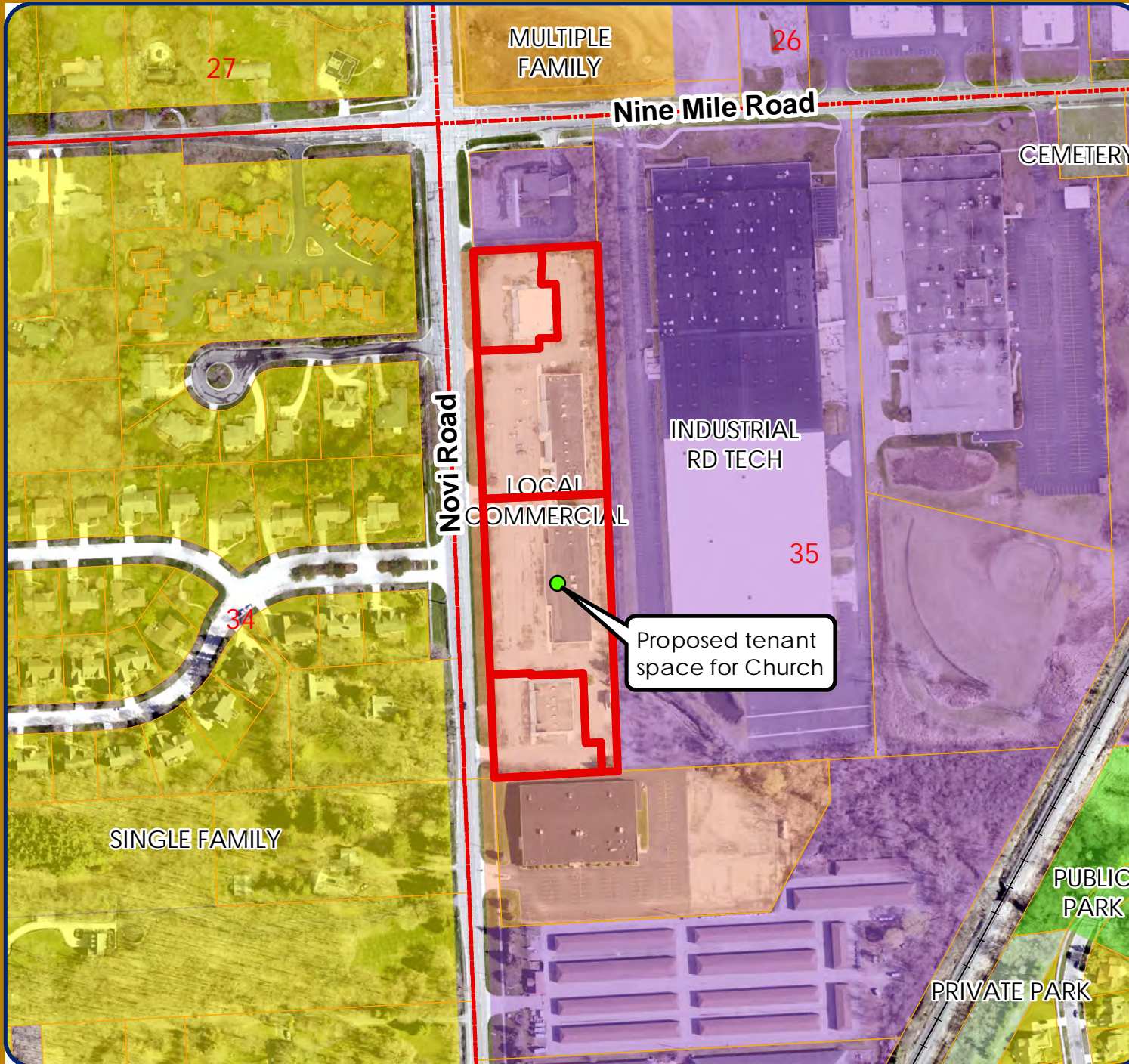
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# OAK POINTE PLAZA: IMPACT CHURCH

FUTURE LAND USE



## LEGEND

Sections

FUTURE LAND USE

Single Family

Multiple Family

Community Office

Industrial RD Tech

Local Commercial

Educational Facility

Public

Public Park

Private Park

Cemetry



City of Novi

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

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Oak Pointe Plaza: Impact Church

Version #: 1



1 inch = 292 feet

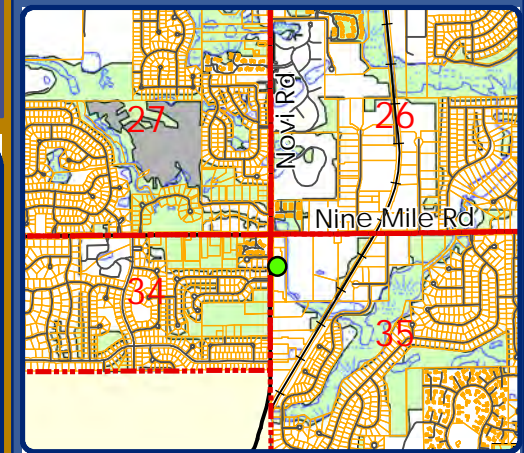
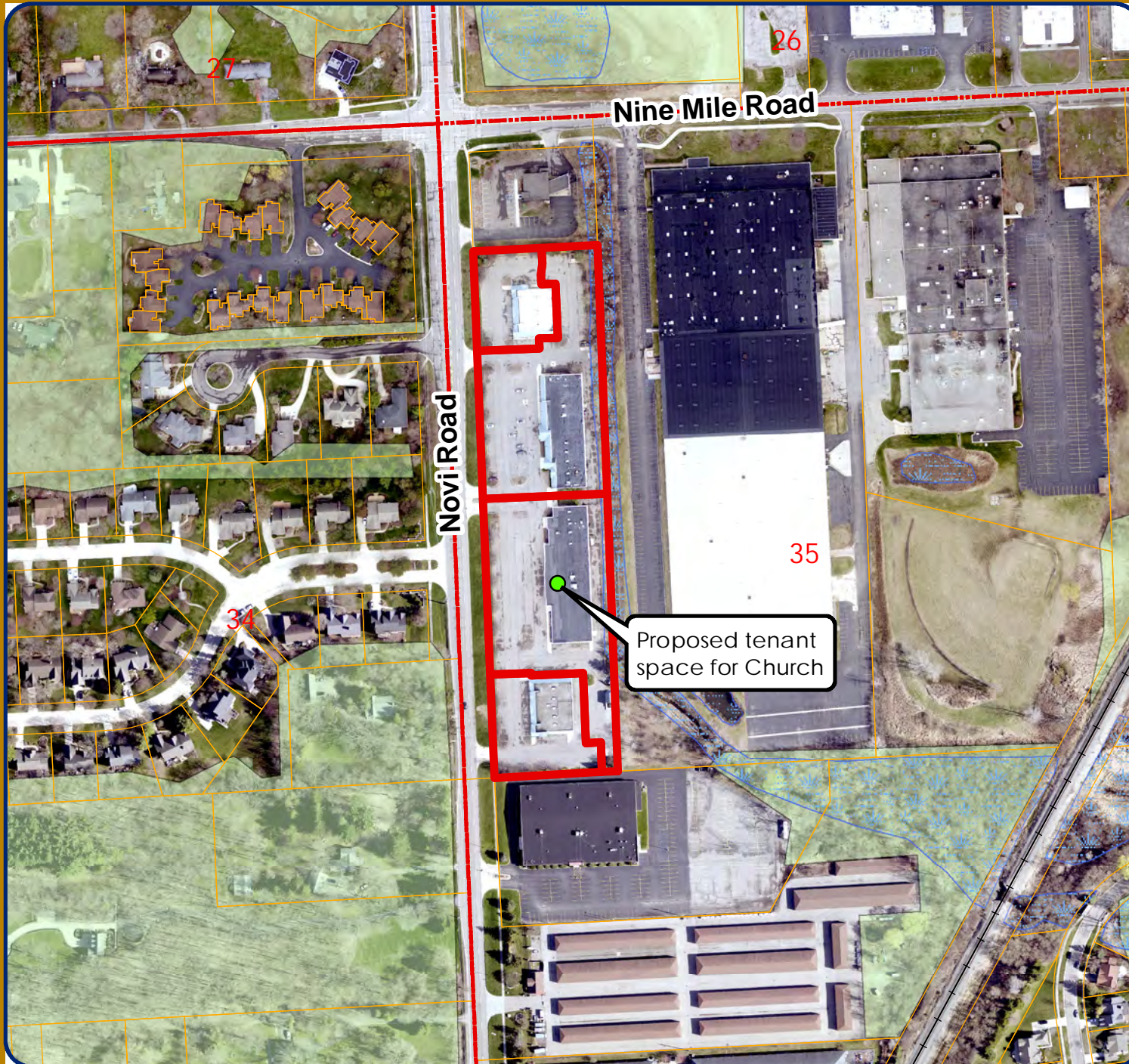


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# OAK POINTE PLAZA: IMPACT CHURCH

## NATURAL FEATURES



### LEGEND

- Sections
- WETLANDS
- WOODLANDS
- Subject Property
- Properties subject to consent judgement



### City of Novi

Dept. of Community Development  
City Hall / Civic Center  
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Novi, MI 48375  
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**COUNCIL MEETING MINUTES  
DECEMBER 20, 2021**

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**Nays: None**

**3. Consideration of a Third Amendment to the Selective Development Consent Judgment in order to allow 'Places of Worship' as permitted uses for the subject property, known as Oak Pointe Plaza. The subject property is located on the east side of Novi Road, south of Nine Mile Road, in Section 35.**

David Landry was there on behalf of Impact Church and the Novi Oak Pointe Properties, LLC. He said this is a request to allow a third amendment to the judgment, which controls this piece of property to allow places of worship as a permitted use. He stated this piece of property is unique because it is not really the uses are not controlled by the zoning ordinance. He said it is because in 1988, there was a lawsuit that was involved, there was a trial, there was a judgment in favor of the developer. He said thereafter the developer and the City got together and amended that judgment, so sometimes we refer to this as a consent judgment. He said it really was not, it was really a judgment after a trial that limits the uses, not to the zoning now, it is currently Zoned I-1, but currently, the uses are B-1 uses from 1988, plus restaurants which is what the judgment was at that time. He explained this is at the southeast corner of Novi Road and Nine Mile Road. He said it consists of four separate buildings, and really the uses people have come and gone, the only real consistent use since 1980 has been the CVS, and his client purchased the third building. He said you may notice he spent a considerable amount of money fixing up the exterior all with city permits. He stated a year and a half ago, we were before the City Council, and they approved an additional use of an instructional center and indoor recreation facility. He said then COVID hit, and that project did not go through. He said that project was far more intense than this project. He said that particular use involved a maximum of 300 children. He said it would be open Monday through Friday, from 9 a.m. to 8 p.m., Monday through Saturday, and Sunday from noon until 6 p.m. He said this particular use is a 'Place of Worship'. He said they have Reverend David John from the Impact Church; it is a predominantly African American congregation that are anxious to open in Novi. He said the particular use is basically Sunday only, and it involves 75 to 100 people. He pointed out that the City staff has recommended adding this use to the judgment, they have concluded it is not anticipated to have adverse effects on the existing uses, or the surrounding uses. He said the traffic is less intense, and the parking is more than adequate. He said that Reverend David John was there if anyone had any questions. He said otherwise they would respectfully request that the City Council approve the amendment to the judgment to allow 'Places of Worship'. He noted we agree wholeheartedly with the limitations recommended by the staff that if there were to be any use more than 100 congregants, we would have to come back to you for a special land use. He said that would be wholly appropriate in our opinion. He said unless there are any questions, he thanked them very much.

**CM 21-12-161**

**Moved by Staudt, seconded by Gatt; CARRIED UNANIMOUSLY**

**Direct the City Attorney to work with the applicant's attorney to draft the necessary legal filing for a Third Amendment to Consent Judgment in the case of Selective Development v City of Novi in**

**order to allow 'Places of Worship' as a permitted uses for the subject property, subject to conditions listed in the motion as follows:**

**Places of worship shall be permitted, subject to the following conditions:**

- 1. The proposed Place of Worship, Impact Church, shall be permitted to lease space in the building at 22104 Novi Road, subject to administrative site plan review and approval for any exterior modifications of the site.**
- 2. Any future Place of Worship smaller than 10,000 square feet shall be permitted provided services are held during non-peak traffic hours.**
- 3. Any future Places of Worship larger than 10,000 square feet, and/or those that hold services during peak traffic hours, shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance, including approval by the Planning Commission.**
- 4. No outside uses other than parking and loading shall be permitted.**

Member Fischer said he had a question regarding the recommendations of staff. He asked City Manager Auger about some following conditions, and in general he did not have any issue with these as a church, he did not have any issues. He said in general they need to be open minded, given COVID, and retail, and all these kinds of things. He did not have an issue with the use. He said his concern was there is a Section 3 that talks about future 'Places of Worship' larger than the 10,000 square feet, would have to come as a special land use under the zoning ordinance. He wondered if the applicant here who is pushing for this change? He wondered if they were to grow beyond that, 10,000 square feet, would they be required to come back as well? He thought we would want that level of control in that area. He said he would be looking for that to be an affirmative answer, by the way. City Manager Auger replied that was the intent of staff's recommendation. He said in hearing Mr. Landry's comment made at the podium, he believed they also agree with that, and we have the attorney make sure that is in the final agreement. Member Fischer said perfect, he thought if that is the direction that you see and that counsel is given, then he had no issue supporting and welcome to Novi.

City Attorney Schultz wanted to clarify that City Council will see this again, we will draft the amendment to the consent judgment and that will be your final action when you see that. Mayor Gatt said they understood.

**Roll call vote on CM 21-12-161**

**Yeas: Smith, Thomas, Gatt, Staudt, Casey,  
Crawford, Fischer**

**Nays: None**

- 4. Consideration of the recommendation from the Consultant Review Committee to award the Internet Connectivity and Broadband Study to Foresite Group at a price of \$105,000 for technical consulting services to study and analyze the broadband infrastructure and connectivity landscape within the City of Novi and amend the**

**PROPOSED  
THIRD AMENDED CONSENT JUDGMENT**

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IN THE STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

SELECTIVE DEVELOPMENT,  
a Michigan corporation

Plaintiff,

Case No. 87-329917-CZ  
Hon.

NOVA OAK POINTE PROPERTIES OF  
NOVI, LLC,

Successor-in-interest Plaintiff, as to certain  
property

vs.

CITY OF NOVI, a Michigan municipal  
corporation

Defendant.

---

LANDRY, MAZZEO & DEMBINSKI PC  
DAVID B. LANDRY (P32055)  
Attorneys for Plaintiff  
37000 Grand River Ave., Ste 200  
Farmington Hills, MI 48335

ROSATI, SCHULTZ, JOPPICH &  
AMTSBUECHLER PC  
THOMAS R. SCHULTZ (P42111)  
Attorneys for Defendant  
27555 Executive Dr., Ste 250  
Farmington Hills, MI 48331

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**THIRD AMENDED JUDGMENT**

At a session of said court held in  
the City of Pontiac, County of Oakland,  
State of Michigan on \_\_\_\_\_

PRESENT: HON. \_\_\_\_\_  
Circuit Court Judge

Upon Stipulation and consent of the parties, this Court finds:

1. This matter originally having come before the Court for trial on February 19, May 10, 12, and 13, June 13, June 30 and July 11, 1988;
2. The Court having issued a written opinion on July 27, 1988;
3. The Court having entered its judgment on October 18, 1988. A copy of the Judgment is attached hereto as Exhibit "A";
4. Pursuant to the terms of the original Judgment, Plaintiff, Selective Development company, is permitted to construct a commercial convenience center, allowing all uses permitted in the B-1 local business district, together with restaurant use, including a grocery store, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended through the date of the Judgment;
5. The Court having maintained continuing jurisdiction in this matter;
6. The parties subsequently modified the original October 18, 1988 Judgment by way of an Amended Judgment entered by the Court on September 18, 1992;
7. A part of the property covered by this Amended Judgment (the building and parcel designated as 22104 Novi Road) having since been acquired by Nova Oak Pointe Properties of Novi, LLC;
8. Nova and the City having determined to further amend the original Judgment of October 18, 1988 and the Amended Judgment of September 18, 1992 by entry of a Second Amended Judgment which was entered by this Court on March 17, 2021;
9. Nova and the City of Novi having determined to further amend the original judgment of October 18, 1998, the Amended Judgment of September 18, 1992 and the Second Amended Judgment of March 17, 2021 by entry of this Third Amended Judgment;

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10. The Defendant City of Novi having approved entry of this Third Amended Judgment on March 14, 2022;
11. The parties' agree that the operative provisions of this Third Amended Judgment are promises made by each of them to the extent that these provisions are applicable to their respective actions.

NOW THEREFORE, IT IS HEREBY DECLARED, ORDERED AND ADJUDGED:

- A. Plaintiff shall have the right to develop the property in accordance with the attached Exhibit "B". Exhibit "B" is the Final Site Plan for the "Oakpointe Plaza", further identified as SP-9104E, dated January, 1991 as amended through September, 1992, which shall be treated by the parties as an approved Final Site Plan. Provided, that Plaintiff shall construct a passing lane on the west side of Novi Road opposite the southern-most driveway of the development at such time as the warrants are met under the standards of the Oakland County Road Commission.
- B. The City of Novi, its agents, servants and employees, are hereby enjoined from interfering with the Plaintiff's proposed use of the subject property in accordance with said Final Site Plan, provided, Plaintiff shall obtain all necessary permits for said development required by applicable codes, ordinances, statutes and other laws, and shall submit the required applications and fees therefor. Where approval of any such permit is within the jurisdiction of the City of Novi said approval shall not be unreasonably withheld, conditioned or delayed.
- C. The City of Novi and Plaintiff understand that floor space in the buildings to be constructed on the Land is intended by Plaintiff to be leased to tenants, and that the needs of individual tenants will vary relative to the floor plan leased space and location of windows, below the canopy of exterior demising walls. Consequently, modifications to

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the buildings on the Land to satisfy the needs of such tenants relative to those elements may be made by written request by the Plaintiff and the written approval of the City's Building Official, without the necessity of amending this Third Amended Judgment, which approval shall not be unreasonably delayed or withheld provided the request is consistent with the spirit and intent of this Third Amended Judgment. Provided further, such modifications shall not alter the building footprints, the facade materials or the architectural form of the buildings on the Land as depicted in Exhibit "B", and all tenant signage shall comport with applicable sign regulations as provided in Paragraph D.

D. The City of Novi shall grant Plaintiff, its contractors and subcontractors all city permits and authorizations necessary to develop the Land in accordance with this Third Amended Judgment, including those necessary to bring electricity, telephone, gas, cable television, water, and sewer to the Land and to construct all such utilities on the Land, provided Plaintiff has made all requisite filings and submissions and has paid the required fees. This shall not relieve Plaintiff from obtaining all necessary approvals, permits, and authorizations from applicable utilities, and governmental agencies other than the City of Novi and its boards, commissions, staff and consultants. The City of Novi shall not unreasonably delay in providing or issuing its permits, authorizations and submissions required in connection with the development and use of the Land in accordance with this Third Amended Judgment. The City of Novi, the City Engineer and those city officials, employees, and agents of the City of Novi who have the responsibility for approving plans submitted to them shall approve such engineering, construction, and other Plans submitted by the Plaintiff which comply with this Third Amended Judgment and other applicable City Code requirements, subject to the provisions of Paragraph F hereof. As a condition to receiving permits for construction upon the Land, construction plans must

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be submitted and approved by the City in accordance with the state Construction Code, as enforced in the City of Novi pursuant to Chapter 7, Article II of the Novi Code of Ordinances in effect of on the date of this Third Amended Judgment. As a condition to receiving permits for signage on the Land, application for sign permits shall be submitted to and approved by the City of Novi Department of Building and Safety in accordance with Chapter 28. For purposes of applying Chapter 28, the Land shall be a “business district”.

- E. Future amendments to the city’s Zoning Ordinance or other regulatory ordinances after October 18, 1988 shall not apply to prohibit development of the Land as provided in this Third Amended Judgment.
- F. Upon completion, said development shall be utilized solely for uses permitted within the B-1 local business district, together with the restaurant use, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended as of October 18, 1988.

a. In addition, public or private indoor recreation facilities and instructional centers shall be permitted, subject the following:

- 1. The proposed indoor recreation use as described in the attached Exhibit C shall be permitted at 22104 Novi Road.
- 2. Any other future indoor recreational uses smaller than 2,000 square feet shall be considered a principal permitted use.
- 3. Any other future indoor recreational uses larger than 2,000 square feet shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.
- 4. All such future uses shall be subject to requirements of Section 4.89 of Zoning Ordinance relating to service of alcoholic beverages.
- 5. No outdoor uses other than parking and loading shall be permitted.

b. Further, Places of Worship shall be permitted in the building at 22104 Novi Road, subject to the following conditions:

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1. The proposed Place of Worship, Impact Church, or any other lawful Place of Worship, as contemplated in the Zoning Ordinance, that is under 10,000 square feet in area and whose services are held during non-peak traffic hours, shall be permitted, subject to site plan review and approval for any exterior modifications of the site as required by the Zoning Ordinance, together with any other permits or approvals required by law or ordinance.
2. A Place of Worship larger than 10,000 square feet, or a Place of Worship whose services are held during peak traffic hours, shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.
3. No outdoor uses other than parking and loading shall be permitted.

G. It is further ordered and adjudged that this Third Amended Judgment is binding upon the parties, their heirs, successors and assigns. The obligations contained in this Third Amended Judgment shall run with the Land. A copy of this Third Amended Judgment shall be recorded with the Oakland County Register of Deeds. Nova Oak Pointe Properties of Novi, LLC is hereby added to this case for the purpose of entry into this Third Amended Judgment and shall be designated as a "Successor-in-interest Plaintiff as to Certain Property." The Court retains jurisdiction to interpret and enforce the terms and conditions of this Third Amended Judgment, reconcile any differences between the parties that may arise relating to performance of the terms of this Third Amended Judgment, assure there is no unreasonable delay in the issuance of building or constructions permits or certificates of occupancy, and assure compliance by Plaintiff with all permits issued by the City.

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---

Circuit Judge

APPROVED AS TO FORM AND CONTENT:

---

David B. Landry (P32055)  
Attorneys for Plaintiff

---

Thomas R. Schultz (P42111)  
Attorneys for Defendant

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**EXHIBIT A  
OCTOBER 18, 1988  
CONSENT JUDGMENT**

---

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

RECEIVED FOR FILING

SELECTIVE DEVELOPMENT COMPANY,  
a Michigan corporation,

Plaintiff, '88 OCT 18 24:48

-vs-

Case No. 87 329917 CZ

CITY OF NOVI, a Michigan  
municipal corporation,

HON. JAMES S. THORBURN

Defendant.

JOSEPH F. GALVIN (P 13821)  
LEROY L. ASHER (P 37972)  
Attorneys for Plaintiff  
29201 Telegraph Road, Suite 500  
Southfield, MI 48034  
(313) 358-9500

DAVID M. FRIED (P 13710)  
DENNIS WATSON (P 31300)  
Attorneys for Defendant  
30700 Telegraph Road, Suite 3655  
Birmingham, MI 48010-3797  
(313) 645-1003

A TRUE COPY  
LYNN D. ALLEN  
Oakland County Clerk - Register of Deeds  
*Lynn D. Allen*

JUDGMENT

At a session of said Court held in the  
Courthouse Towers, City of Pontiac, Oakland  
County, Michigan, on OCT 18 1988.

PRESENT: HON. JAMES S. THORBURN  
Circuit Court Judge

This matter having come before the Court for trial on  
February 19, May 10, 12 and 13, June 30 and July 11, 1988, this  
Court having considered all the testimony and exhibits presented,  
having reviewed the proposed findings of fact and conclusions of  
law submitted by the parties and the applicable law and having

heard oral argument and the Court having issued a written opinion on July 27, 1988;

NOW, THEREFORE, FOR THE REASONS STATED IN THAT OPINION, IT IS HEREBY DECLARED, ORDERED AND ADJUDGED:

1. The classification and use of Plaintiff's property as I-1, Light Industrial District, as provided by City of Novi Zoning Ordinance No. 84-18, as amended, is void, unconstitutional and of no force and effect as applied to the Plaintiff, SELECTIVE DEVELOPMENT COMPANY'S property described as:

"A parcel of land located in the Northwest 1/4 of Section 35, T. 1N., R. 8E., Novi Twp., Oakland County, Michigan, more particularly described as follows:

"Commencing at the Northwest Corner of Section 35, Thence S. 00°15'00" W., 260.00 ft. along the West line of Section 35 (also being the centerline of Novi Road R.O.W) to the point of beginning, thence continuing S. 00°15'00" W., 1059.85 ft. along the West line of Section 35 (also being the centerline of Novi Road R.O.W.), thence N. 89°27'02" E., 309.12 feet., thence N. 00°21'00" E. 1058.48 ft., thence S. 89°42'30" W., 310.95 ft. to the point of beginning, containing 7.5379 acres more or less, and subject to any easements or restrictions of record or otherwise.

Also known as parcel Tax I.D. No. 22-35-101-026. (hereinafter "subject property")

2. The City of Novi, its agents, servants and employees are hereby enjoined from enforcing the existing I-1, Light Industrial District zoning designation, as contained in the City of Novi Zoning Ordinance No. 84-18, as amended, as it applies to the SELECTIVE DEVELOPMENT COMPANY property.

3. The City of Novi, its agents, servants and employees are hereby enjoined from interfering with the

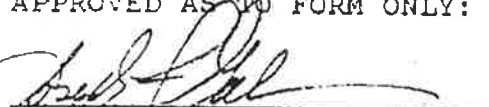
Plaintiff's proposed use of subject property for a B-1, Local Business District, (as permitted in the B-1 Local Business District), convenience-commercial shopping center, together with restaurant use, including a grocery store, pursuant to City of Novi Zoning Ordinance No. 84-18, as amended, through the date of this Judgment.


4. This Court maintains continuing jurisdiction to see that the existing zoning designation of the SELECTIVE DEVELOPMENT COMPANY property is not enforced and that SELECTIVE DEVELOPMENT COMPANY is able to proceed with their proposed commercial convenience shopping plan.

JAMES S. THORBURN

JAMES S. THORBURN, Circuit Judge

APPROVED AS TO FORM ONLY:

  
JOSEPH F. GALVIN (P 13821)  
Attorney for Plaintiff

  
DAVID M. FRIED (P 13710)  
Attorney for Defendant

**EXHIBIT B  
FINAL SITE PLAN  
FOR OAKPOINTE PLAZA**

---

Exhibit B

# OAKPOINTE PLAZA

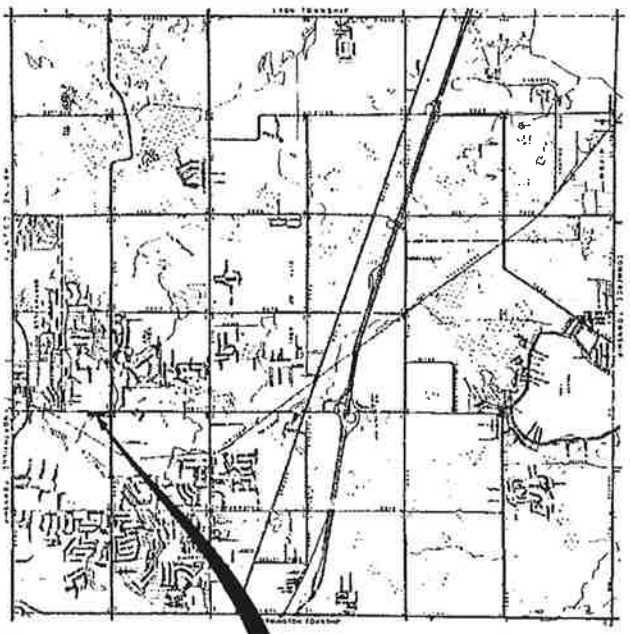
## CITY OF NOVI OAKLAND COUNTY, MICHIGAN

### LEGAL DESCRIPTION

A Parcel of Land located in the Northwest 1/4 of Section 19, T. 21 N., R. 10 E., containing 3.78 acres of land, more or less, located in Oakland County, Michigan, more particularly described as follows: ...

### CITY OF NOVI GENERAL NOTES

1. NOTIFY THE CITY OF NOVI COMMUNITY DEVELOPMENT DEPARTMENT FOR A REVIEW OF THE PROPOSED DEVELOPMENT PLAN AND TO OBTAIN A DEVELOPMENT PERMIT.
2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.



SITE

### SHEET INDEX

1. COMPOSITE SITE PLAN
2. GRADING PLAN
3. UTILITY PLAN
4. STORM SEWER & SANITARY SEWER PROFILES
5. RETAINING WALL & DETAILS
6. COORDINATE PLAN
7. DRAINAGE DISTRIBUTION & SOIL EROSION
8. WATER MAIN DETAILS
9. WATER MAIN DETAILS
10. SANITARY SEWER DETAILS
11. SANITARY SEWER DETAILS
12. SANITARY SEWER DETAILS
13. STORM SEWER DETAILS
14. SOIL EROSION CONTROL DETAILS

### PROPRIETOR

**OAKPOINTE PLAZA ASSOCIATES**  
27655 MIDDLEBELT ROAD  
SUITE 130  
FARMINGTON HILLS, MICHIGAN 48334  
TELEPHONE: (313) 474-8600

## SEIBER, KEAST & ASSOCIATES, INC.

CONSULTING ENGINEERS

## MILLETICS & ASSOCIATES

LAND SURVEYORS

40000 GRAND RIVER AVENUE  
SUITE 110  
NOVI, MICHIGAN 48375  
PHONE: (313) 473-7880

**Final Approval**

CITY OF NOVI PLANNING DEPARTMENT  
511 PARKWAY BLVD  
NOVI, MI 48242

**OAKPOINTE PLAZA**  
JOB NO.: 90-097

**BIRCH/HARDY ASSOCIATES**  
21000 W. 130th St.  
Farmington Hills, MI 48334  
Phone: (313) 473-7880

**APPROVED**

**BRANDON V. HARRIS & ASSOCIATES, P.C.**  
CITY ENGINEER  
30000 W. 130th St.  
Farmington Hills, MI 48334  
Phone: (313) 473-7880



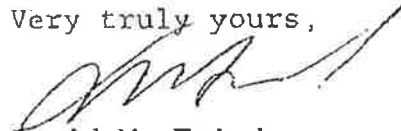


Mr. Brandon Rogers  
September 9, 1987  
Page Two


As the definition indicates, the word restaurant is broad enough to include carryout facilities. We conclude that the prohibition on restaurants in B-1 districts includes carryout establishments.

If there are any questions in regard to this matter, please do not hesitate to contact the undersigned.

Very truly yours,



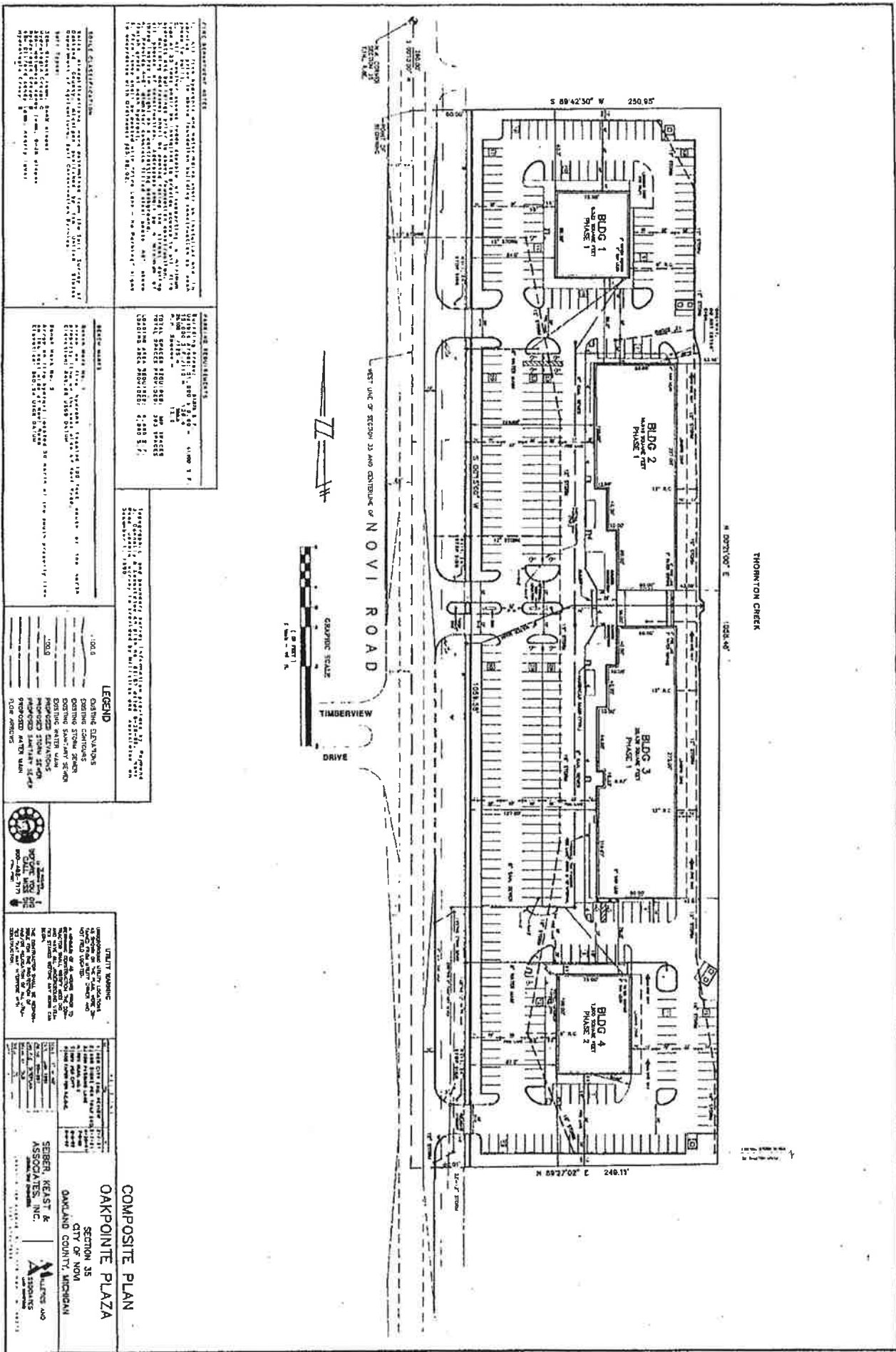
David M. Fried  
City Attorney  
City of Novi



Dennis Watson  
Assistant City Attorney  
City of Novi

DW/dm

cc Geraldine Stipp  
Edward Kriewall  
Kerope Armam



**GENERAL NOTES:**

1. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.
2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.
3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.

**ADDITIONAL REQUIREMENTS:**

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.

**LEGEND:**

- EXISTING BUILDINGS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING STORM SEWERS
- EXISTING WATER MAINS
- EXISTING UTILITY LOCATIONS
- PROPOSED BUILDINGS
- PROPOSED DRIVEWAYS
- PROPOSED SIDEWALKS
- PROPOSED STORM SEWERS
- PROPOSED WATER MAINS
- PROPOSED UTILITY LOCATIONS

**UTILITY LOCATIONS:**

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.

**PROJECT INFORMATION:**

PROJECT NAME: OAKPOINTE PLAZA

SECTION: SECTION 35

CITY: CITY OF NORA

COUNTY: OAKLAND COUNTY, MICHIGAN

DESIGNED BY: SEBER, REAST & ASSOCIATES, INC.

DRAWN BY: [Name]

DATE: [Date]

**SCALE:**

1" = 40'

**GRAPHIC SCALE:**

1" = 40'

**LEGEND:**

- EXISTING BUILDINGS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING STORM SEWERS
- EXISTING WATER MAINS
- EXISTING UTILITY LOCATIONS
- PROPOSED BUILDINGS
- PROPOSED DRIVEWAYS
- PROPOSED SIDEWALKS
- PROPOSED STORM SEWERS
- PROPOSED WATER MAINS
- PROPOSED UTILITY LOCATIONS

**UTILITY LOCATIONS:**

1. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE BOARD OF ZONING APPEALS.

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**PROJECT INFORMATION:**

PROJECT NAME: OAKPOINTE PLAZA

SECTION: SECTION 35

CITY: CITY OF NORA

COUNTY: OAKLAND COUNTY, MICHIGAN

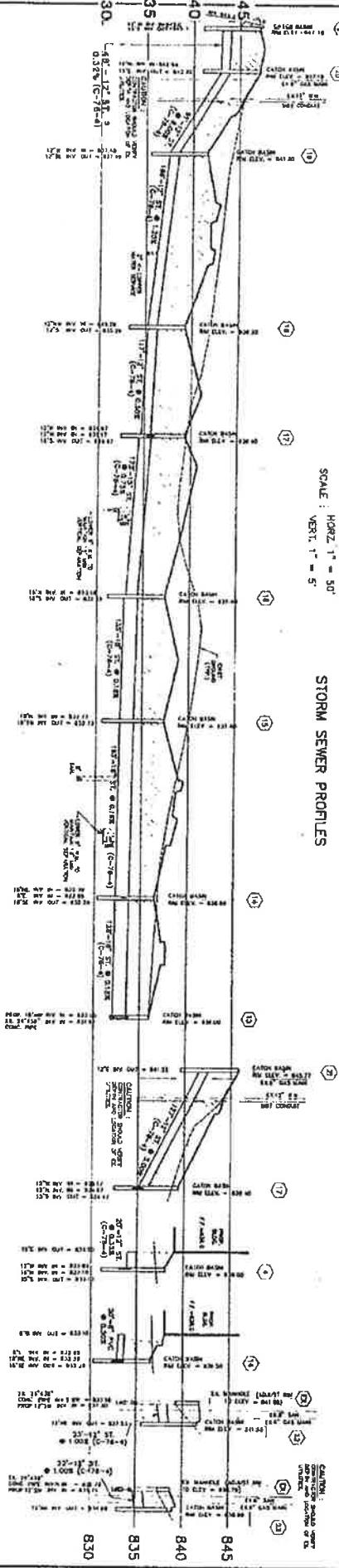
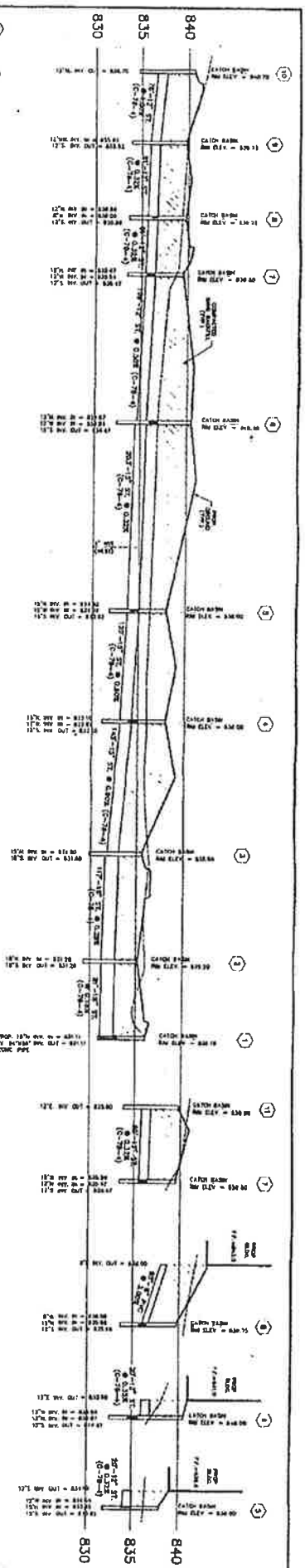
DESIGNED BY: SEBER, REAST & ASSOCIATES, INC.

DRAWN BY: [Name]

DATE: [Date]

**COMPOSITE PLAN**





**STORM & SANITARY SEWER PROFILES**

SECTION 15  
CITY OF NOKIA  
OAKPOINTE PLAZA  
OAKLAND COUNTY, MICHIGAN

SEIBER, KEAST & ASSOCIATES, INC.  
ASSOCIATES

DATE: 11/15/11  
BY: J. J. KEAST  
CHECKED: J. J. KEAST  
SCALE: HORIZ. 1" = 50'  
VERT. 1" = 5'

UNITS: METRIC  
CONVERSION: 1" = 25.4 mm  
1' = 304.8 mm  
1" = 25.4 mm  
1' = 304.8 mm

1 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

2 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

3 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

4 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

5 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

6 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

7 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

8 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

9 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

10 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

11 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

12 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

13 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

14 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

15 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

16 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

17 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

18 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

19 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

20 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

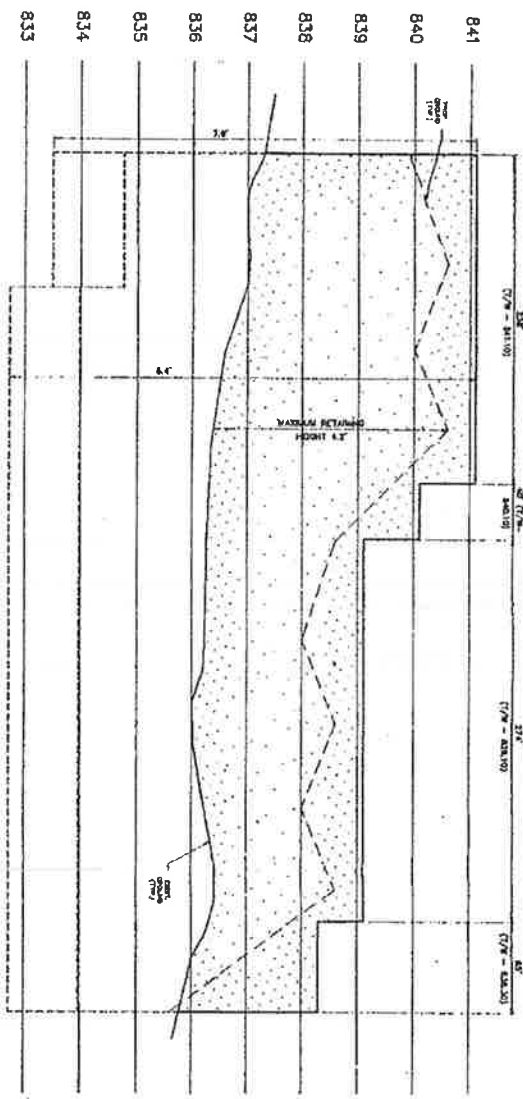
21 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

22 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

23 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

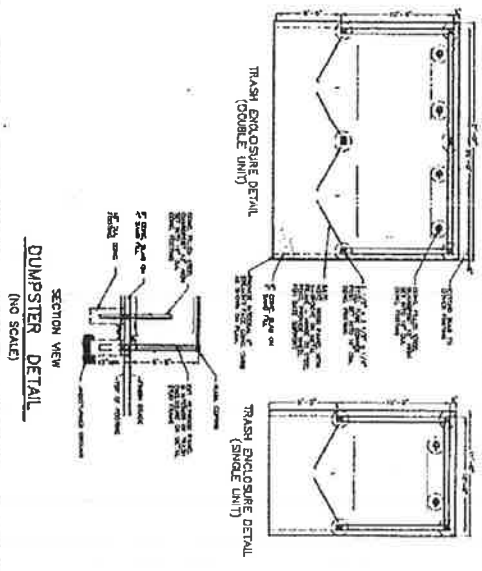
24 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

25 CAUTION: ROAD DEPT. SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE SEWER SYSTEM.

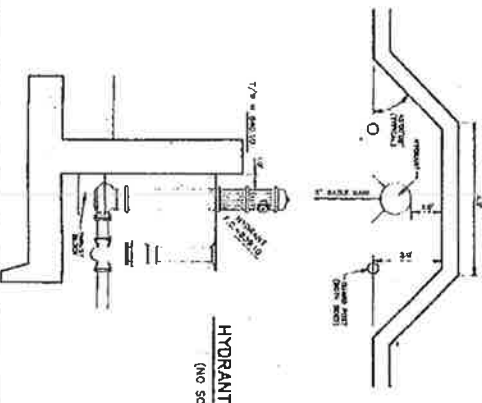


**CONCRETE RETAINING WALL PROFILE**

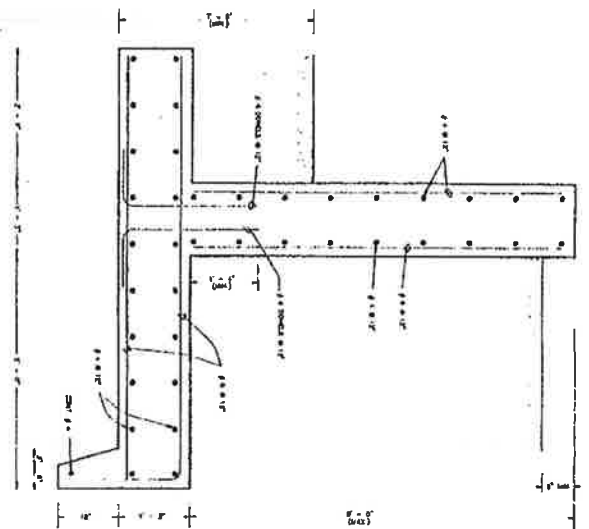
SCALE : HORIZ. 1" = 40'  
VERT. 1" = 1'



**DUMPSTER DETAIL**  
(NO SCALE)



**HYDRANT DETAIL**  
(NO SCALE)



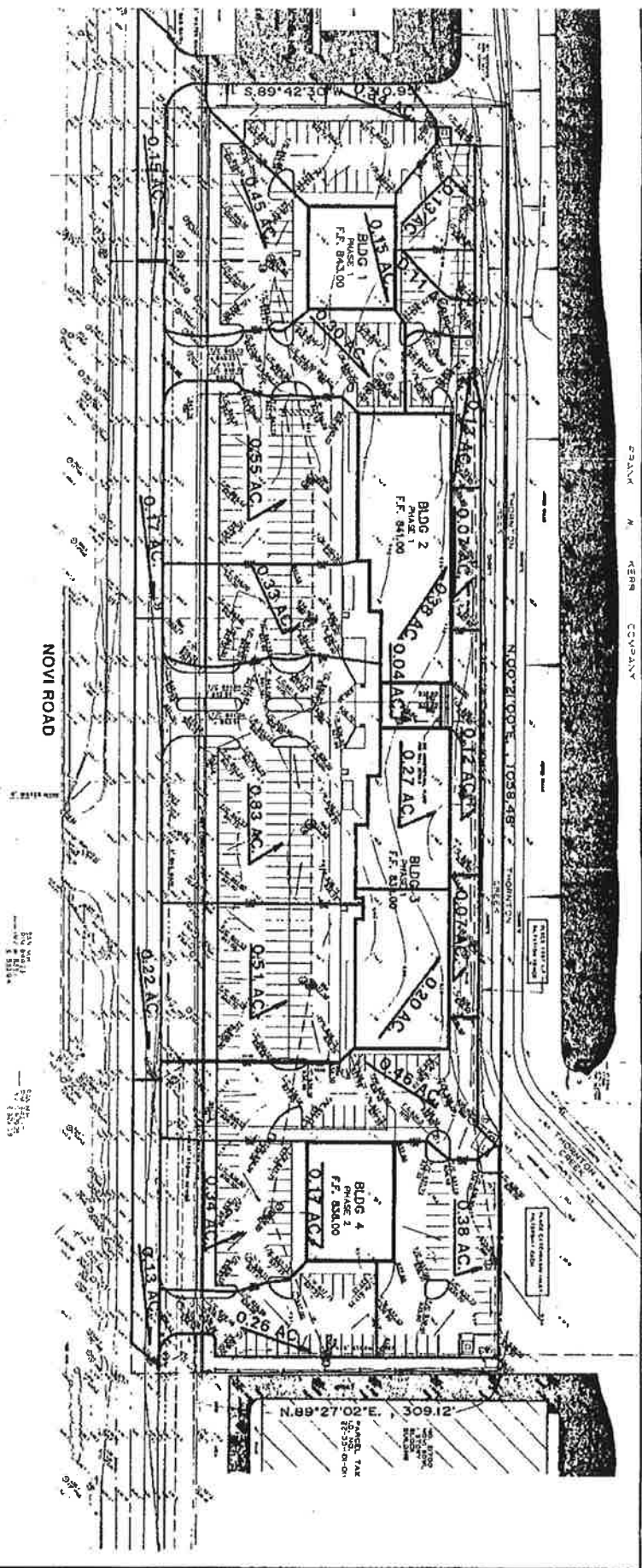
**RETAINING WALL CROSS SECTION**  
(NO SCALE)

**RETAINING WALL & DETAILS**  
SECTION 35  
**OAKPOINTE PLAZA**  
CITY OF NOVATO  
OAKLAND COUNTY, MICHIGAN

SEIBER, KEAST & ASSOCIATES, INC.  
11750 W. LITTLE LAKES AVENUE  
ANN ARBOR, MI 48106

DATE: 11/11/11  
DRAWN BY: J. J. KEAST  
CHECKED BY: J. J. KEAST  
SCALE: AS SHOWN

23 ANX A KE88 CCV23ANX



- 1. Prepare a distribution map and soil erosion control plan.
- 2. Prepare all technical items of value to the client, including reports.
- 3. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 4. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 5. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 6. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 7. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 8. Prepare a site plan showing building footprints, parking areas, and landscape features.
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- 18. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 19. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 20. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 21. Prepare a site plan showing building footprints, parking areas, and landscape features.
- 22. Prepare a site plan showing building footprints, parking areas, and landscape features.

**DRAINAGE DISTRIBUTION AND SOIL EROSION CONTROL PLAN**

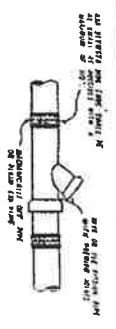
**OAKPOINTE PLAZA**

SECTION 35  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

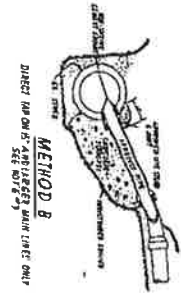
LEGEND	
---	EXISTING ELEVATIONS
---	EXISTING CONTOURS
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING FLOW LINE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED FLOW LINE
---	EXISTING SWATH MARK
---	EXISTING MARKERS

SEBBER, KEAST &  
ASSOCIATES, INC.

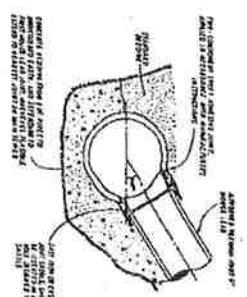
MURPHY AND ASSOCIATES



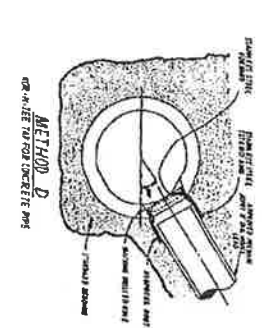
**METHOD A**  
WYE PIPE INSERTION WITH FLEXIBLE COUPLINGS  
SEE NOTE 7



**METHOD B**  
DIRECT PIPE INSERTION  
SEE NOTE 7



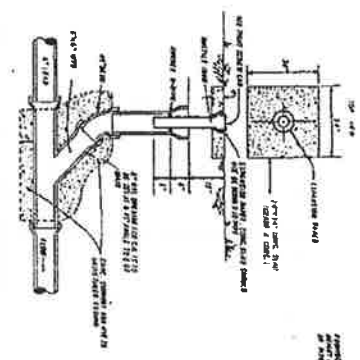
**METHOD C**  
SEE NOTE 7



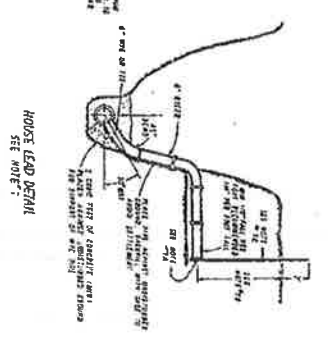
**METHOD D**  
CONCRETE SURROUND  
SEE NOTE 7

PIPE SIZE (IN)	MINIMUM CONCRETE THICKNESS (IN)	MINIMUM COVER (IN)	MINIMUM CURING TIME (DAYS)
12	2	4	7
15	2	4	7
18	2	4	7
21	2	4	7
24	2	4	7
27	2	4	7
30	2	4	7
36	2	4	7
42	2	4	7
48	2	4	7
54	2	4	7
60	2	4	7
66	2	4	7
72	2	4	7
78	2	4	7
84	2	4	7
90	2	4	7
96	2	4	7
102	2	4	7
108	2	4	7
114	2	4	7
120	2	4	7

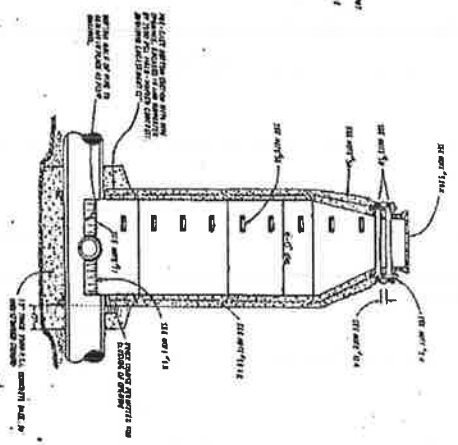
**CONCRETE ALIQUOTES**



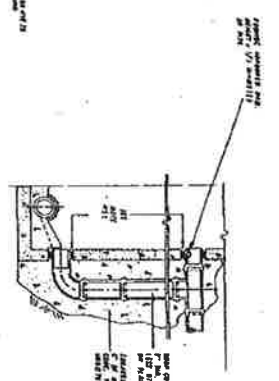
**DETAIL OF SANITARY SEWER CLEANOUT**



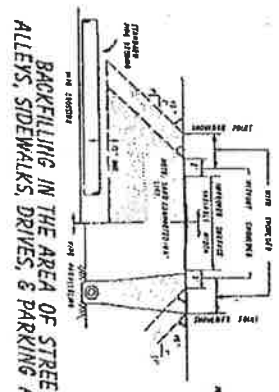
**HOSE LEAD DETAIL**  
SEE NOTE 7



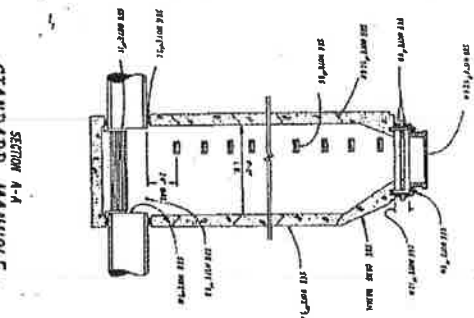
**MANHOLE OVER EX. SANITARY LINE**



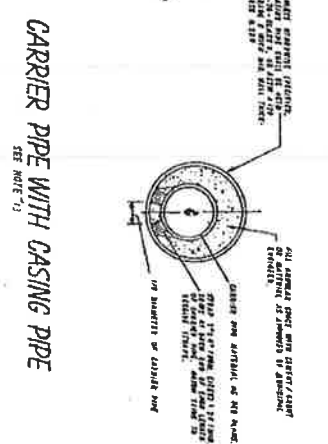
**DROP MANHOLE CONNECTION**  
SEE NOTE 7



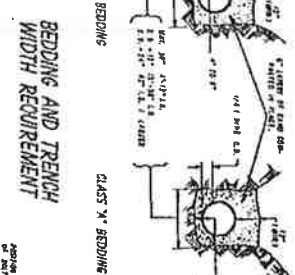
**BACKFILLING IN THE AREA OF STREETS ALLEYS, SIDEWALKS, DRIVES, & PARKING AREAS**



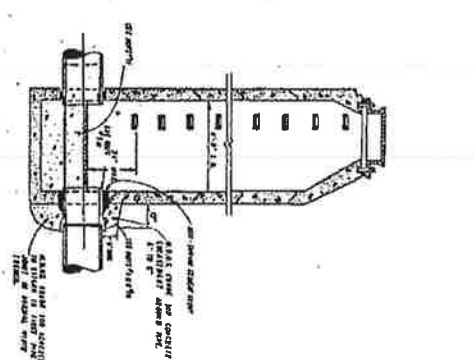
**STANDARD MANHOLE FOR PIPE SIZES 24" & SMALLER**  
CREAKT FLEXIBLE-JOINT SEWER MANHOLE



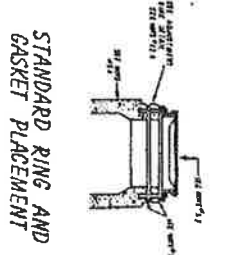
**CARRIER PIPE WITH CASING PIPE**  
SEE NOTE 7



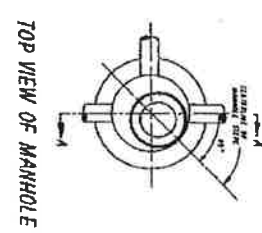
**BEDDING AND TRENCH WIDTH REQUIREMENT**



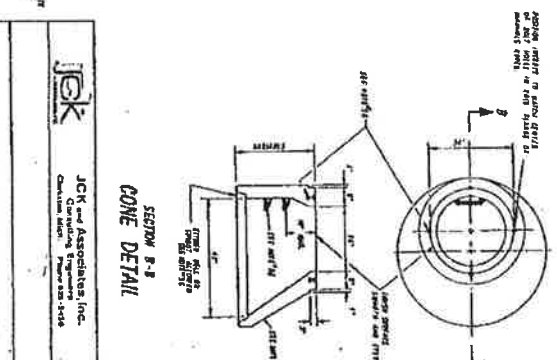
**SEWER TAP TO EXISTING MANHOLE**



**STANDARD RING AND GASKET PLACEMENT**



**TOP VIEW OF MANHOLE**



**SECTION B-B CONE DETAIL**

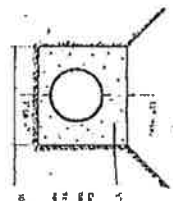
**JCK and Associates, Inc.**  
Civil Engineering  
1000 N. 10th St., Suite 100  
Tulsa, Oklahoma 74103  
Phone: 918.438.1111

**SANITARY SEWER DETAILS**  
DEC 87 NO SCALE

**SPECIFICATIONS FOR SANITARY GEORGE (GEO) PIPE SANITARY SEWERS**

**INSTALLATION DETAILS**

The pipe and fittings shall be as specified under "Materials". The pipe shall be installed in accordance with the following specifications. The pipe shall be installed in a trench which has been excavated to the required depth and width. The trench shall be backfilled with a suitable material to provide adequate support for the pipe. The pipe shall be installed in a trench which has been excavated to the required depth and width. The trench shall be backfilled with a suitable material to provide adequate support for the pipe. The pipe shall be installed in a trench which has been excavated to the required depth and width. The trench shall be backfilled with a suitable material to provide adequate support for the pipe.

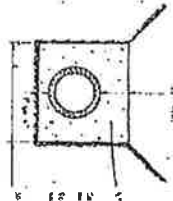


1/2" or 3/4" diameter round pipe  
 Carefully and accurately align and to  
 insure use of lead to protection and  
 seal joints if desired  
 1/2" dia. concrete base 1/2" x 12" dia. pipe

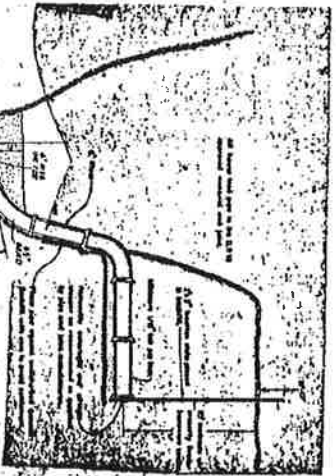
**SPECIFICATIONS FOR TRUSS PIPE SANITARY SEWERS**

**INSTALLATION DETAILS**

The pipe and fittings shall be as specified under "Materials". The pipe shall be installed in accordance with the following specifications. The pipe shall be installed in a trench which has been excavated to the required depth and width. The trench shall be backfilled with a suitable material to provide adequate support for the pipe. The pipe shall be installed in a trench which has been excavated to the required depth and width. The trench shall be backfilled with a suitable material to provide adequate support for the pipe. The pipe shall be installed in a trench which has been excavated to the required depth and width. The trench shall be backfilled with a suitable material to provide adequate support for the pipe.



1/2" or 3/4" diameter round pipe  
 Carefully and accurately align and to  
 insure use of lead to protection and  
 seal joints if desired  
 1/2" dia. concrete base 1/2" x 12" dia. pipe



1/2" dia. pipe  
 1/2" x 12" dia. concrete base

**SANITARY SEWER DETAILS**

1/2" dia. pipe  
 1/2" x 12" dia. concrete base

**SANITARY SEWER DETAILS**

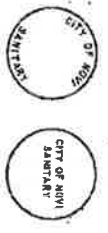
1/2" dia. pipe  
 1/2" x 12" dia. concrete base

**JCR and Associates, Inc.**  
 Consulting Engineers  
 1000 North 10th Street  
 Phoenix, Arizona 85004

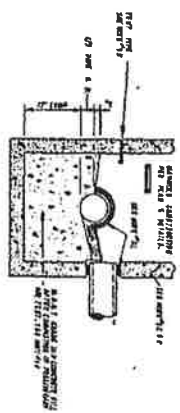
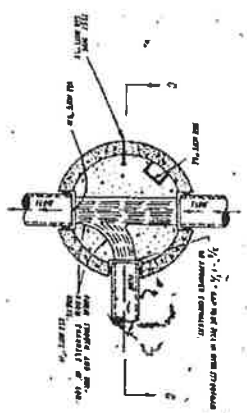
**JCR**

1/2" dia. pipe  
 1/2" x 12" dia. concrete base

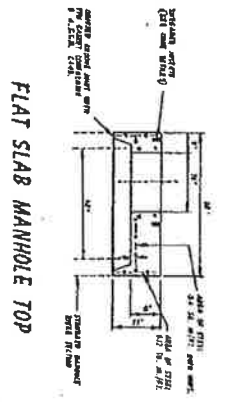
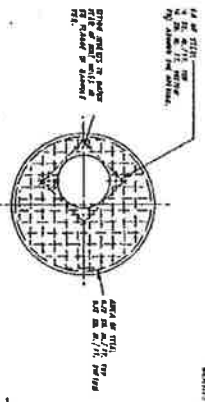




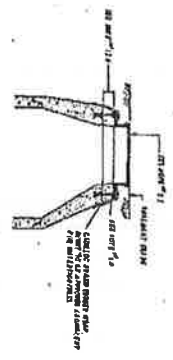
**ALTERNATE LETTERING LAYOUT FOR MANHOLE COVERS**  
SEE PAGE 751



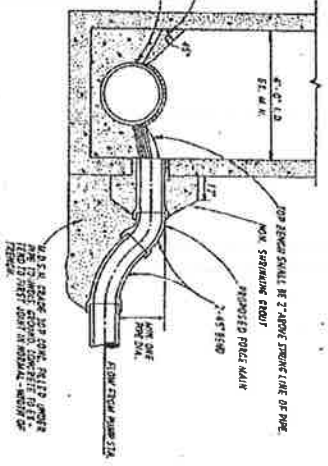
**STANDARD SANITARY MANHOLE CHANNEL W/SUMP DETAIL**  
SECTION C-C



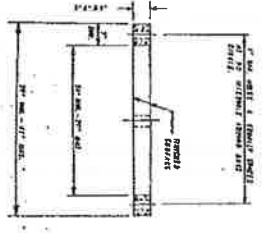
**FLAT SLAB MANHOLE TOP**



**CONSTRUCTION DETAILS FOR SANITARY MANHOLE TOPS WITHIN PAVEMENT AREAS**



**FORCE MAIN DISCHARGE TO EXISTING MANHOLE**  
SEE PAGE 751 & 752



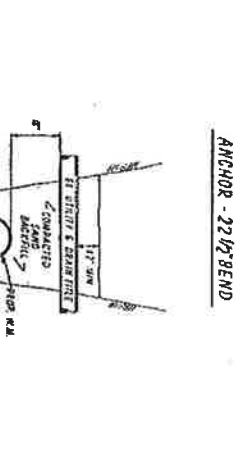
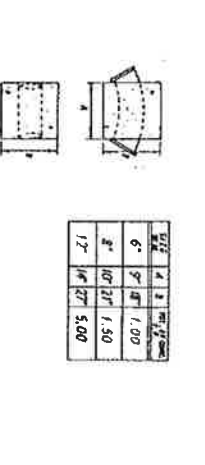
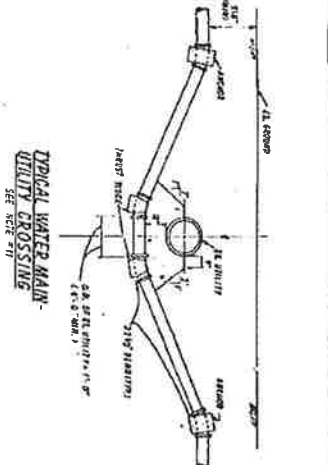
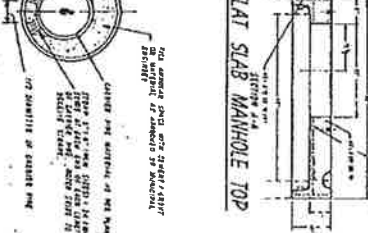
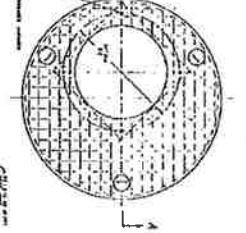
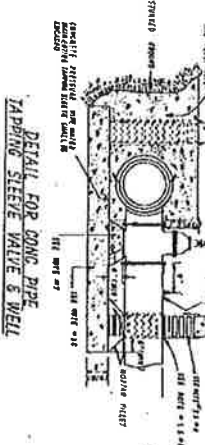
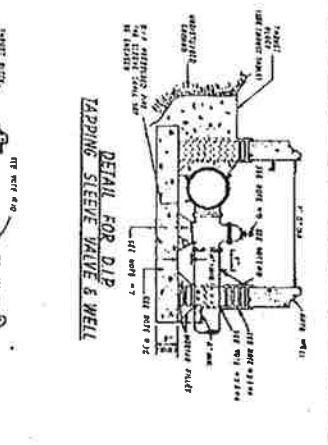
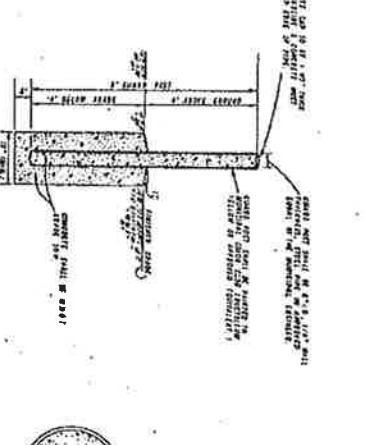
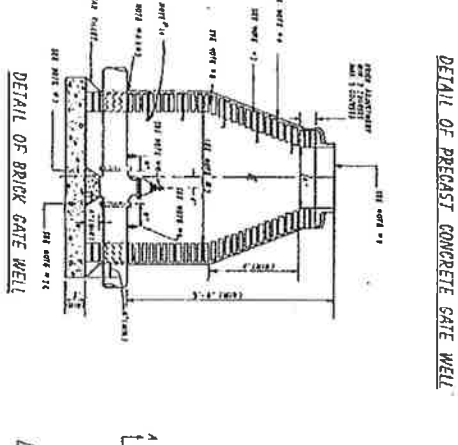
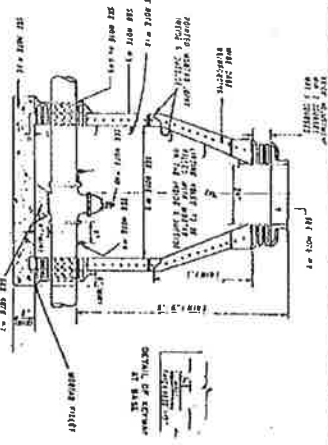
**ADJUSTMENT RING DETAIL**  
SEE PAGE 751

SCALE: CONTRACTOR'S USE

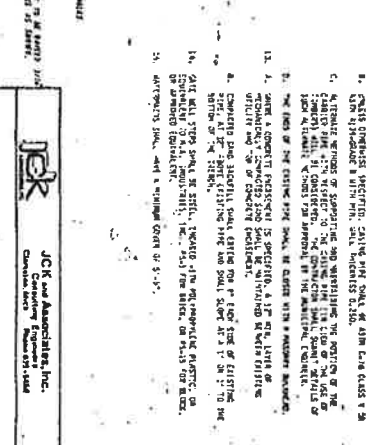
1. MAIN LINE INSTALLATION - THE CONCRETE SHALL BE PLACED WITH ONE END OF THE MAIN LINE MANHOLE IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
2. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
3. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
4. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
5. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
6. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
7. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
8. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
9. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
10. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
11. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
12. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
13. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
14. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.
15. THE CONCRETE SHALL BE PLACED IN THE CENTER OF THE STREET OR THE SIDE OF THE STREET AS SHOWN ON THE PLAN.

**J&K**  
J&K and Associates, Inc.  
Consulting Engineers  
1100 Broadway, New York, N.Y. 10018

**SANITARY SEWER DETAILS**  
DEC. 31, 1950



N.O.T. GRADE OF CONCRETE	N.O.T. REFERENCE SECTION NUMBER	CLASS OF COARSE AGGREGATE	CEMENT TYPE	CEMENT CONTENT (LBS PER CU YD)	SACKS PER CU YD	AIR CONT. (%)	COMPRESSIVE P.S.I.
402	300	6A	1A1S4	617	63	6.7	4000
352	600	6A	1A1S4	564	60	6.1	3000
302	600	6A	1A1S4	517	55	6.1	2000
252	600	6A	1A1S4	470	50	6.1	1000

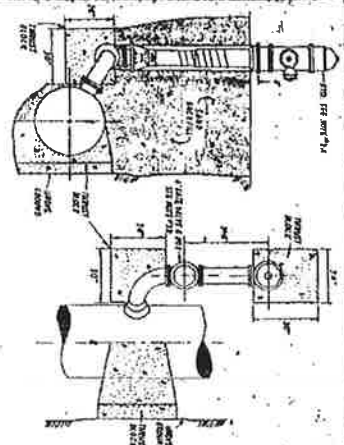


**WATER MAIN DETAIL**

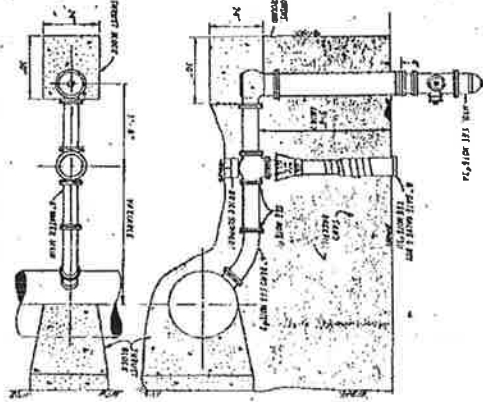
**JCK and Associates, Inc.**  
 Consulting Engineers  
 1000 ...

Scale: 1/4" = 1'-0"

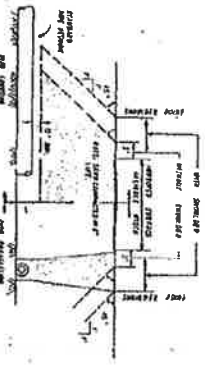
1. ...
2. ...
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25. ...



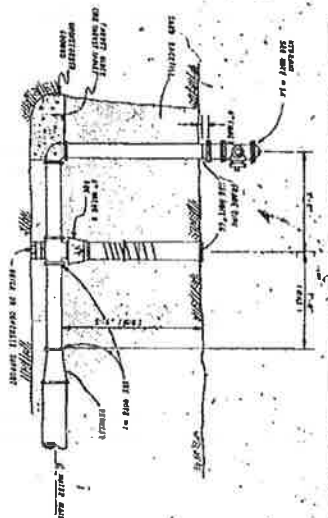
TYPICAL 90° HYDRANT SETTING



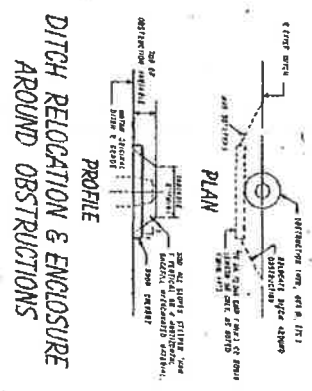
TYPICAL HYDRANT SETTING



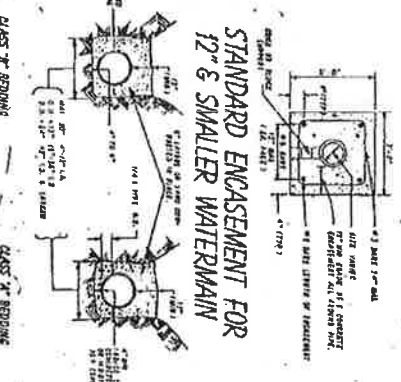
PARKING IN THE AREA OF STREETS ALLEYS, SIDEWALKS, DRIVES, & PARKING AREAS



TYPICAL HYDRANT VALVE & BOX CONNECTION

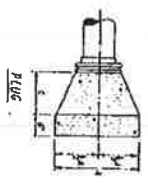
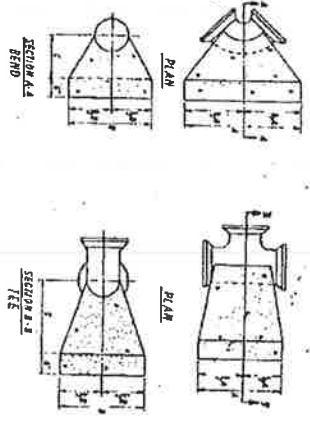


DITCH RELOCATION & ENCLOSURE AROUND OBSTRUCTIONS



STANDARD ENCASEMENT FOR 12" & SMALLER WATERMAIN

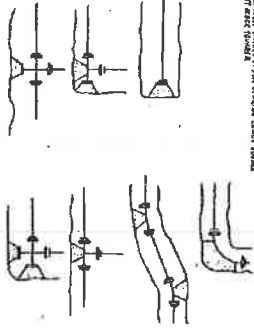
BEDDING AND TRENCH WIDTH REQUIREMENT



PLAN

DIAM. OF SHAFT	90° BEND	45° BEND	22 1/2° BEND	TEE	FLUG
1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
1"	1"	1"	1"	1"	1"
1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"
1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
2"	2"	2"	2"	2"	2"
2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
3"	3"	3"	3"	3"	3"
3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"
4"	4"	4"	4"	4"	4"
4 1/2"	4 1/2"	4 1/2"	4 1/2"	4 1/2"	4 1/2"
5"	5"	5"	5"	5"	5"
5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"
6"	6"	6"	6"	6"	6"
6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"
7"	7"	7"	7"	7"	7"
7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
8"	8"	8"	8"	8"	8"
8 1/2"	8 1/2"	8 1/2"	8 1/2"	8 1/2"	8 1/2"
9"	9"	9"	9"	9"	9"
9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"
10"	10"	10"	10"	10"	10"
10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"
11"	11"	11"	11"	11"	11"
11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
12"	12"	12"	12"	12"	12"

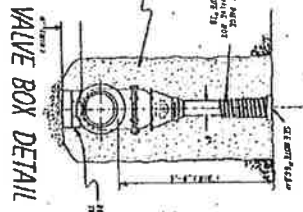
NOTE: ALL HOLE PIPES SHALL BE 1/8" OVER & UNDERGIRDING. STANDARD HOLE THROUGH WALLS SHALL BE 1/8" OVER & UNDERGIRDING.



THRUST BLOCK LOCATION & TABLES

PIPE DIA.	MIN. CONC. THICKNESS	MIN. CONC. WIDTH	MIN. CONC. HEIGHT	MIN. CONC. LENGTH	MIN. CONC. AREA	MIN. CONC. PERCENTAGE
1/2"	1/2"	1/2"	1/2"	1/2"	1/2"	1/2"
3/4"	3/4"	3/4"	3/4"	3/4"	3/4"	3/4"
1"	1"	1"	1"	1"	1"	1"
1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"	1 1/4"
1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
2"	2"	2"	2"	2"	2"	2"
2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
3"	3"	3"	3"	3"	3"	3"
3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"	3 1/2"
4"	4"	4"	4"	4"	4"	4"
4 1/2"	4 1/2"	4 1/2"	4 1/2"	4 1/2"	4 1/2"	4 1/2"
5"	5"	5"	5"	5"	5"	5"
5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"	5 1/2"
6"	6"	6"	6"	6"	6"	6"
6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"	6 1/2"
7"	7"	7"	7"	7"	7"	7"
7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"	7 1/2"
8"	8"	8"	8"	8"	8"	8"
8 1/2"	8 1/2"	8 1/2"	8 1/2"	8 1/2"	8 1/2"	8 1/2"
9"	9"	9"	9"	9"	9"	9"
9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"	9 1/2"
10"	10"	10"	10"	10"	10"	10"
10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"	10 1/2"
11"	11"	11"	11"	11"	11"	11"
11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"	11 1/2"
12"	12"	12"	12"	12"	12"	12"

1. THE USE OF JOINT SHALL BE LIMITED TO 10% OF THE TOTAL LENGTH OF THE PIPE.
2. EXISTING JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
3. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
4. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
5. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
6. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
7. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
8. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
9. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.
10. JOINT SHALL BE CUT OR REPAIRED PRIOR TO THE INSTALLATION OF THE NEW PIPE.



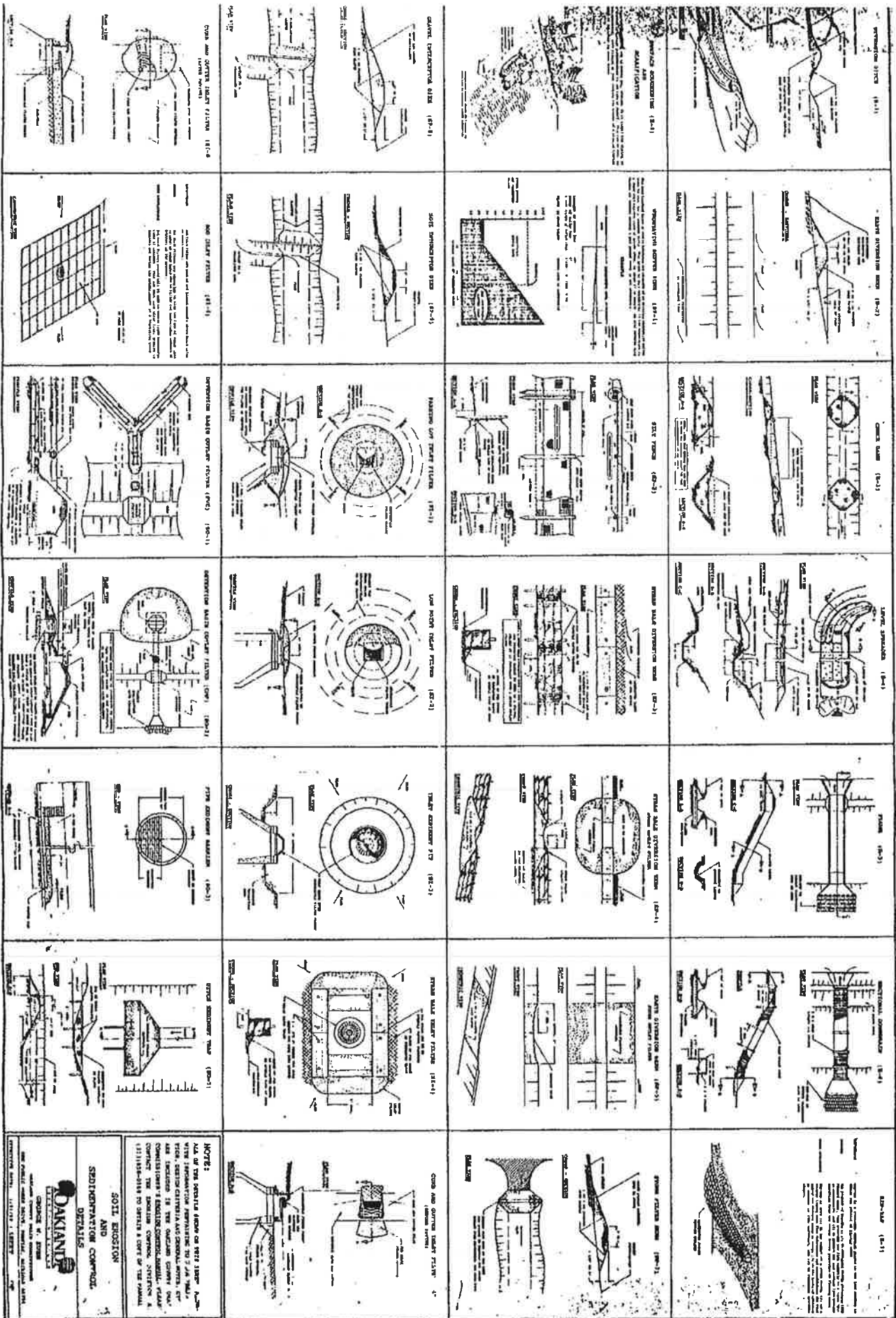
VALVE BOX DETAIL

JOK and Associates, Inc.  
Consulting Engineers  
Civilian Work - Project 173-1996

WATER MAIN DETAIL

DATE: 11/11/03  
SCALE: AS SHOWN  
SHEET NO. 518 OF 518

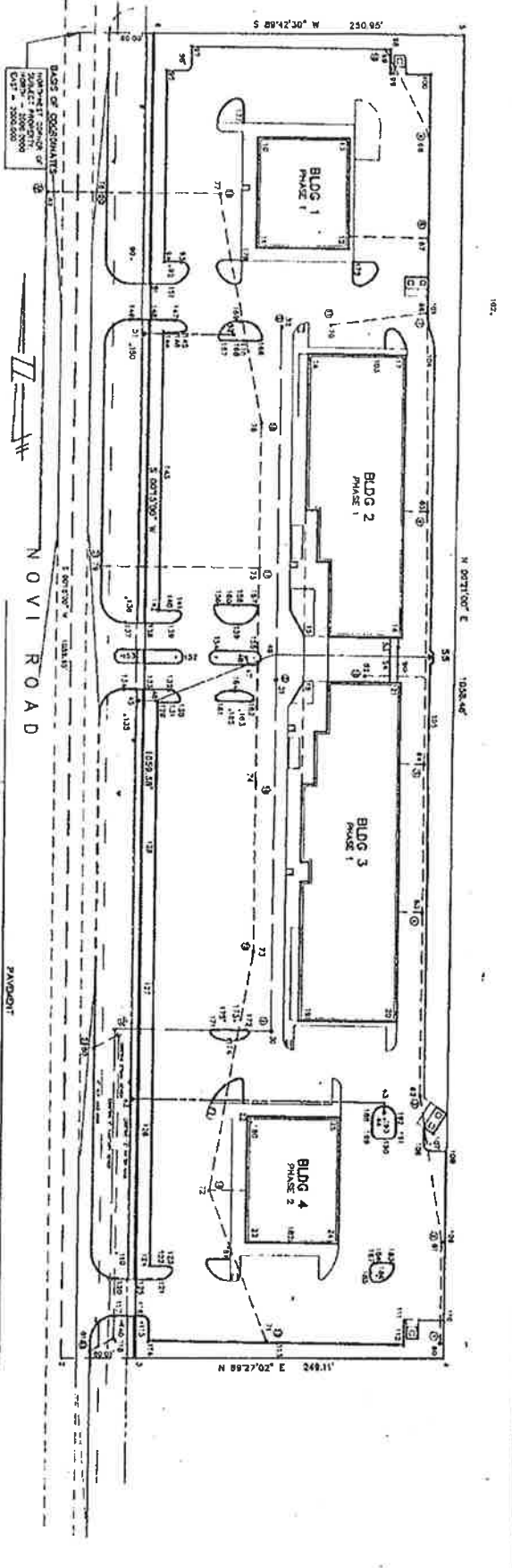




**NOTE:**  
 ALL OF THE SECTIONS SHOWN ON THIS SHEET ARE TO BE CONSIDERED AS GENERAL ARRANGEMENTS. THE EXACT DETAILS OF THE DAM BODY, SPILLWAY, AND FOUNDATION SHALL BE DETERMINED BY THE ENGINEER IN CHARGE OF THE PROJECT. THE EXACT DETAILS OF THE DAM BODY, SPILLWAY, AND FOUNDATION SHALL BE DETERMINED BY THE ENGINEER IN CHARGE OF THE PROJECT.

**SOIL EROSION AND SEDIMENTATION CONTROL DETAILS**

**DAKLAND**  
 ENGINEERS & ARCHITECTS  
 12115-10TH AVENUE, SUITE 100, DENVER, CO 80231  
 PHONE: (303) 751-1111 FAX: (303) 751-1112  
 WWW.DAKLAND.COM

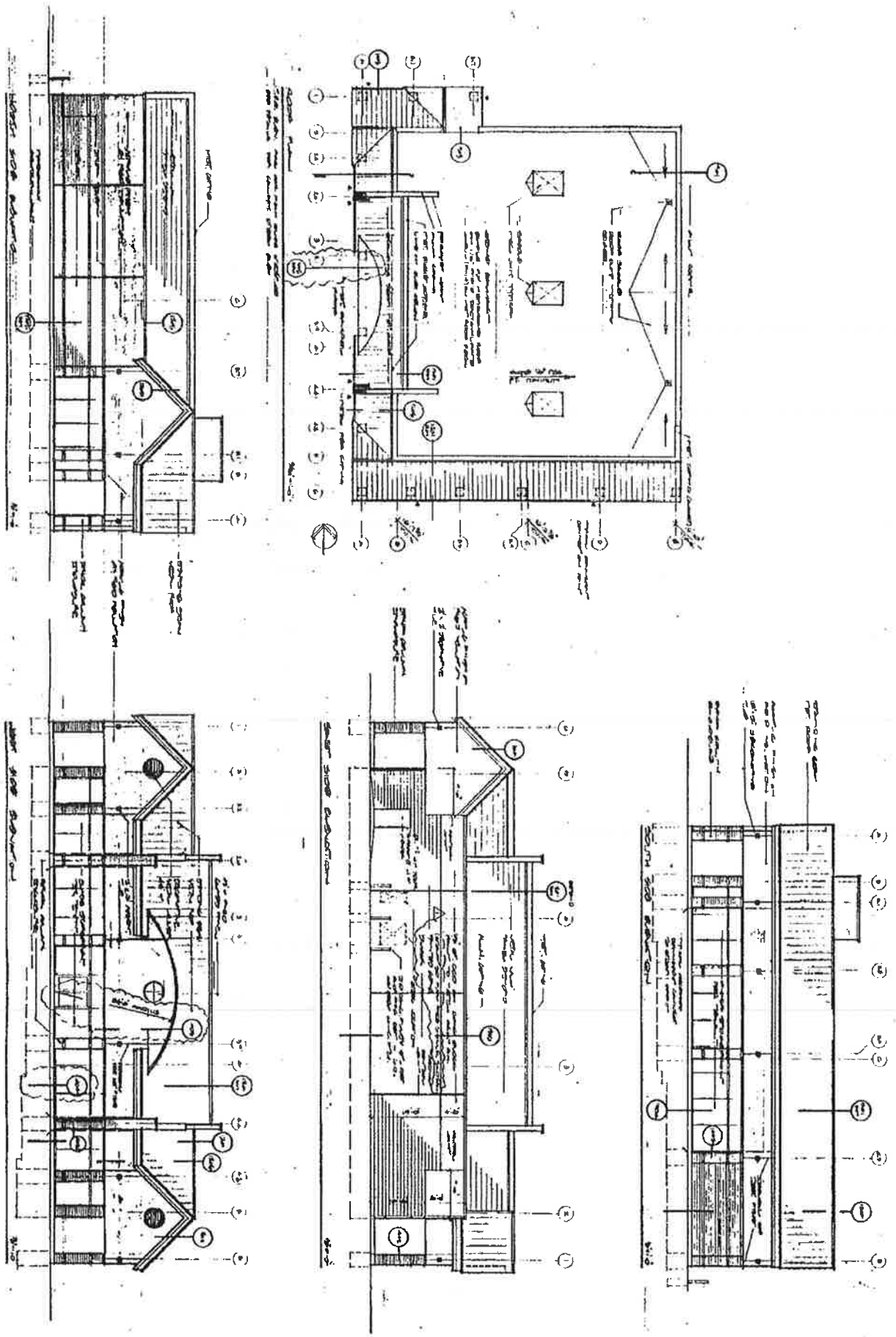


CONCRETE	SAINTARY SINK	STORM SINK	PAVEMENT
2000.0000	2000.0000	2000.0000	2000.0000
1800.0000	1800.0000	1800.0000	1800.0000
1600.0000	1600.0000	1600.0000	1600.0000
1400.0000	1400.0000	1400.0000	1400.0000
1200.0000	1200.0000	1200.0000	1200.0000
1000.0000	1000.0000	1000.0000	1000.0000
800.0000	800.0000	800.0000	800.0000
600.0000	600.0000	600.0000	600.0000
400.0000	400.0000	400.0000	400.0000
200.0000	200.0000	200.0000	200.0000
0.0000	0.0000	0.0000	0.0000

**COORDINATE PLAN**

SECTION 35  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SEBER, WEAST &  
ASSOCIATES, INC.  
PLANNERS AND ARCHITECTS



Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

<b>2</b>	DATE	11-11-11
	PROJECT	RENOVATION

PROJECT	RENOVATION
CLIENT	RENOVATION GROUP

PROJECT	RENOVATION
CLIENT	RENOVATION GROUP

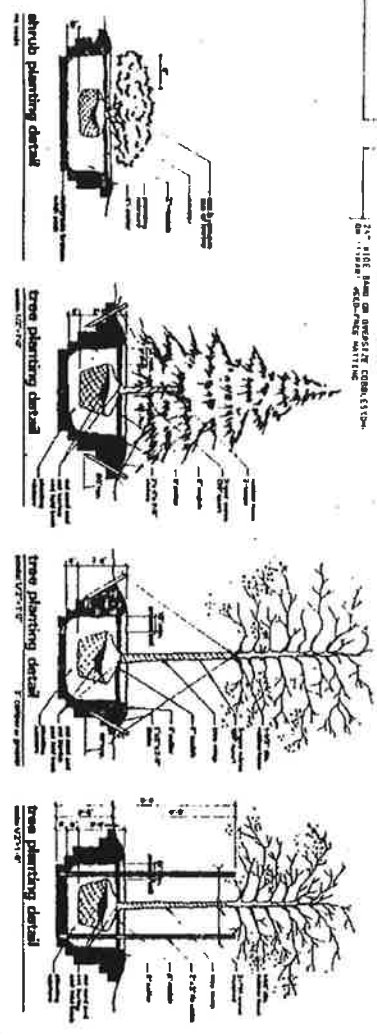
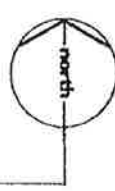
2445 Franklin Road  
 Bloomfield Hills, MI 48302  
 313 • 334 • 5000



landscape plan for:  
**65 Oakpointe Plaza**  
 City of Novi, Michigan

scale: 1" = 20' 40'

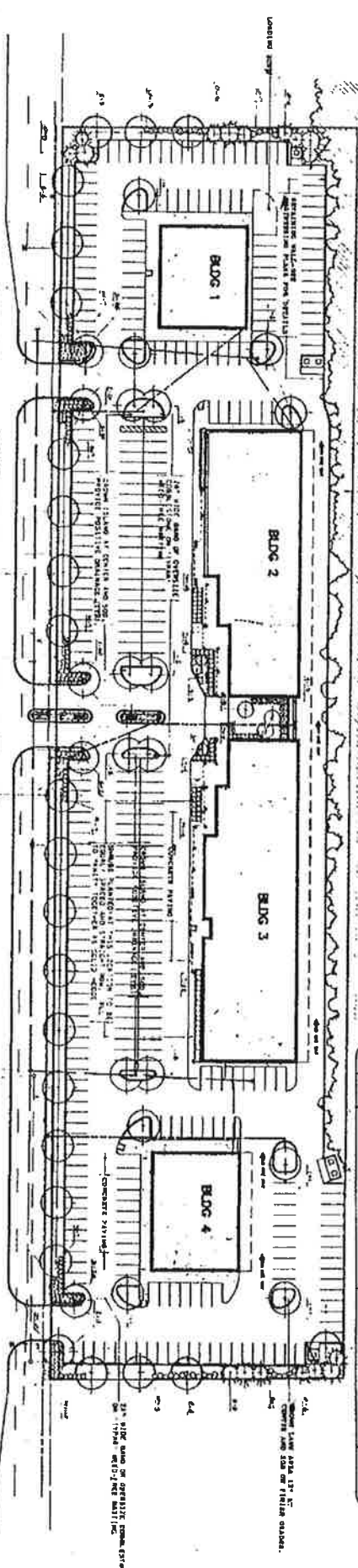
developer:  
**THE SELECTIVE GROUP**



ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.

ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.

**Novi Road**



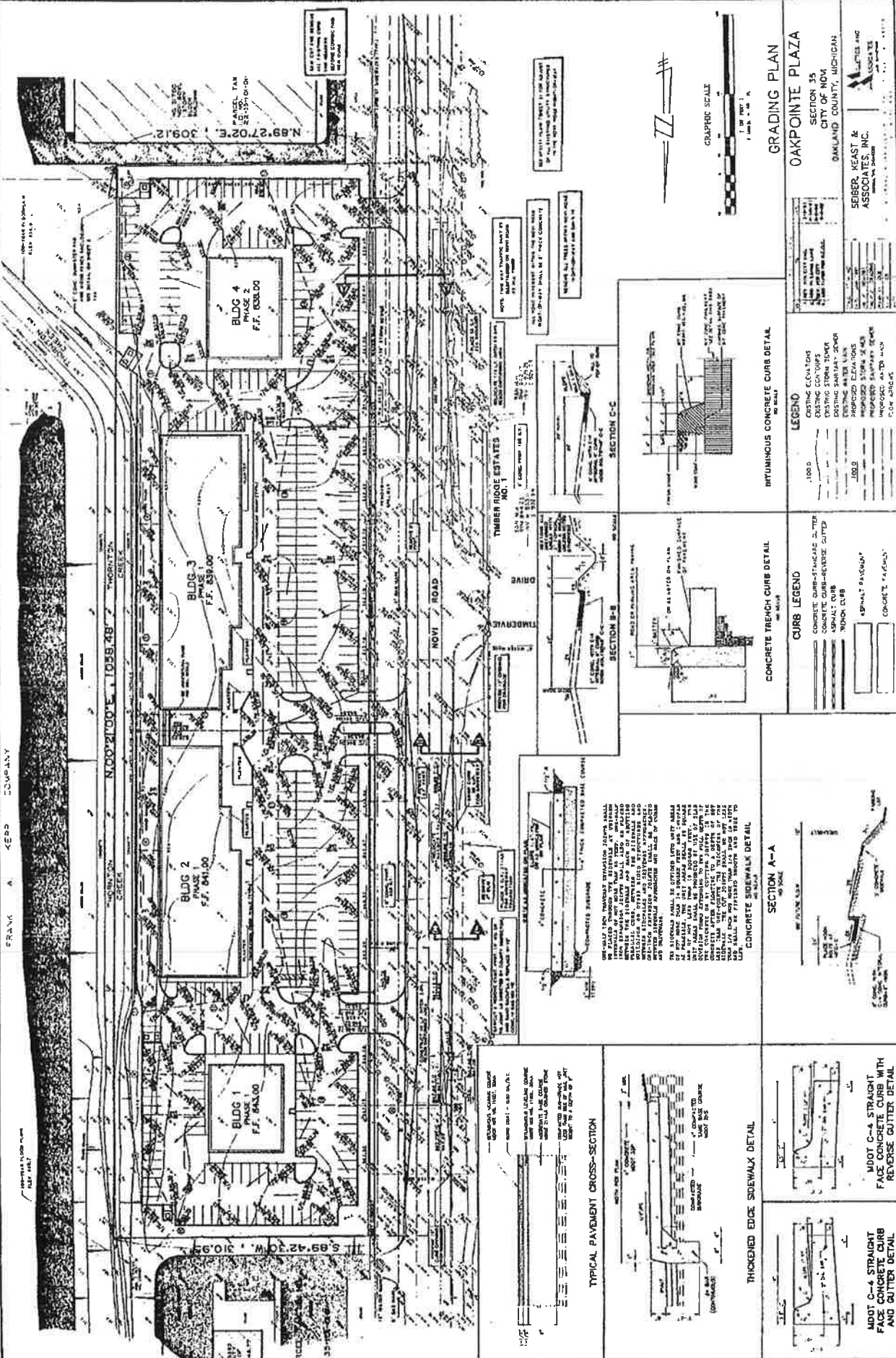
- Notes:**
1. ALL PLANTING SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  2. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  3. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  4. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  5. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  6. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  7. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  8. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  9. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
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  15. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  16. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  17. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  18. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  19. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.
  20. ALL TREES ON LANDSCAPE SHALL BE PLANTED OVER OR WITHIN THE PLANTING ZONE AS SHOWN ON THE LANDSCAPE PLAN. ALL TREES SHALL BE PLANTED AT THE SAME TIME AS THE BUILDING FOUNDATION IS LAID.

**plant material list**

Qty	Species	Planting Notes
10	Red Maple	Plant in planting zone
5	White Birch	Plant in planting zone
3	Black Walnut	Plant in planting zone
2	Red Oak	Plant in planting zone
1	White Oak	Plant in planting zone
1	Black Oak	Plant in planting zone
1	Red Pine	Plant in planting zone
1	White Pine	Plant in planting zone
1	Black Pine	Plant in planting zone
1	Red Spruce	Plant in planting zone
1	White Spruce	Plant in planting zone
1	Black Spruce	Plant in planting zone
1	Red Fir	Plant in planting zone
1	White Fir	Plant in planting zone
1	Black Fir	Plant in planting zone
1	Red Cedar	Plant in planting zone
1	White Cedar	Plant in planting zone
1	Black Cedar	Plant in planting zone
1	Red Juniper	Plant in planting zone
1	White Juniper	Plant in planting zone
1	Black Juniper	Plant in planting zone
1	Red Cypress	Plant in planting zone
1	White Cypress	Plant in planting zone
1	Black Cypress	Plant in planting zone
1	Red Palm	Plant in planting zone
1	White Palm	Plant in planting zone
1	Black Palm	Plant in planting zone





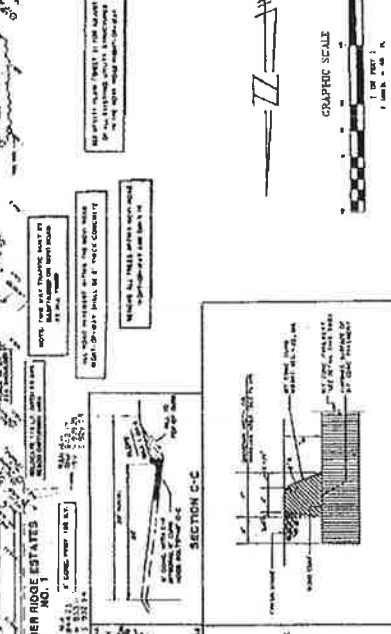
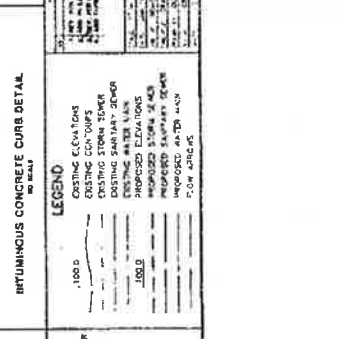
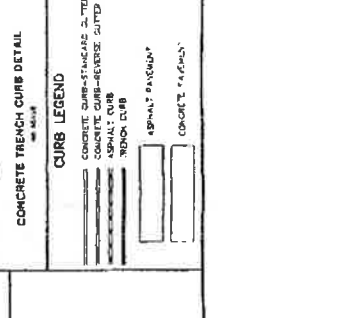
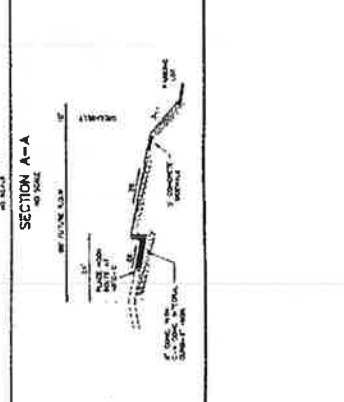
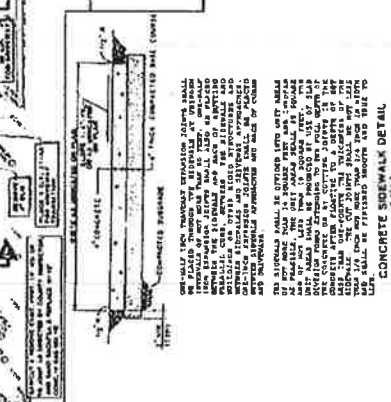
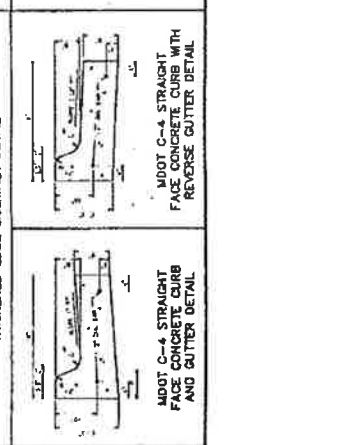
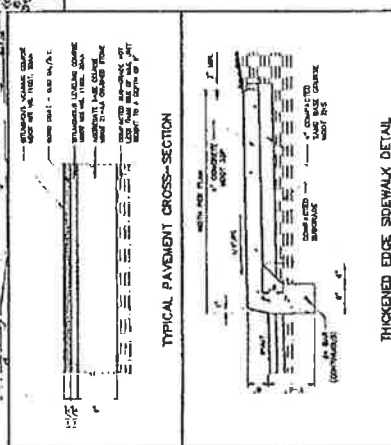


BLDG 1  
PHASE 1  
F.F. 643.00

BLDG 2  
PHASE 2  
F.F. 641.00

BLDG 3  
PHASE 3  
F.F. 639.00

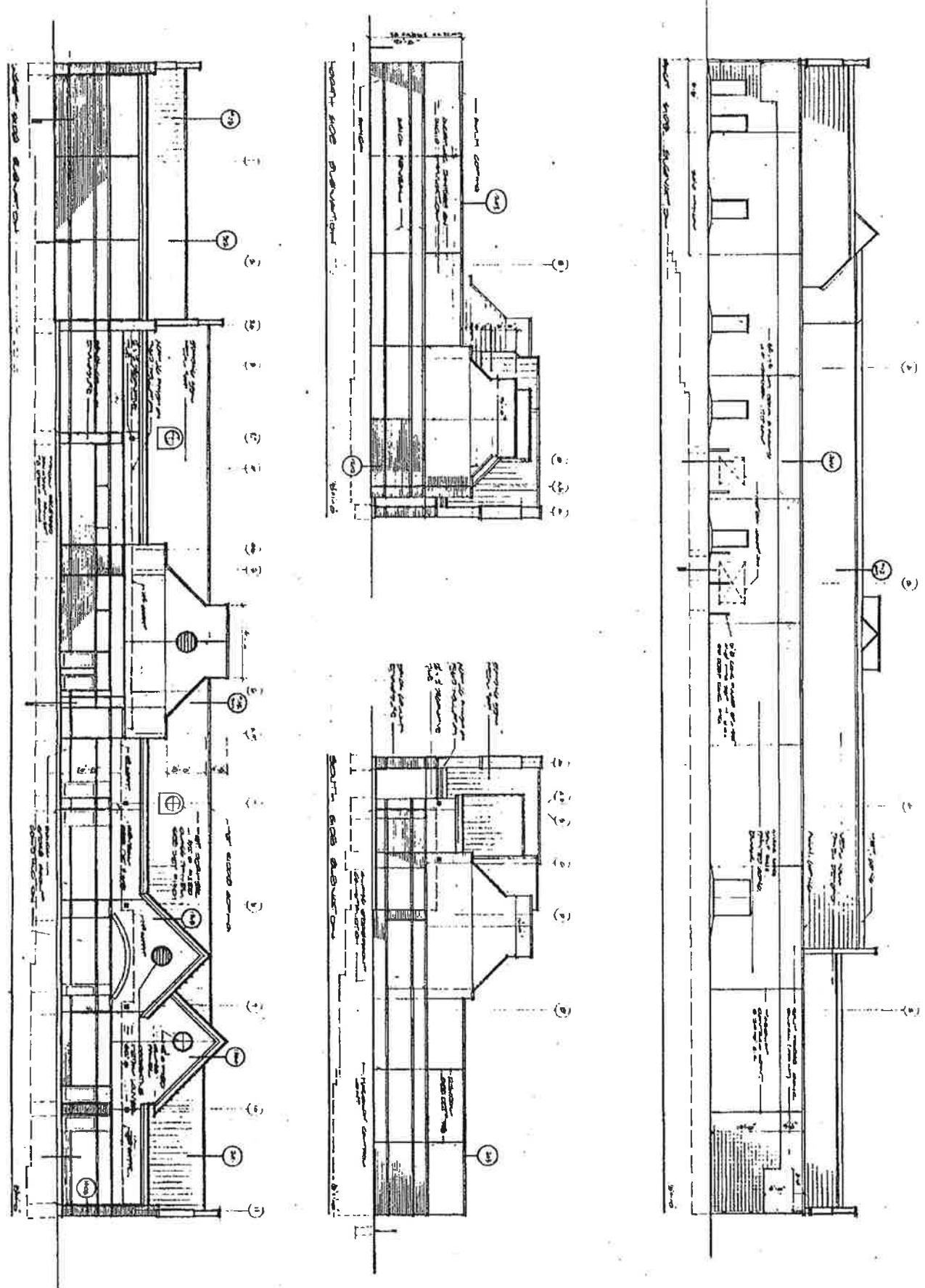
BLDG 4  
PHASE 4  
F.F. 638.00



GRADING PLAN  
OAKPOINTE PLAZA  
SECTION 35  
CITY OF NOVI  
OKLAHOMA COUNTY, MICHIGAN

SEBER, KEAST & ASSOCIATES, INC.  
11111 LEXINGTON AVENUE  
SUITE 100  
LANSING, MICHIGAN 48213

LEGEND:  
1.00.0 CONCRETE CURB  
1.00.5 COATING CONCRETE CURB  
1.01.0 COATING STONE TOWER  
1.01.5 COATING WATER CURB  
1.02.0 PROPOSED STORM GUTTER  
1.02.5 PROPOSED SANITARY GUTTER  
1.03.0 PROPOSED SAND  
1.03.5 PROPOSED SAND

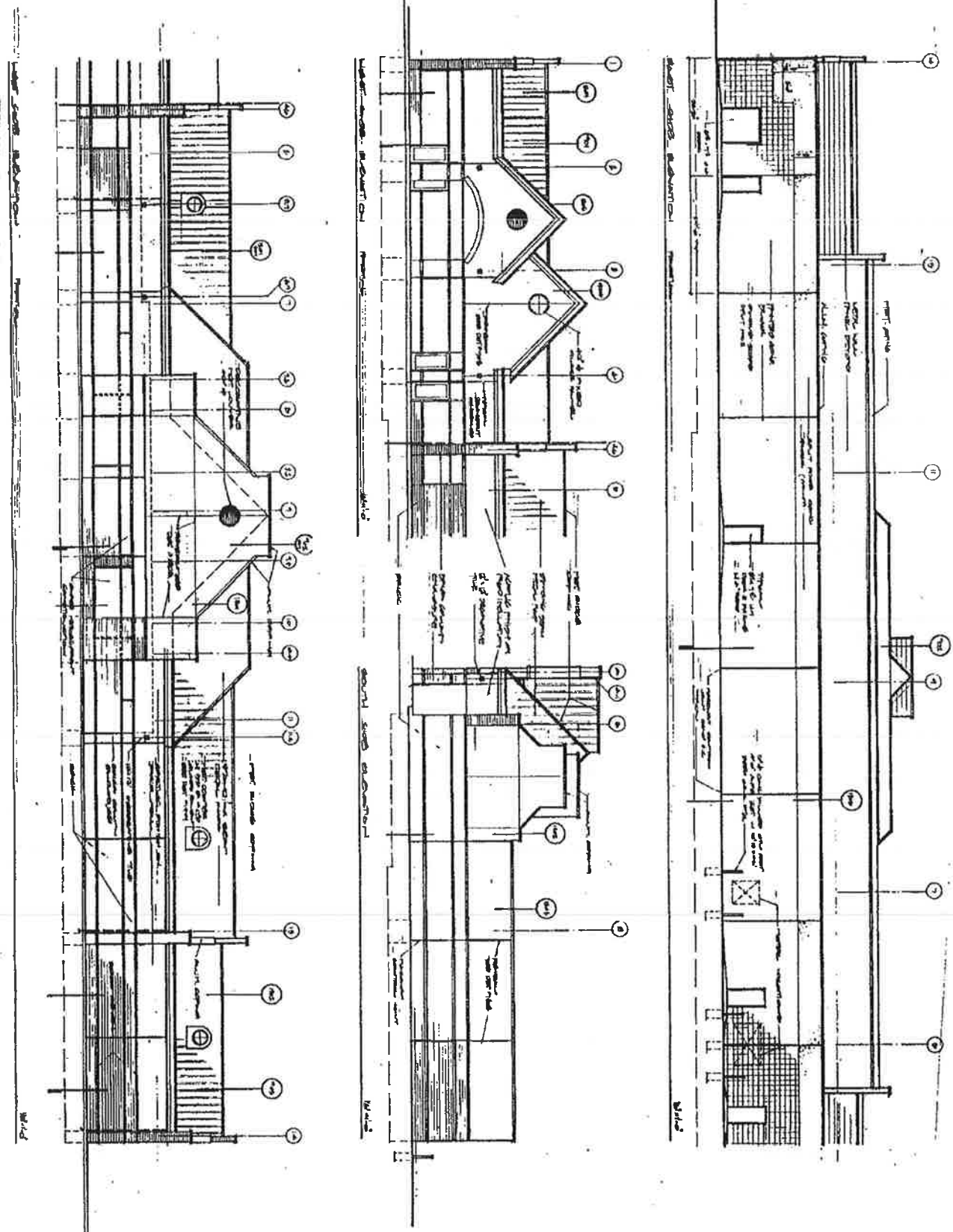


Alexander V Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

97	DATE: 10/1/01	PROJECT: <u>GALENTINE AREA</u>	DATE: <u>10/1/01</u>
		BY: <u>Michael</u>	SCALE: <u>AS SHOWN</u>
DESCRIPTION: <u>EXISTING PLAN</u>	DATE: <u>10/1/01</u>	PROJECT: <u>GALENTINE AREA</u>	DATE: <u>10/1/01</u>
BY: <u>Michael</u>	SCALE: <u>AS SHOWN</u>	PROJECT: <u>GALENTINE AREA</u>	DATE: <u>10/1/01</u>

2445 Franklin Road  
 Bloomfield Hills, MI 48302  
 313-334-5000





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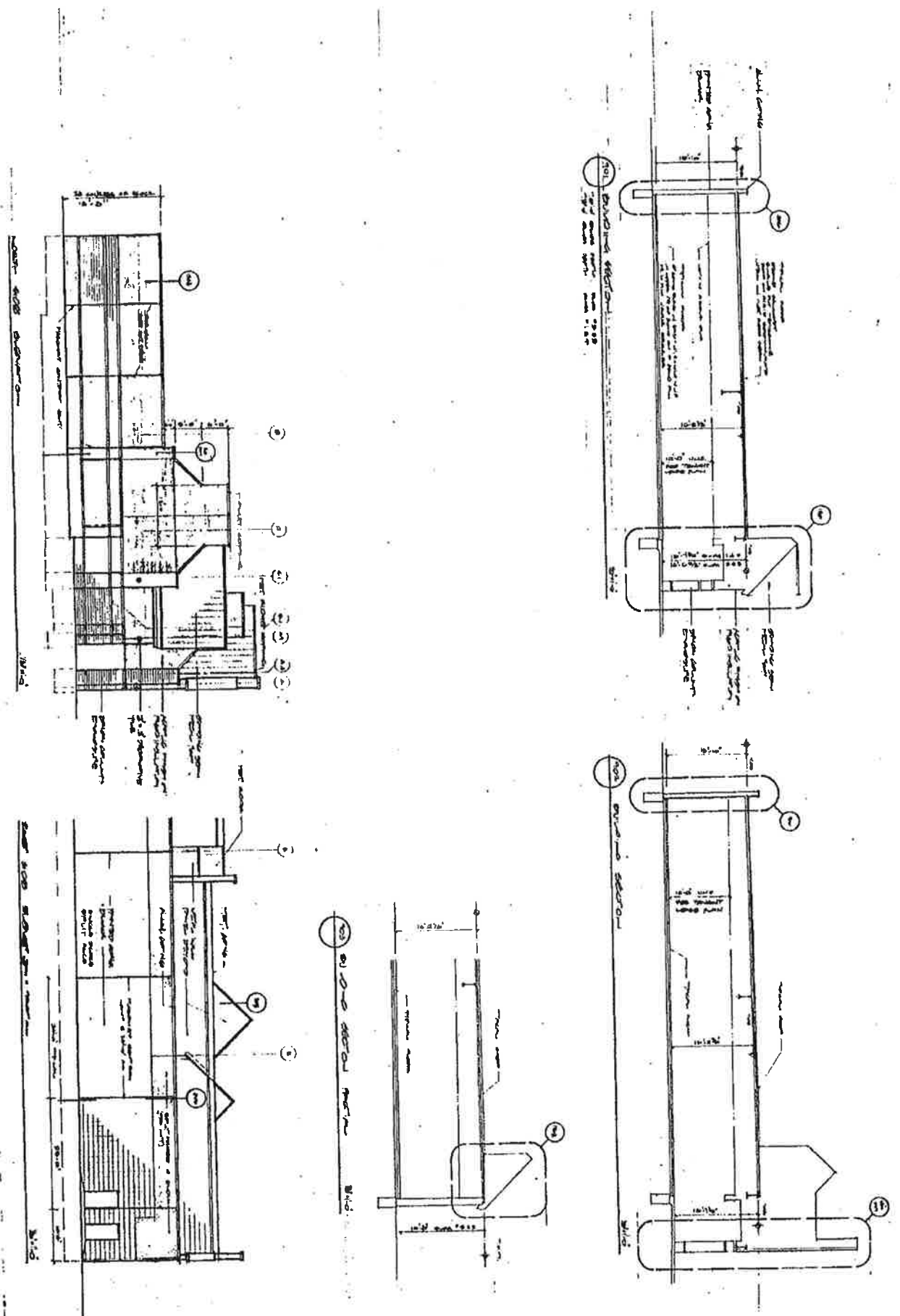
2445 Franklin Road  
 Bloomfield Hills, MI 48302  
 313 • 334 • 5000

33	DATE	2
PROJECT	NOV 1998	
CLIENT		
ARCHITECT		
SCALE		
BY		
CHECKED		
DATE		

PROJECT NAME	SUPPORT PLAZA
LOCATION	NOVI MICHIGAN
DATE	NOVEMBER 1998

SECTION	ELEVATIONS
DATE	NOV 98

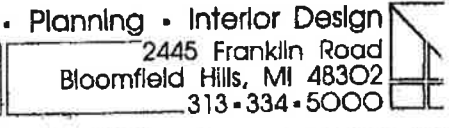




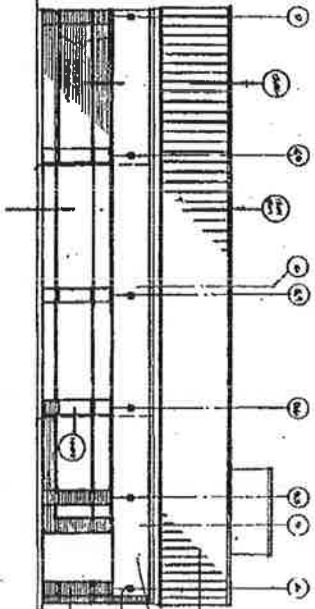
C	2	DATE PLOTTED 11/11/11	DATE PRINTED 11/11/11
	1	DATE PLOTTED 11/11/11	DATE PRINTED 11/11/11

PROJECT CARPENTER'S ROW NEW RESTAURANT CONCEPTUAL GROUP
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SECTION ELEVATIONS ELEVATIONS SECTION
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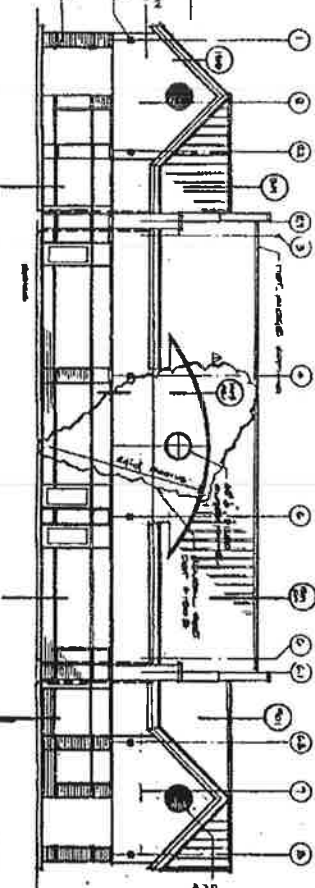


SECTION 2025 - EAST-WEST



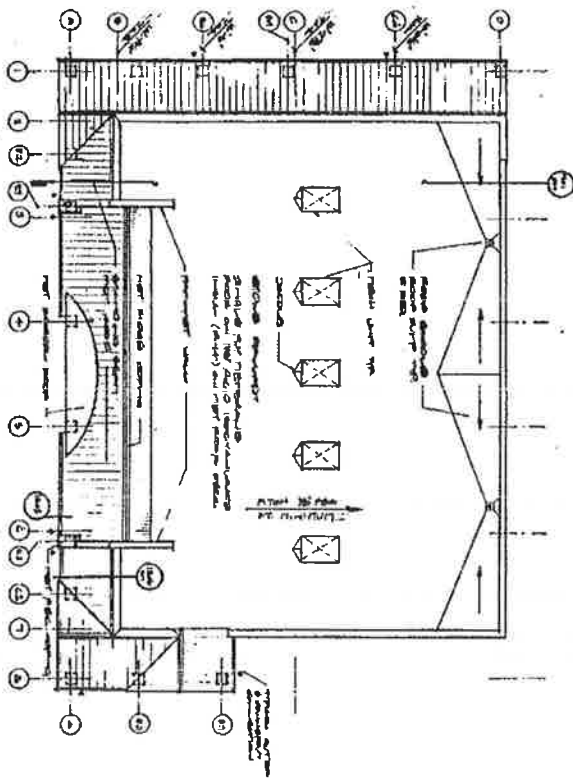
W-1

SECTION 2026 - EAST-WEST



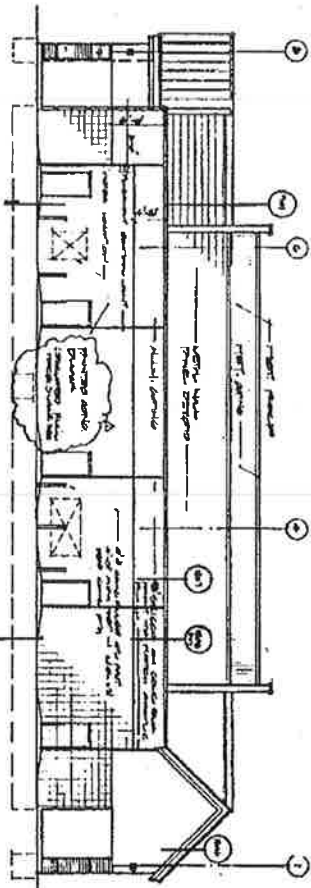
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SECTION 2027 - NORTH-SOUTH



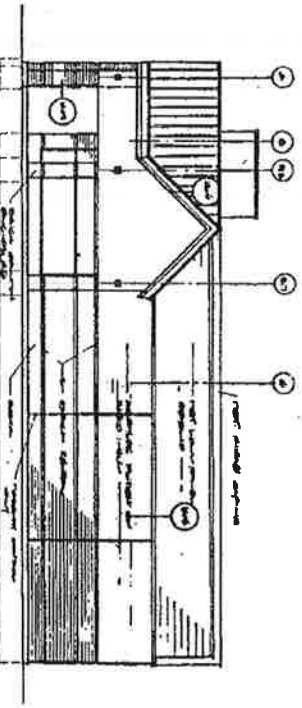
W-3

SECTION 2028 - NORTH-SOUTH



W-4

SECTION 2029 - NORTH-SOUTH

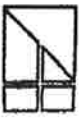


W-5

PHASE II

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2445 Franklin Road  
Bloomfield Hills, MI 48302  
313-334-5000



DATE	11
PROJECT	CONVENTS PLAZA
CLIENT	CONVENTS PLAZA
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	AS SHOWN

DATE	11
PROJECT	CONVENTS PLAZA
CLIENT	CONVENTS PLAZA
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	AS SHOWN

DATE	11
PROJECT	CONVENTS PLAZA
CLIENT	CONVENTS PLAZA
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	AS SHOWN

DATE	11
PROJECT	CONVENTS PLAZA
CLIENT	CONVENTS PLAZA
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	AS SHOWN

DATE	11
PROJECT	CONVENTS PLAZA
CLIENT	CONVENTS PLAZA
ARCHITECT	ALEXANDER V. BOGAERTS + ASSOCIATES, P.C.
SCALE	AS SHOWN

**EXHIBIT C  
AMENDMENT TO ALLOW  
INDOOR RECREATIONAL USE AND  
INSTRUCTIONAL CENTERS**

---

FILED Received for Filing Oakland County Clerk 3/17/2021 2:39 PM

IN THE STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

SELECTIVE DEVELOPMENT,  
a Michigan corporation

Plaintiff,

Case No. 87-329917-CZ  
Hon. Yasmine I. Poles

NOVA OAK POINTE PROPERTIES OF  
NOVI, LLC,

Successor-in-interest Plaintiff, as to certain  
property

vs.

CITY OF NOVI, a Michigan municipal  
corporation

Defendant.

LANDRY, MAZZEO & DEMBINSKI PC  
DAVID B. LANDRY (P32055)  
Attorneys for Plaintiff  
37000 Grand River Ave., Ste 200  
Farmington Hills, MI 48335

ROSATI, SCHULTZ, JOPPICH &  
AMTSBUECHLER PC  
THOMAS R. SCHULTZ (P42111)  
Attorneys for Defendant  
27555 Executive Dr., Ste 250  
Farmington Hills, MI 48331

LAW OFFICES  
LANDRY, MAZZEO &  
DEMBINSKI, P.C.

37000 GRAND RIVER AVE.  
SUITE 200  
FARMINGTON HILLS  
MICHIGAN 48335

(248) 476-6900  
(248) 476-6564 FAX

**SECOND AMENDED JUDGMENT**

At a session of said court held in  
the City of Pontiac, County of Oakland,  
State of Michigan on 3/17/2021

PRESENT: HON. Yasmine I. Poles  
Circuit Court Judge

Upon Stipulation and consent of the parties, this Court finds:

1. This matter originally having come before the Court for trial on February 19, May 10,12, and 13, June 13, June 30 and July 11, 1988;
2. The Court having issues a written opinion on July 27, 1988;
3. The Court having entered its judgment on October 18, 1988. A copy of the Judgment is attached hereto as Exhibit "A";
4. Pursuant to the terms of the original Judgment, Plaintiff, Selective Development company, is permitted to construct a commercial convenience center, allowing all uses permitted in the B-1 local business district, together with restaurant use, including a grocery store, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended through the date of the Judgment;
5. The Court having maintained continuing jurisdiction in this matter;
6. The parties subsequently modified the original October 18, 1988 Judgment by way of an Amended Judgment entered by the Court on September 18, 1992;
7. A part of the property covered by this Amended Judgment (the building and parcel designated as 22104 Novi Road) having since been acquired by Nova Oak Pointe Properties of Novi, LLC;
8. Nova and the City having determined to further amend the original Judgment of October 18, 1988 and the Amended Judgment of September 18, 1992 by entry of this Second Amended Judgment which shall supersede both the original Judgment and the Amended Judgment;
9. The Defendant City of Novi having approved entry of this Second Amended Judgment on February 10, 2020;

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10. The parties' agree that the operative provisions of this Second Amended Judgment are promises made by each of them to the extent that these provisions are applicable to their respective actions.

NOW THEREFORE, IT IS HEREBY DECLARED, ORDERED AND ADJUDGED:

- A. Plaintiff shall have the right to develop the property in accordance with the attached Exhibit "B". Exhibit "B" is the Final Site Plan for the "Oakpointe Plaza", further identified as SP-9104E, dated January, 1991 as amended through September, 1992, which shall be treated by the parties as an approved Final Site Plan. Provided, that Plaintiff shall construct a passing lane on the west side of Novi Road opposite the southern-most driveway of the development at such time as the warrants are met under the standards of the Oakland County Road Commission.
- B. The City of Novi, its agents, servants and employees, are hereby enjoined from interfering with the Plaintiff's proposed use of the subject property in accordance with said Final Site Plan, provided, Plaintiff shall obtain all necessary permits for said development required by applicable codes, ordinances, statutes and other laws, and shall submit the required applications and fees therefor. Where approval of any such permit is within the jurisdiction of the City of Novi said approval shall not be unreasonably withheld, conditioned or delayed.
- C. The City of Novi and Plaintiff understand that floor space in the buildings to be constructed on the Land is intended by Plaintiff to be leased to tenants, and that the needs of individual tenants will vary relative to the floor plan leased space and location of windows, below the canopy of exterior demising walls. Consequently, modifications to the buildings on the Land to satisfy the needs of such tenants relative to those elements may be made by written request to the Plaintiff and the written approval of the

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City's Planning consultant, without the necessity of amending this Second Amended Judgment, which approval shall not be unreasonably delayed or withheld provided the request is consistent with the spirit and intent of this Second Amended Judgment. Provided further, such modifications shall not alter the building footprints, the facade materials or the architectural form of the buildings on the Land as depicted in Exhibit "B", and all tenants signage shall comport with applicable sign regulations as provided in Paragraph D.

D. The city of Novi shall grant Plaintiff, its contractors and subcontractors all city permits and authorizations necessary to develop the Land in accordance with this Second Amended Judgment, including those necessary to bring electricity, telephone, gas, cable television, water, and sewer to the Land and to construct all such utilities on the Land, provided Plaintiff has made all requisite filings and submissions and has paid the required fees. This shall not relieve Plaintiff from obtaining all necessary approvals, permits, and authorizations from applicable utilities, and governmental agencies other than the city of Novi and its boards, commissions, staff and consultants. The City of Novi shall not unreasonably delay in providing or issuing its permits, authorizations and submissions required in connection with the development and use of the Land in accordance with this Second Amended Judgment. The city of Novi, the City Engineer and those city officials, employees, and agents of the City of Novi who have the responsibility for approving plans submitted to them shall approve such engineering, construction, and other Plans submitted by the Plaintiff which comply with this Second Amended Judgment and other applicable City Code requirements, subject to the provisions of Paragraph E hereof. As a condition to receiving permits for construction upon the Land, construction plans must be submitted and approved by the City in

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DEMBINSKI, P.C.

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accordance with the state Construction Code, as enforced in the City of Novi pursuant to Chapter 7, Article II of the Novi Code of Ordinances in effect of on the date of this Second Amended Judgment. As a condition to receiving permits for signage on the Land, application for sign permits shall be submitted to and approved by the City of Novi Department of Building and Safety in accordance with Chapter 28. For purposes of applying Chapter 28, the Land shall be a “business district”.

- E. Future amendments to the city’s Zoning Ordinance or other regulatory ordinances after October 18, 1988 shall not apply to prohibit development of the Land as provided in this Second Amended Judgment.
- F. Upon completion, said development shall be utilized solely for uses permitted within the B-1 local business district, together with the restaurant use, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended as of October 18, 1988. In addition, public or private indoor recreation facilities and instructional centers shall be permitted, subject the following:
  - 1. The proposed indoor recreation use as described in the attached Exhibit C shall be permitted at 22104 Novi Road.
  - 2. Any other future indoor recreational uses smaller than 2,000 square feet shall be considered a principal permitted use.
  - 3. Any other future indoor recreational uses larger than 2,000 square feet shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.
  - 4. All such future uses shall be subject to requirements of Section 4.89 of Zoning Ordinance relating to service of alcoholic beverages.
  - 5. No outside uses other than parking and loading shall be permitted.
- G. It is further ordered and adjudged that this Second Amended Judgment is binding upon the parties, their heirs, successors and assigns. The obligations contained in this Second Amended Judgment shall run with the Land. A copy of this Second Amended Judgment

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DEMBINSKI, P.C.  
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(248) 476-6564 FAX

shall be recorded with the Oakland County Register of Deeds. Nova Oak Pointe Properties of Novi, LLC is hereby added to this case for the purpose of entry into this Second Amended Judgment and shall be designated as a "Successor-in-interest Plaintiff as to Certain Property." The Court retains jurisdiction to interpret and enforce the terms and conditions of this Second Amended Judgment, reconcile any differences between the parties that may arise relating to performance of the terms of this Second Amended Judgment, assure there is no unreasonable delay in the issuance of building or constructions permits or certificates of occupancy, and assure compliance by Plaintiff with all permits issued by the City.

/s/ Yasmine I. Poles

Circuit Judge

IN

APPROVED AS TO FORM AND CONTENT:

/s/ David B. Landry

David B. Landry (P32055)  
Attorneys for Plaintiff

/s/ Thomas R. Schultz

Thomas R. Schultz (P42111)  
Attorneys for Defendant

LAW OFFICES  
LANDRY, MAZZEO &  
DEMBINSKI, P.C.

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FARMINGTON HILLS  
MICHIGAN 48335

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(248) 476-6564 FAX

# EXHIBIT A

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

87-329917-CZ

SELECTIVE DEVELOPMENT,  
a Michigan corporation,

Plaintiff,



-vs-

Case No. 87-329917-CZ  
HON. Edward Sosnick

CITY OF NOVI, a michigan  
municipal corporation,

Defendant.

JOSEPH F. GALVIN (P-13821)  
LEROY L. ASHER (P-37972)  
Attorneys for Plaintiff  
MILLER, CANFIELD, PADDOCK and STONE  
150 West Jefferson, Suite 2500  
Detroit, MI 48226  
(313) 963-6420

DAVID M. FRIED (P-13710)  
DENNIS WATSON (P-31300)  
Attorneys for Defendant  
FRIED AND LEVITT, P.C.  
30700 Telegraph, Suite 3655  
Bingham Farms, MI 48025  
(313) 645-1003

RECEIVED  
15 11 1992

A TRUE COPY  
SYNARD ALLEN  
Oakland County Clerk  
Deputy

AMENDED JUDGMENT

At a session of said Court held in  
Courthouse Tower, City of Pontiac,  
Oakland County, Michigan on SEP 11 1992

PRESENT: THE HONORABLE EDWARD SOSNICK  
CIRCUIT JUDGE  
Circuit Court Judge.

Upon Stipulation and Consent of the parties, this Court  
finds:

1. This matter having come before the Court for trial  
on February 19, May 10, 12 and 13, June 13, June 30 and July 11,  
1988;

2. The Court having issued a written opinion on July 27, 1988;

3. The Court having entered its Judgment on October 10, 1988. A copy of the Judgment is attached hereto as Exhibit "A";

4. Pursuant to the terms of the Judgment, Plaintiff, Selective Development Company, is permitted to construct a commercial convenience center, allowing all uses permitted in the B-1 local business district, together with restaurant use, including a grocery store, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended through the date of the Judgment;

5. The Court having maintained continuing jurisdiction in this matter;

6. The parties wish to modify the October 18, 1988 Judgment and this Amended Judgment shall supersede it;

7. The Defendant City of Novi having approved entry of this Amended Judgment on 27 July, 1992;

8. The parties agree that the operative provisions of this Amended Judgment are promises made by each of them to the extent that these provisions are applicable to their respective actions.

NOW, THEREFORE, IT IS HEREBY DECLARED, ORDERED AND ADJUDGED:

A. Plaintiff shall have the right to develop the property in accordance with the attached Exhibit "B". Exhibit "B" is the Final Site Plan for the "Oakpointe Plaza", further

identified as SP- 9104E, dated January, 1991 as amended through 8 SEPTEMBER, 1992, which shall be treated by the parties as an approved Final Site Plan. Provided, that Plaintiff shall construct a passing lane on the west side of Novi Road opposite the southern-most driveway of the development at such time as the warrants are met under the standards of the Oakland County Road Commission.

B. The City of Novi, its agents, servants and employees, are hereby enjoined from interfering with the Plaintiff's proposed use of the subject property in accordance with said Final Site Plan, provided, Plaintiff shall obtain all necessary permits for said development required by applicable codes, ordinances, statutes and other laws, and shall submit the required applications and fees therefor. Where approval of any such permit is within the jurisdiction of the City of Novi said approval shall not be unreasonably withheld, conditioned or delayed.

C. The City of Novi and Plaintiff understand that floor space in the buildings to be constructed on the Land is intended by Plaintiff to be leased to tenants, and that the needs of individual tenants will vary relative to the floor plan leased space and location of windows, below the canopy of exterior demising walls. Consequently, modifications to the buildings on the Land to satisfy the needs of such tenants relative to those elements may be made by written request to the Plaintiff and the written approval of the City's Planning consultant, without the



necessity of amending this Amended Judgment, which approval shall not be unreasonably delayed or withheld provided the request is consistent with the spirit and intent of this Amended Judgment. Provided further, such modifications shall not alter the building footprints, the facade materials or the architectural form of the buildings on the Land as depicted in Exhibit "B", and all tenants signage shall comport with applicable sign regulations as provided in Paragraph D.

D. The City of Novi shall grant Plaintiff, its contractors and subcontractors all City permits and authorizations necessary to develop the Land in accordance with this Amended Judgment, including those necessary to bring electricity, telephone, gas, cable television, water, and sewer to the Land and to construct all such utilities on the Land, provided Plaintiff has made all requisite filings and submissions and has paid the required fees. This shall not relieve Plaintiff from obtaining all necessary approvals, permits, and authorizations from applicable utilities, and governmental agencies other than the City of Novi and its boards, commissions, staff and consultants. The City of Novi shall not unreasonably delay in providing or issuing its permits, authorizations and submissions required in connection with the development and use of the Land in accordance with this Amended Judgment. The City of Novi, the City Engineer and those city officials, employees, and agents of the City of Novi who have the responsibility for approving plans submitted to them shall approve such engineering, construction, and other Plans

submitted by the Plaintiff which comply with this Amended Judgment and other applicable City Code requirements, subject to the provisions of Paragraph E hereof. As a condition to receiving permits for construction upon the Land, construction plans must be submitted and approved by the City in accordance with the State Construction Code, as enforced in the City of Novi pursuant to Chapter 7, Article II of the Novi Code of Ordinances in effect of on the date of this Amended Judgment. As a condition to receiving permits for signage on the Land, application for sign permits shall be submitted to and approved by the City of Novi Department of Building and Safety in accordance with Chapter 28. For purposes of applying Chapter 28, the Land shall be a "business district".

E. Future amendments to the City's Zoning Ordinance or other regulatory ordinances after October 18, 1988 shall not apply to prohibit development of the Land as provided in this Amended Judgment.

F. Upon completion, said development shall be utilized solely for uses permitted within the B-1 local business district, together with restaurant use, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended as of October 18, 1988.

G. It is further ordered and adjudged that this Amended Judgment is binding upon the parties, their heirs, successors and assigns. The obligations contained in this Amended Judgment shall run with the Land. A copy of the Amended Judgment

shall be recorded with the Oakland County Register of Deeds.

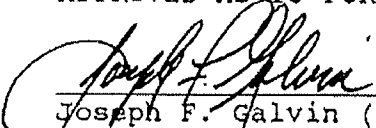
H. The Court retains jurisdiction to interpret and enforce the terms and conditions of this Amended Judgment, reconcile any differences between the parties that may arise relating to performance of the terms of this Amended Judgment, assure there is no unreasonable delay in the issuance of building or constructions permits or certificates of occupancy, and assure compliance by Plaintiff with all permits issued by the City.

EDWARD SOSNICK  
CIRCUIT JUDGE

---


Edward Sosnick, Circuit Judge

APPROVED AS TO FORM AND CONTENT:

---

Joseph F. Galvin (P-13821)  
LeRoy L. Asher (P-37972)  
Attorneys for Plaintiff

---

David M. Fried (P-13710)  
Dennis Watson (P-31300)  
Attorneys for Defendant

STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

RECEIVED FOR FILING  
SELECTIVE DEVELOPMENT COMPANY,  
a Michigan corporation,

Plaintiff, '88 OCT 18 24:48

-vs-

Case No. 87 329917 CZ

CITY OF NOVI, a Michigan  
municipal corporation,

HON. JAMES S. THORBURN

Defendant.

---

JOSEPH F. GALVIN (P 13821)  
LEROY L. ASHER (P 37972)  
Attorneys for Plaintiff  
29201 Telegraph Road, Suite 500  
Southfield, MI 48034  
(313) 358-9500

DAVID M. FRIED (P 13710)  
DENNIS WATSON (P 31300)  
Attorneys for Defendant  
30700 Telegraph Road, Suite 3655  
Birmingham, MI 48010-3797  
(313) 645-1003

A TRUE COPY  
LYNN O. ALLEN  
Oakland County Clerk - Registrar of Deeds  
*J. Daniel*

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JUDGMENT

At a session of said Court held in the  
Courthouse Towers, City of Pontiac, Oakland  
County, Michigan, on OCT 18 1988.

PRESENT: HON. JAMES S. THORBURN  
Circuit Court Judge

This matter having come before the Court for trial on  
February 19, May 10, 12 and 13, June 30 and July 11, 1988, this  
Court having considered all the testimony and exhibits presented,  
having reviewed the proposed findings of fact and conclusions of  
law submitted by the parties and the applicable law and having

heard oral argument and the Court having issued a written opinion on July 27, 1988;

NOW, THEREFORE, FOR THE REASONS STATED IN THAT OPINION, IT IS HEREBY DECLARED, ORDERED AND ADJUDGED:

1. The classification and use of Plaintiff's property as I-1, Light Industrial District, as provided by City of Novi Zoning Ordinance No. 84-18, as amended, is void, unconstitutional and of no force and effect as applied to the Plaintiff, SELECTIVE DEVELOPMENT COMPANY'S property described as:

"A parcel of land located in the Northwest 1/4 of Section 35, T. 1N., R. 8E., Novi Twp., Oakland County, Michigan, more particularly described as follows:

"Commencing at the Northwest Corner of Section 35, Thence S. 00°15'00" W., 260.00 ft. along the West line of Section 35 (also being the centerline of Novi Road R.O.W) to the point of beginning, thence continuing S. 00°15'00" W., 1059.85 ft. along the West line of Section 35 (also being the centerline of Novi Road R.O.W.), thence N. 89°27'02" E., 309.12 feet., thence N. 00°21'00" E. 1058.48 ft., thence S. 89°42'30" W., 310.95 ft. to the point of beginning, containing 7.5379 acres more or less, and subject to any easements or restrictions of record or otherwise.

Also known as parcel Tax I.D. No. 22-35-101-026. (hereinafter "subject property")

2. The City of Novi, its agents, servants and employees are hereby enjoined from enforcing the existing I-1, Light Industrial District zoning designation, as contained in the City of Novi Zoning Ordinance No. 84-18, as amended, as it applies to the SELECTIVE DEVELOPMENT COMPANY property.

3. The City of Novi, its agents, servants and employees are hereby enjoined from interfering with the

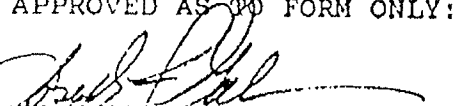
Plaintiff's proposed use of subject property for a B-1, Local Business District, (as permitted in the B-1 Local Business District), convenience-commercial shopping center, together with restaurant use, including a grocery store, pursuant to City of Novi Zoning Ordinance No. 84-18, as amended, through the date of this Judgment.

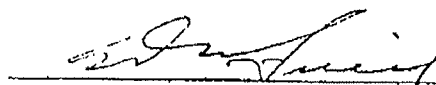
4. This Court maintains continuing jurisdiction to see that the existing zoning designation of the SELECTIVE DEVELOPMENT COMPANY property is not enforced and that SELECTIVE DEVELOPMENT COMPANY is able to proceed with their proposed commercial convenience shopping plan.

JAMES S. THORBURN

JAMES S. THORBURN, Circuit Judge

APPROVED AS TO FORM ONLY:

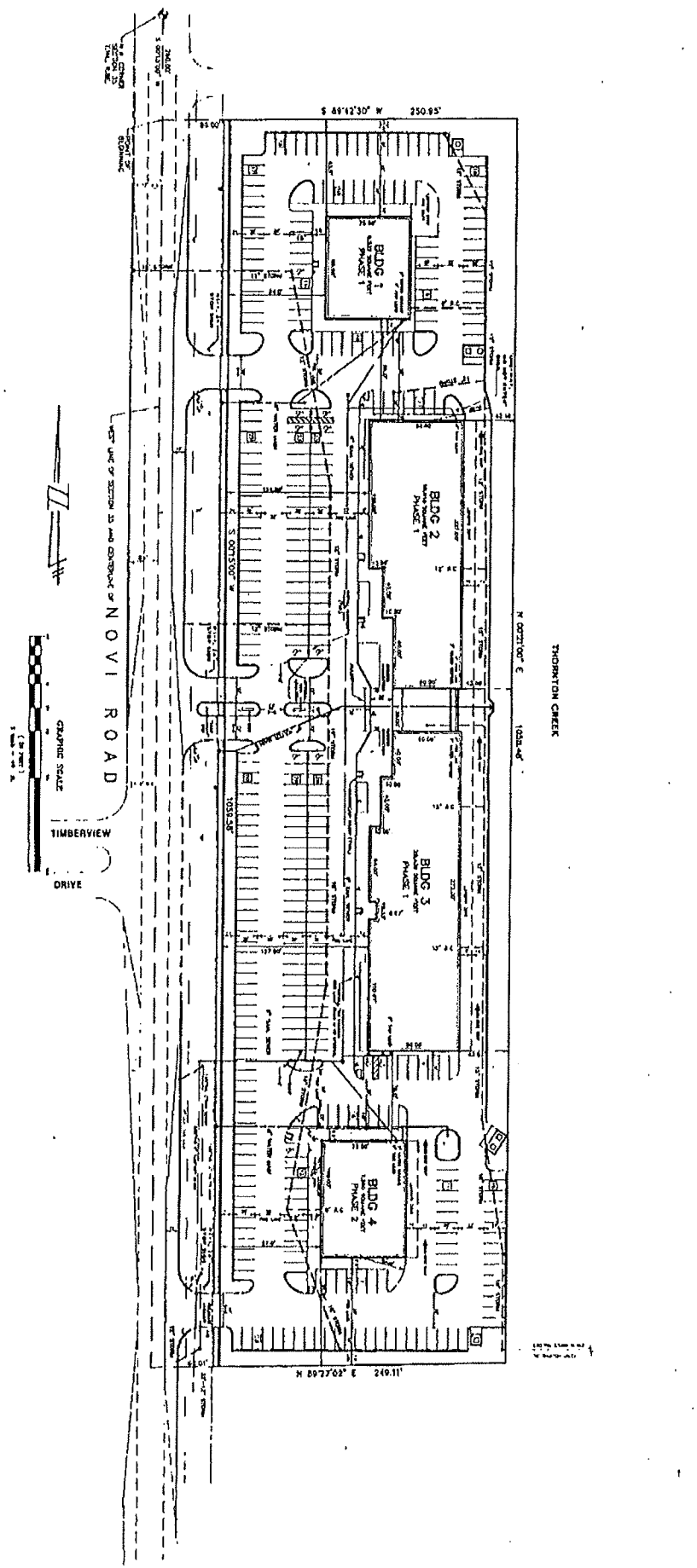
  
JOSEPH F. GALVIN (P 13821)  
Attorney for Plaintiff

  
DAVID M. FRIED (P 13710)  
Attorney for Defendant

# EXHIBIT B







**COMPOSITE PLAN**  
**OAKPINNITE PLAZA**  
SECTION 35  
CITY OF NOV  
DAKLAND COUNTY, MICHIGAN

SEBER, HEIST &  
ASSOCIATES, INC.  
LANDSCAPE ARCHITECTS  
2450 WEST TOWN  
ANN ARBOR, MI 48106

**GENERAL NOTES:**  
1. THE CLIENT HAS APPROVED THE PLAN AND ASSURES THAT THE PLAZA WILL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF NOV STANDARDS FOR PLAZAS AND THAT THE PLAZA WILL BE MAINTAINED AS A PUBLIC PLAZA.

**PLANNING REQUIREMENTS:**  
70% TREE REPLACEMENT AND 25% LANDSCAPING REQUIRED ON ALL IMPROVED AREAS.

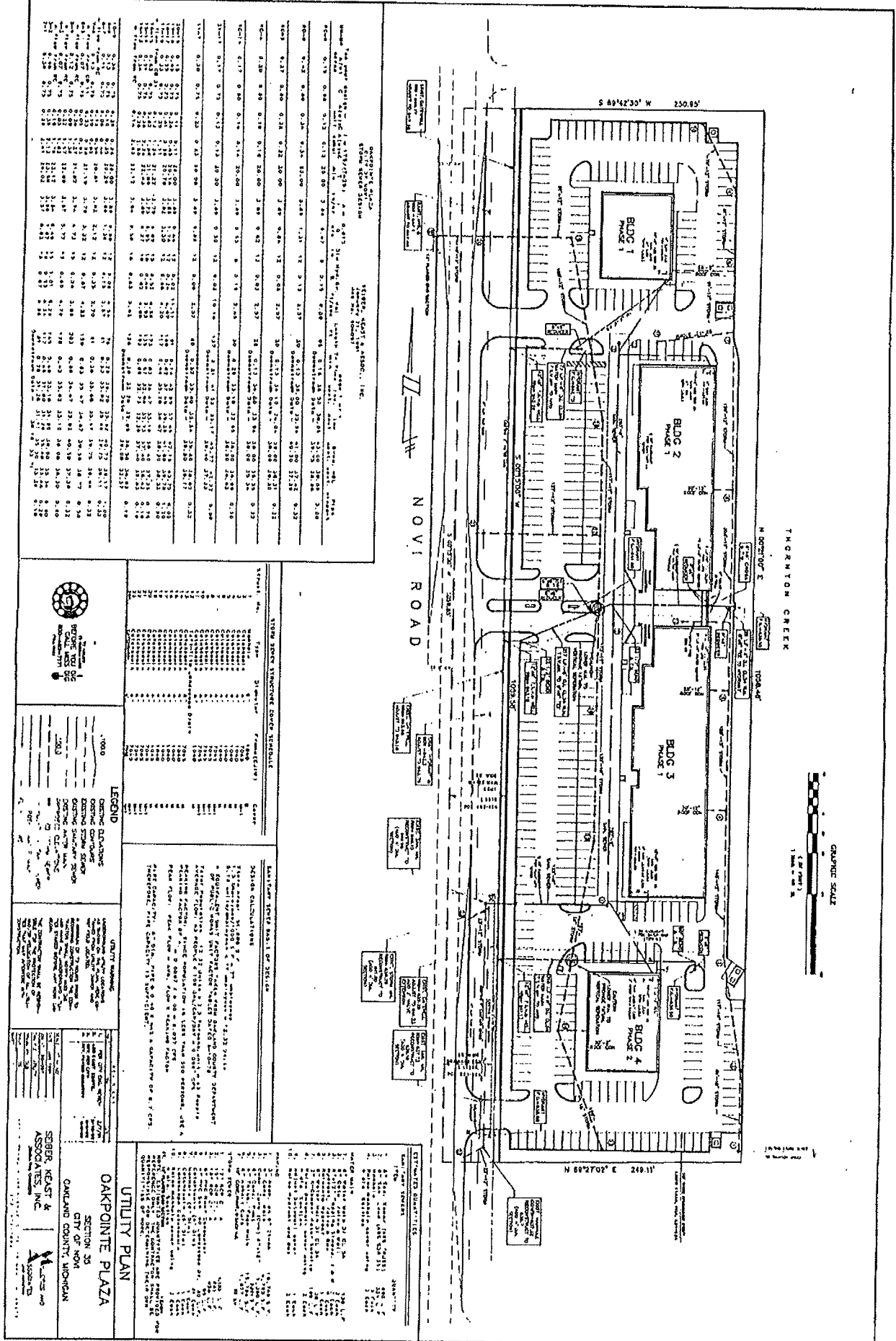
**LEGEND**

- EXISTING UTILITIES
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS
- EXISTING DRIVEWAYS
- EXISTING SIDEWALKS

**UTILITIES:**  
EXISTING UTILITIES SHOWN AS PER UTILITY RECORDS AND FIELD SURVEY. ALL UTILITIES TO BE DELETED OR RELOCATED SHALL BE SHOWN AS DASHED LINES.

**DATE:** 11/10/2023  
**SCALE:** 1" = 100' (PLAN)

**PROJECT:** OAKPINNITE PLAZA  
**SECTION:** 35  
**CITY:** NOV  
**COUNTY:** DAKLAND

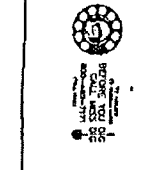


STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SEWER AND WATER MAINS

SECTION 05100 - SEWER AND WATER MAINS

SECTION 05100 - SEWER AND WATER MAINS

Item	Description	Quantity	Unit	Price
05100-01	12" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	120.00
05100-02	18" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	240.00
05100-03	24" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	360.00
05100-04	30" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	480.00
05100-05	36" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	600.00
05100-06	42" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	720.00
05100-07	48" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	840.00
05100-08	54" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	960.00
05100-09	60" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1080.00
05100-10	66" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1200.00
05100-11	72" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1320.00
05100-12	78" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1440.00
05100-13	84" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1560.00
05100-14	90" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1680.00
05100-15	96" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1800.00
05100-16	102" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	1920.00
05100-17	108" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2040.00
05100-18	114" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2160.00
05100-19	120" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2280.00
05100-20	126" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2400.00
05100-21	132" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2520.00
05100-22	138" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2640.00
05100-23	144" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2760.00
05100-24	150" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	2880.00
05100-25	156" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3000.00
05100-26	162" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3120.00
05100-27	168" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3240.00
05100-28	174" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3360.00
05100-29	180" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3480.00
05100-30	186" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3600.00
05100-31	192" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3720.00
05100-32	198" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3840.00
05100-33	204" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	3960.00
05100-34	210" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4080.00
05100-35	216" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4200.00
05100-36	222" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4320.00
05100-37	228" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4440.00
05100-38	234" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4560.00
05100-39	240" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4680.00
05100-40	246" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4800.00
05100-41	252" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	4920.00
05100-42	258" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5040.00
05100-43	264" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5160.00
05100-44	270" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5280.00
05100-45	276" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5400.00
05100-46	282" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5520.00
05100-47	288" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5640.00
05100-48	294" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5760.00
05100-49	300" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	5880.00
05100-50	306" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6000.00
05100-51	312" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6120.00
05100-52	318" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6240.00
05100-53	324" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6360.00
05100-54	330" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6480.00
05100-55	336" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6600.00
05100-56	342" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6720.00
05100-57	348" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6840.00
05100-58	354" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	6960.00
05100-59	360" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7080.00
05100-60	366" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7200.00
05100-61	372" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7320.00
05100-62	378" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7440.00
05100-63	384" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7560.00
05100-64	390" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7680.00
05100-65	396" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7800.00
05100-66	402" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	7920.00
05100-67	408" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8040.00
05100-68	414" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8160.00
05100-69	420" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8280.00
05100-70	426" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8400.00
05100-71	432" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8520.00
05100-72	438" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8640.00
05100-73	444" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8760.00
05100-74	450" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	8880.00
05100-75	456" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9000.00
05100-76	462" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9120.00
05100-77	468" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9240.00
05100-78	474" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9360.00
05100-79	480" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9480.00
05100-80	486" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9600.00
05100-81	492" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9720.00
05100-82	498" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9840.00
05100-83	504" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	9960.00
05100-84	510" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10080.00
05100-85	516" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10200.00
05100-86	522" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10320.00
05100-87	528" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10440.00
05100-88	534" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10560.00
05100-89	540" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10680.00
05100-90	546" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10800.00
05100-91	552" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	10920.00
05100-92	558" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11040.00
05100-93	564" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11160.00
05100-94	570" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11280.00
05100-95	576" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11400.00
05100-96	582" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11520.00
05100-97	588" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11640.00
05100-98	594" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11760.00
05100-99	600" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	11880.00
05100-100	606" DIAMETER RCP SEWER MAIN, 100' FT. LONG	100	LINEAL FEET	12000.00



STANDARD SPECIFICATIONS FOR CONSTRUCTION OF SEWER AND WATER MAINS

SECTION 05100 - SEWER AND WATER MAINS

SECTION 05100 - SEWER AND WATER MAINS

LEGEND

EXISTING UTILITIES

PROPOSED UTILITIES

CONSTRUCTION DETAILS

UTILITY MARKING

UTILITY PLAN

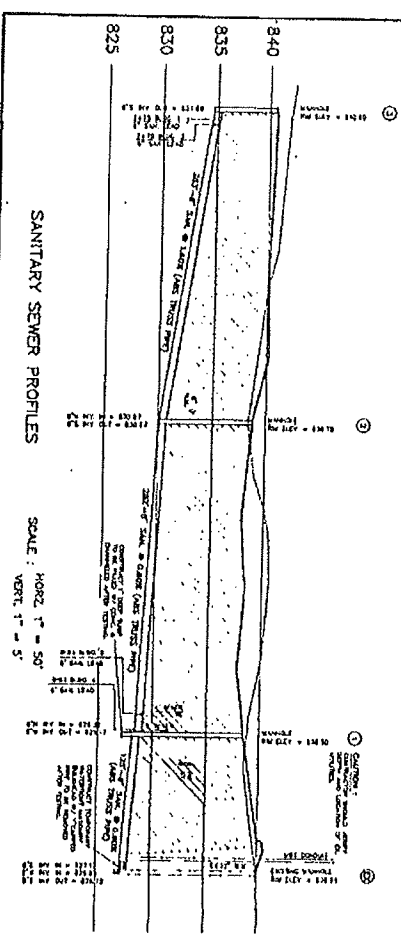
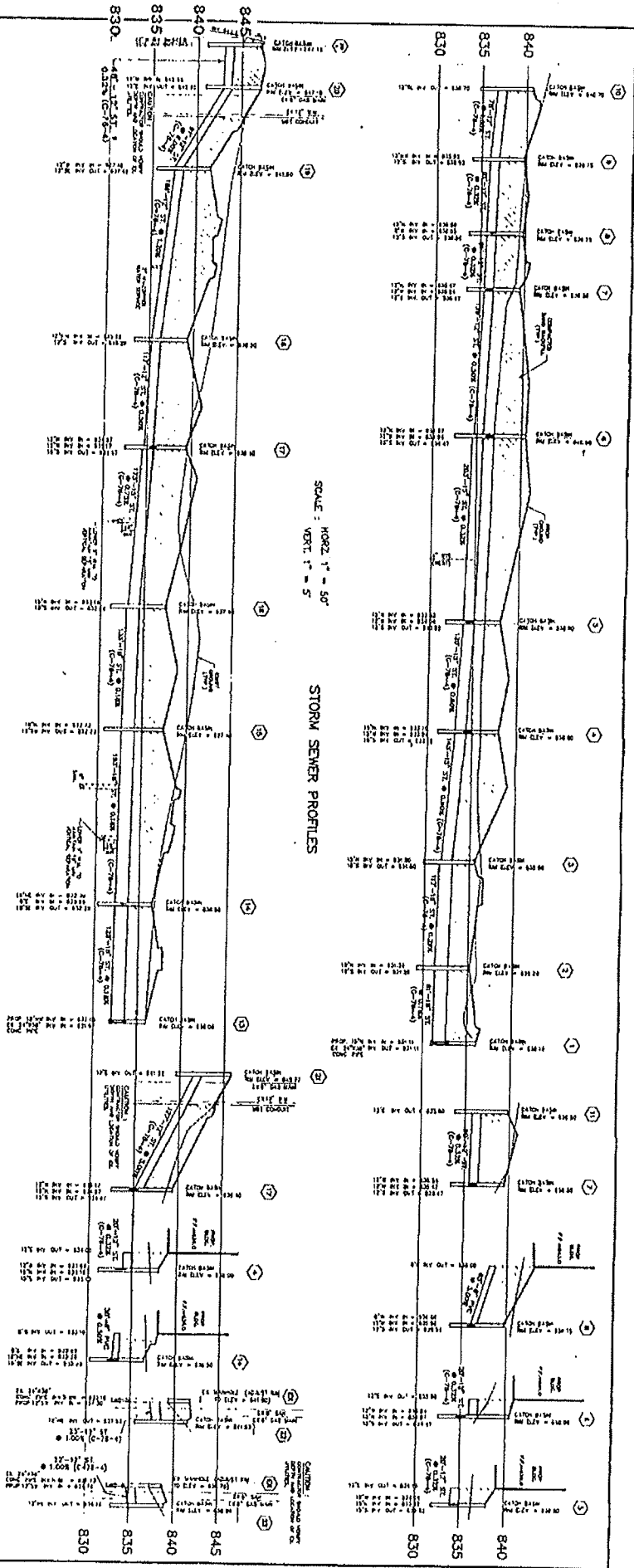
OAKPOINTE PLAZA

SECTION 35

CITY OF NOVI

CARLIND COUNTY, MICHIGAN

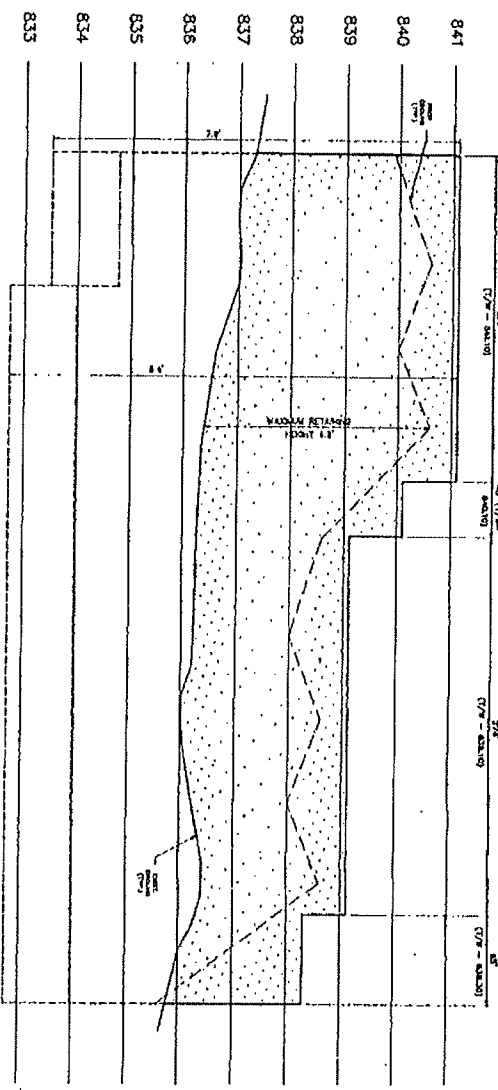
SEBBER, KEAST & ASSOCIATES, INC.



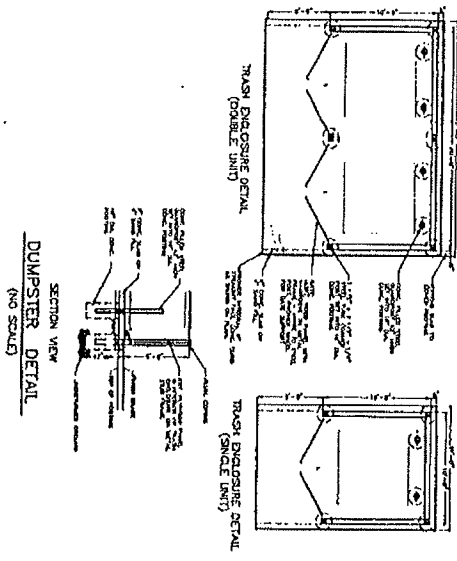
**UTILITY MARKING**  
 THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

**STORM & SANITARY SEWER PROFILES**  
**OAKPOINTE PLAZA**  
 SECTION 35  
 CITY OF ANNY  
 OAKLAND COUNTY, MICHIGAN

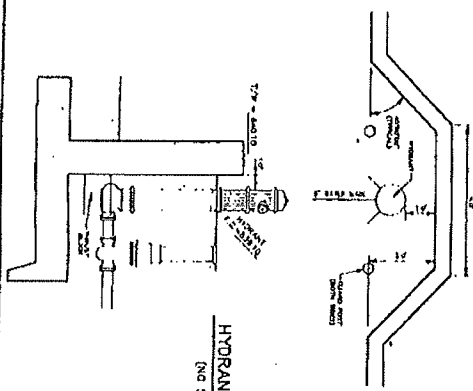
SEBEN, ROBERT & ASSOCIATES, INC.  
 ENGINEERS



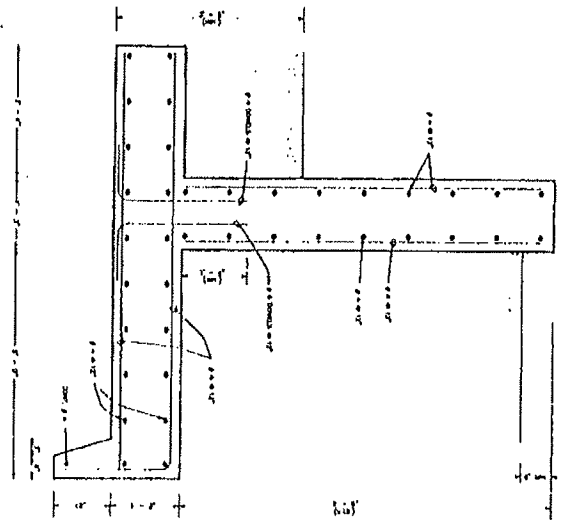
CONCRETE RETAINING WALL PROFILE  
 SCALE: HORIZ. 1" = 40'  
 VERT. 1" = 1'



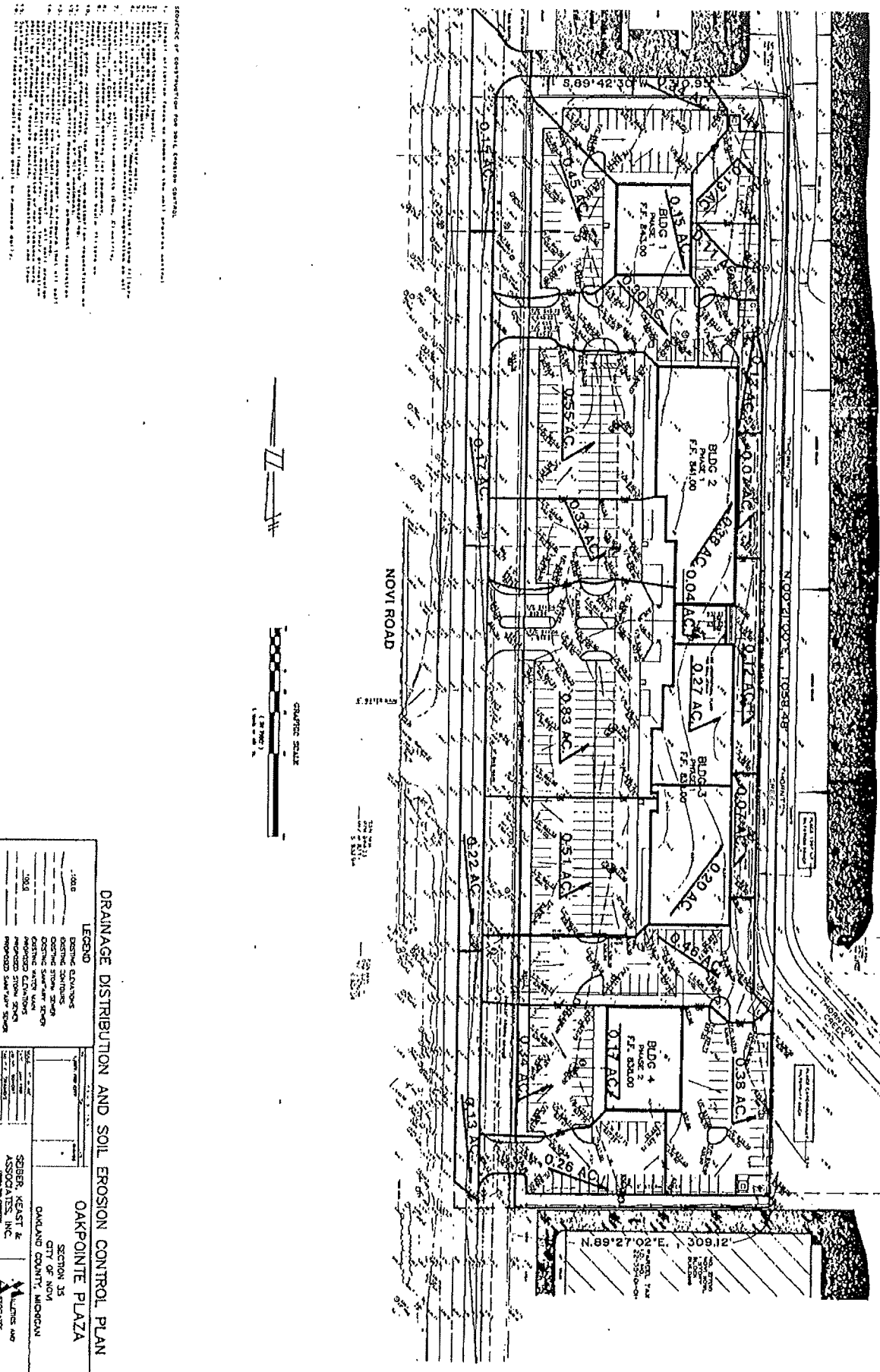
SECTION VIEW  
 DUMPSTER DETAIL  
 (NO SCALE)



RETAINING WALL CROSS SECTION  
 (NO SCALE)



RETAINING WALL & DETAILS  
 OAKPOINTE PLAZA  
 SECTION 15  
 CITY OF NOK  
 OAKLAND COUNTY, MICHIGAN  
 SEIBERT, KEAST & ASSOCIATES, INC.  
 ENGINEERS AND ARCHITECTS



FOR EACH OF CONSTRUCTION FOR SOIL EROSION CONTROL:

1. PREPARE A DRAINAGE PLAN FOR EACH OF THE BUILDING FOOTPRINTS.
2. PREPARE A DRAINAGE PLAN FOR EACH OF THE LOT AREAS.
3. PREPARE A DRAINAGE PLAN FOR EACH OF THE DRIVEWAYS.
4. PREPARE A DRAINAGE PLAN FOR EACH OF THE SIDEWALKS.
5. PREPARE A DRAINAGE PLAN FOR EACH OF THE PARKING AREAS.
6. PREPARE A DRAINAGE PLAN FOR EACH OF THE PLAZAS.
7. PREPARE A DRAINAGE PLAN FOR EACH OF THE COURTYARDS.
8. PREPARE A DRAINAGE PLAN FOR EACH OF THE TERRACES.
9. PREPARE A DRAINAGE PLAN FOR EACH OF THE STAIRWAYS.
10. PREPARE A DRAINAGE PLAN FOR EACH OF THE ELEVATORS.
11. PREPARE A DRAINAGE PLAN FOR EACH OF THE MECHANICAL ROOMS.
12. PREPARE A DRAINAGE PLAN FOR EACH OF THE ELECTRICAL ROOMS.
13. PREPARE A DRAINAGE PLAN FOR EACH OF THE TELEPHONE ROOMS.
14. PREPARE A DRAINAGE PLAN FOR EACH OF THE STORAGE ROOMS.
15. PREPARE A DRAINAGE PLAN FOR EACH OF THE LOBBIES.
16. PREPARE A DRAINAGE PLAN FOR EACH OF THE OFFICES.
17. PREPARE A DRAINAGE PLAN FOR EACH OF THE CONFERENCE ROOMS.
18. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
19. PREPARE A DRAINAGE PLAN FOR EACH OF THE RESTROOMS.
20. PREPARE A DRAINAGE PLAN FOR EACH OF THE SHOWER ROOMS.
21. PREPARE A DRAINAGE PLAN FOR EACH OF THE KITCHENS.
22. PREPARE A DRAINAGE PLAN FOR EACH OF THE PANTRY AREAS.
23. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
24. PREPARE A DRAINAGE PLAN FOR EACH OF THE STORAGE AREAS.
25. PREPARE A DRAINAGE PLAN FOR EACH OF THE LOBBIES.
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61. PREPARE A DRAINAGE PLAN FOR EACH OF THE KITCHENS.
62. PREPARE A DRAINAGE PLAN FOR EACH OF THE PANTRY AREAS.
63. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
64. PREPARE A DRAINAGE PLAN FOR EACH OF THE STORAGE AREAS.
65. PREPARE A DRAINAGE PLAN FOR EACH OF THE LOBBIES.
66. PREPARE A DRAINAGE PLAN FOR EACH OF THE OFFICES.
67. PREPARE A DRAINAGE PLAN FOR EACH OF THE CONFERENCE ROOMS.
68. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
69. PREPARE A DRAINAGE PLAN FOR EACH OF THE RESTROOMS.
70. PREPARE A DRAINAGE PLAN FOR EACH OF THE SHOWER ROOMS.
71. PREPARE A DRAINAGE PLAN FOR EACH OF THE KITCHENS.
72. PREPARE A DRAINAGE PLAN FOR EACH OF THE PANTRY AREAS.
73. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
74. PREPARE A DRAINAGE PLAN FOR EACH OF THE STORAGE AREAS.
75. PREPARE A DRAINAGE PLAN FOR EACH OF THE LOBBIES.
76. PREPARE A DRAINAGE PLAN FOR EACH OF THE OFFICES.
77. PREPARE A DRAINAGE PLAN FOR EACH OF THE CONFERENCE ROOMS.
78. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
79. PREPARE A DRAINAGE PLAN FOR EACH OF THE RESTROOMS.
80. PREPARE A DRAINAGE PLAN FOR EACH OF THE SHOWER ROOMS.
81. PREPARE A DRAINAGE PLAN FOR EACH OF THE KITCHENS.
82. PREPARE A DRAINAGE PLAN FOR EACH OF THE PANTRY AREAS.
83. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
84. PREPARE A DRAINAGE PLAN FOR EACH OF THE STORAGE AREAS.
85. PREPARE A DRAINAGE PLAN FOR EACH OF THE LOBBIES.
86. PREPARE A DRAINAGE PLAN FOR EACH OF THE OFFICES.
87. PREPARE A DRAINAGE PLAN FOR EACH OF THE CONFERENCE ROOMS.
88. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
89. PREPARE A DRAINAGE PLAN FOR EACH OF THE RESTROOMS.
90. PREPARE A DRAINAGE PLAN FOR EACH OF THE SHOWER ROOMS.
91. PREPARE A DRAINAGE PLAN FOR EACH OF THE KITCHENS.
92. PREPARE A DRAINAGE PLAN FOR EACH OF THE PANTRY AREAS.
93. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
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98. PREPARE A DRAINAGE PLAN FOR EACH OF THE BREAK ROOMS.
99. PREPARE A DRAINAGE PLAN FOR EACH OF THE RESTROOMS.
100. PREPARE A DRAINAGE PLAN FOR EACH OF THE SHOWER ROOMS.

### DRAINAGE DISTRIBUTION AND SOIL EROSION CONTROL PLAN

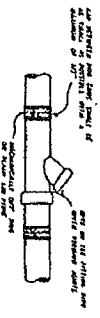
LEGEND	
---	EXISTING ELEVATIONS
---	EXISTING CONTOURS
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED ELEVATIONS
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	CATCH BASINS
---	MANHOLES

**OAKPOINTE PLAZA**

SECTION 35  
CITY OF NOVI  
DAWSON COUNTY, MISSISSIPPI

SEBER, WEIST & ASSOCIATES, INC.  
DAWSON COUNTY, MISSISSIPPI

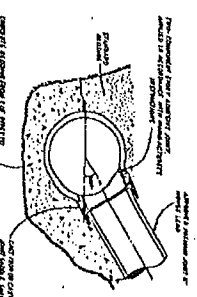
WILKINS AND ASSOCIATES  
DAWSON COUNTY, MISSISSIPPI



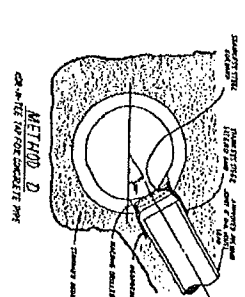
**METHOD A**  
PIPE WITH GASKET WITH FLEXIBLE COUPLINGS  
SEE NOTE 7



**METHOD B**  
DIRECT LAP OR OF SEE NOTE 7

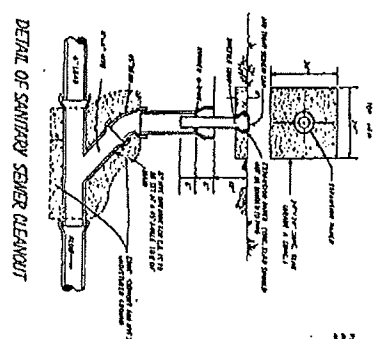


**METHOD C**  
CONCRETE IN PLACE CONCRETE PIPE  
SEE NOTE 7

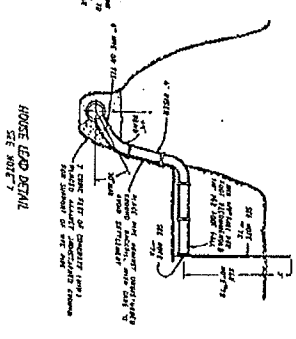


**CONCRETE MANHOLE**

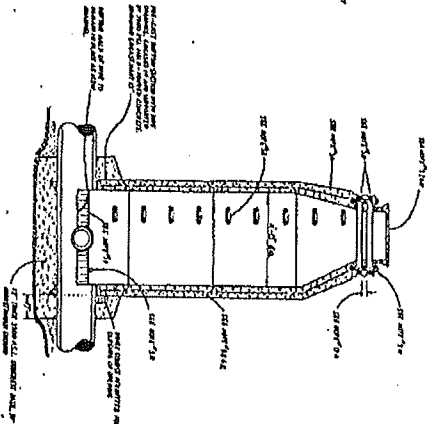
MANHOLE SIZE	MINIMUM WALL THICKNESS	MINIMUM COVER	MINIMUM RADIUS	MINIMUM JOINT STRENGTH	MINIMUM JOINT SEALING
18" DIA.	4"	18"	18"	2000 PSI	1/2" MIN.
24" DIA.	4"	24"	24"	2000 PSI	1/2" MIN.
30" DIA.	4"	30"	30"	2000 PSI	1/2" MIN.
36" DIA.	4"	36"	36"	2000 PSI	1/2" MIN.
42" DIA.	4"	42"	42"	2000 PSI	1/2" MIN.
48" DIA.	4"	48"	48"	2000 PSI	1/2" MIN.
54" DIA.	4"	54"	54"	2000 PSI	1/2" MIN.
60" DIA.	4"	60"	60"	2000 PSI	1/2" MIN.
66" DIA.	4"	66"	66"	2000 PSI	1/2" MIN.
72" DIA.	4"	72"	72"	2000 PSI	1/2" MIN.
78" DIA.	4"	78"	78"	2000 PSI	1/2" MIN.
84" DIA.	4"	84"	84"	2000 PSI	1/2" MIN.
90" DIA.	4"	90"	90"	2000 PSI	1/2" MIN.
96" DIA.	4"	96"	96"	2000 PSI	1/2" MIN.
102" DIA.	4"	102"	102"	2000 PSI	1/2" MIN.
108" DIA.	4"	108"	108"	2000 PSI	1/2" MIN.
114" DIA.	4"	114"	114"	2000 PSI	1/2" MIN.
120" DIA.	4"	120"	120"	2000 PSI	1/2" MIN.



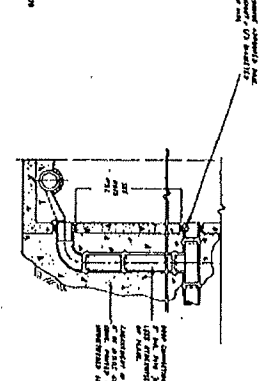
**DETAIL OF SANITARY SEWER CLEANOUT**



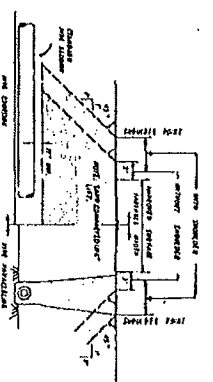
**HORSE HEAD DETAIL**  
SEE NOTE 7



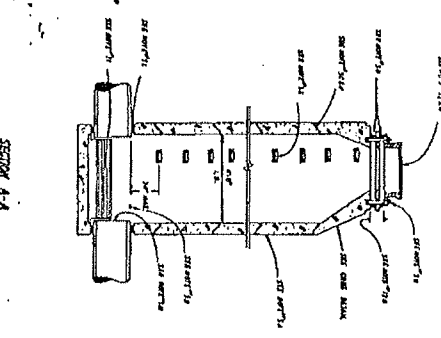
**MANHOLE OVER EX. SANITARY LINE**



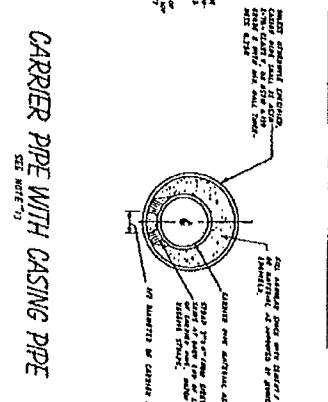
**DROP MANHOLE CONNECTION**  
SEE NOTE 7



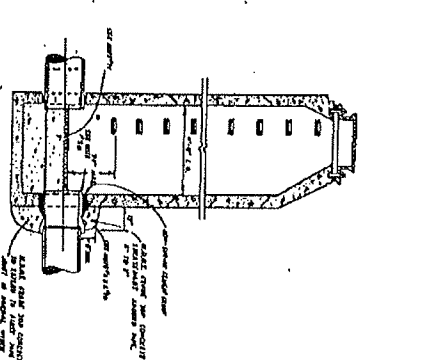
**BACKFILLING IN THE AREA OF STREETS ALLEYS, SIDEWALKS, DRIVES, & PARKING AREAS**



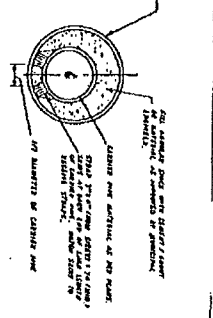
**BEDDING AND TRENCH WIDTH REQUIREMENT**



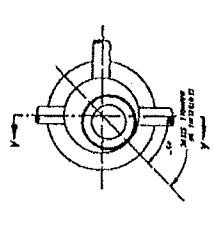
**CARRIER PIPE WITH CASING PIPE**  
SEE NOTE 7



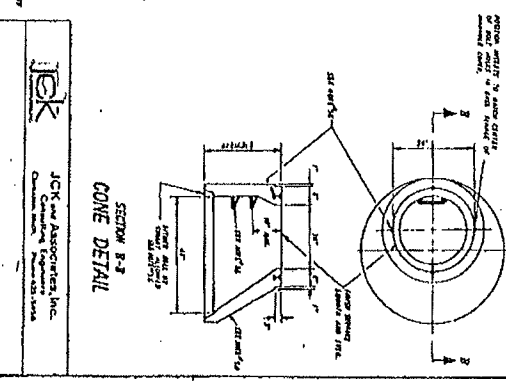
**SEWER TAP TO EXISTING MANHOLE**



**STANDARD RING AND GASKET PLACEMENT**



**TOP VIEW OF MANHOLE**



**SECTION B-B**  
**CONE DETAIL**

**JCK & ASSOCIATES, INC.**  
SANITARY SEWER DETAILS  
SCALE: 1/8" = 1'-0"

REQUIREMENTS FOR RUSTIC CORRUGATED IRON PIPE SANITARY SEWERS

GENERAL NOTES:

1. The pipe shall be installed in a trench... 2. The pipe shall be installed in a trench... 3. The pipe shall be installed in a trench...

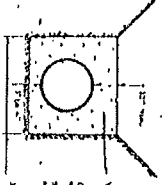


FIG. 1. Pipe joint detail showing the connection between two pipe sections.

REQUIREMENTS FOR RUSTIC CORRUGATED IRON PIPE SANITARY SEWERS

GENERAL NOTES:

1. The pipe shall be installed in a trench... 2. The pipe shall be installed in a trench... 3. The pipe shall be installed in a trench...



FIG. 1. Pipe joint detail showing the connection between two pipe sections.

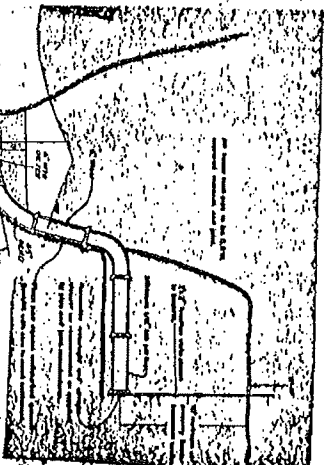
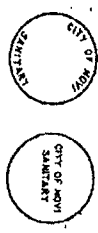
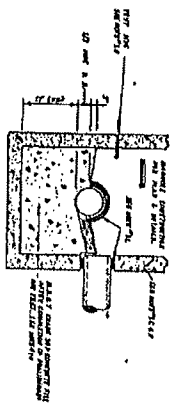
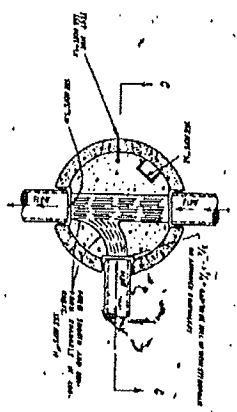


FIG. 2. Sanitary sewer detail showing the pipe, manhole, and surrounding structure.

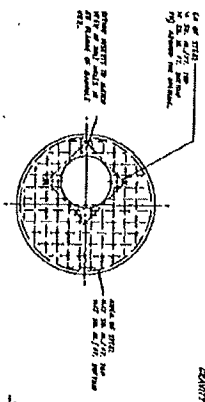
Project information table with columns for Date, No., and other details. Includes the JCH logo and company name.



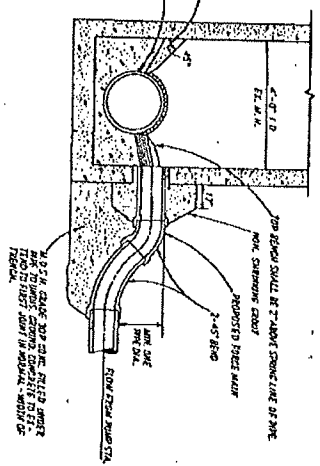
**ALTERNATE LETTERING LAYOUT FOR MANHOLE COVERS**



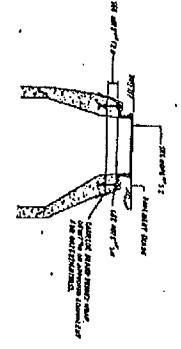
**STANDARD SANITARY CHANNEL W/ CURB DETAIL**



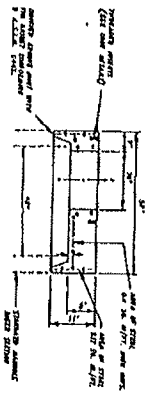
**FORCE MAIN DISCHARGE TO EXISTING MANHOLE**



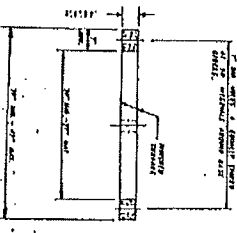
**CONSTRUCTION DETAILS FOR SANITARY MANHOLE TOPS WITHIN PAVEMENT AREAS**



**FLAT SLAB MANHOLE TOP**



**ADJUSTMENT RING DETAIL**



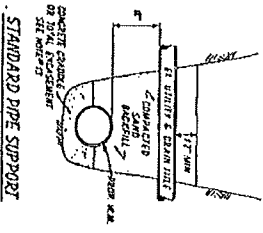
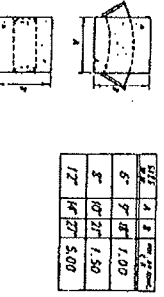
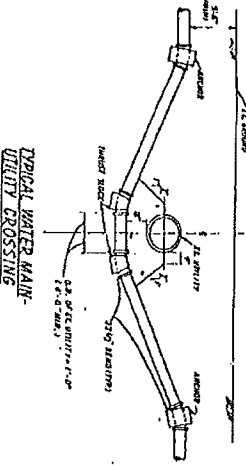
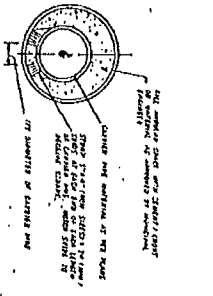
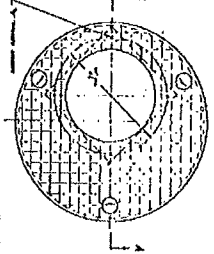
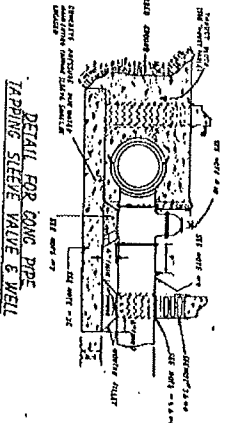
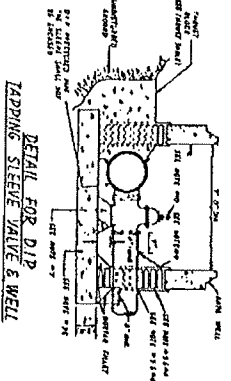
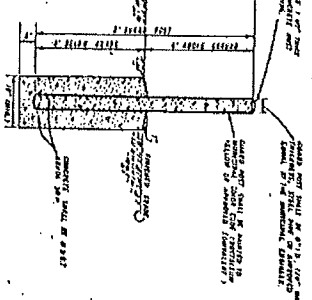
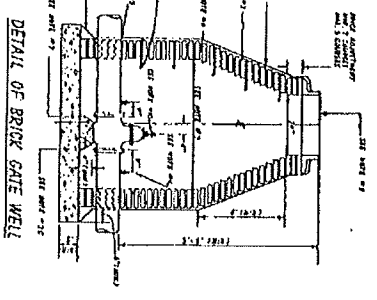
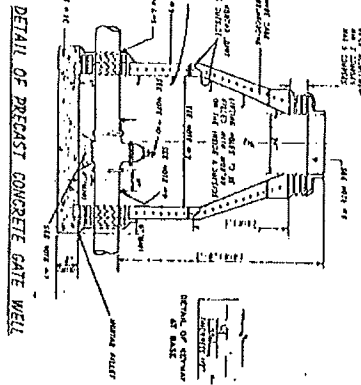
1. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE SPECIFIED GRADE AND QUALITY MATERIALS AS SHOWN ON THE DRAWINGS AND SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER.
2. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE CITY OF NOVI, MICHIGAN.
3. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE).
4. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).
5. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE).
6. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).
7. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE).
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10. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).
11. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE).
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19. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF ELECTRICAL ENGINEERS (ASEE).
20. THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).

**JCK and Associates, Inc.**  
 Civil Engineers  
 10000 E. 15th Ave., Suite 200  
 Detroit, MI 48204  
 Phone: (313) 963-1100  
 Fax: (313) 963-1101  
 Website: www.jckandassociates.com

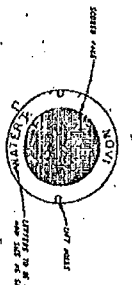
**SANITARY SEWER DETAILS**

DATE: 10/15/2010  
 DRAWN BY: JCK





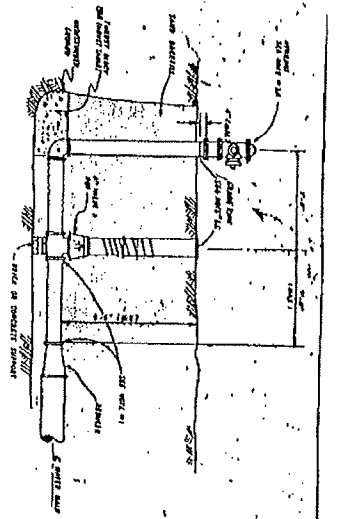
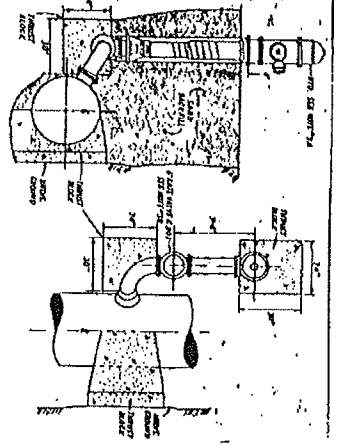
M.P.O.E GRADE OF CONCRETE	M.P.O.E REFERENCE SYMBOL NUMBER	CLASS OF COARSE AGGREGATE	CEMENT TYPE	CEMENT CONTENT (LB PER CU YD)	WATER-CEMENT RATIO (BY WEIGHT)	FINISH
40 S	40 S	64	MS-2	611	0.57	4000
35 S	35 S	64	MS-4	564	0.57	2000
30 S	30 S	64	MS-4	517	0.57	2000
25 S	25 S	64	MS-4	470	0.57	2000
20 S	20 S	64	MS-4	423	0.57	2000
15 S	15 S	64	MS-4	376	0.57	2000
10 S	10 S	64	MS-4	329	0.57	2000
5 S	5 S	64	MS-4	282	0.57	2000



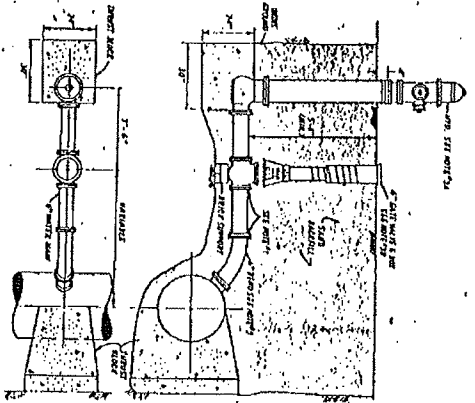
COVER LETTERING DETAIL  
TYPICAL FOR ALL CASTINGS  
TYPE 'C' COVER

JACOBS AND ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 1000 PINE STREET  
 PHOENIX, ARIZONA 85019  
 PROJECT NO. 1000  
 SHEET NO. 1000  
 DATE 10/10/88  
 DRAWN BY  
 CHECKED BY  
 APPROVED BY

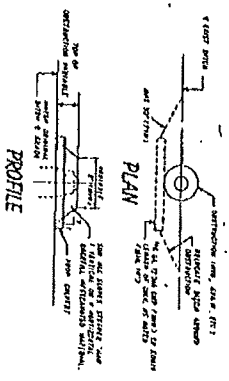
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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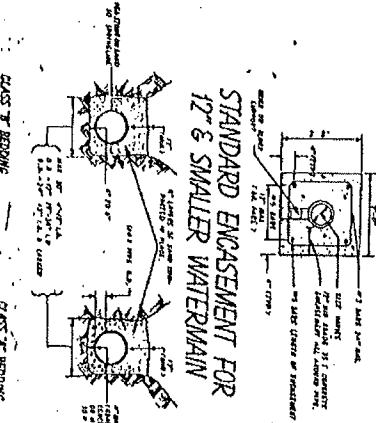
TYPICAL HYDRANT VALVE & BOX CONNECTION AT END OF WATER MAIN



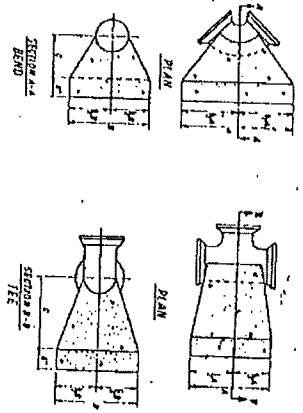
DITCH RELOCATION & ENCLOSURE AROUND OBSTRUCTIONS



STANDARD ENGAGEMENT FOR 12" & SMALLER WATERMAIN

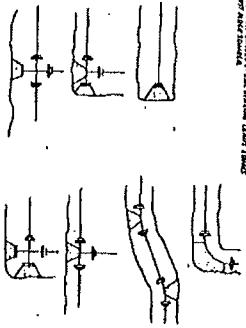


BEDDING AND TRENCH WIDTH REQUIREMENT



SIZE OF PIPE	90° BEND	45° BEND	TEE BEND	TEE	FLANGE
12"	10	10	10	10	10
14"	12	12	12	12	12
16"	14	14	14	14	14
18"	16	16	16	16	16
20"	18	18	18	18	18
24"	22	22	22	22	22
30"	28	28	28	28	28
36"	34	34	34	34	34
42"	40	40	40	40	40
48"	46	46	46	46	46
54"	52	52	52	52	52
60"	58	58	58	58	58

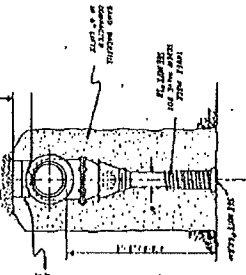
NOTE: ALL VALVE AND FITTING SHALL BE CLASS 75 BEDDING UNLESS OTHERWISE SPECIFIED. ALL VALVE AND FITTING SHALL BE CLASS 7 BEDDING UNLESS OTHERWISE SPECIFIED.



PIPE SIZE	VALVE SIZE	THRUST BLOCK SIZE	THRUST BLOCK WEIGHT
12"	12"	12"	100
14"	14"	14"	150
16"	16"	16"	200
18"	18"	18"	250
20"	20"	20"	300
24"	24"	24"	400
30"	30"	30"	500
36"	36"	36"	600
42"	42"	42"	700
48"	48"	48"	800
54"	54"	54"	900
60"	60"	60"	1000

- VALVE CONSTRUCTION NOTES**
1. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
  2. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
  3. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
  4. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
  5. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
  6. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
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  8. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
  9. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.
  10. THE VALVE SHALL BE PROVIDED WITH A HANDLING HOISTING POINT, WHICH SHALL BE LOCATED AT THE TOP OF THE VALVE.

VALVE BOX DETAIL

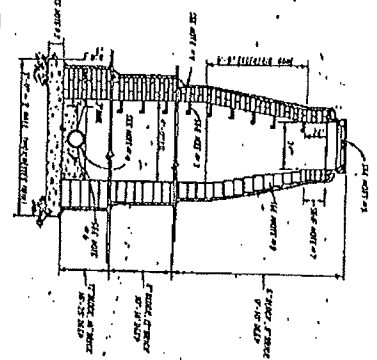


**IOK** JCK and Associates, Inc.  
Civil Engineering  
10000 JCK Drive  
Houston, Texas 77036  
713-865-1000

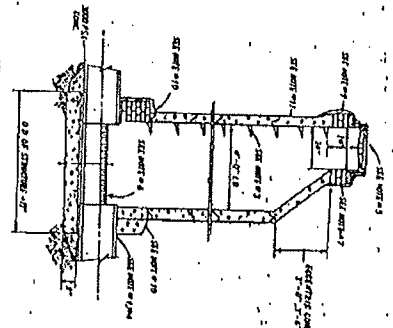
**WATER MAIN DETAIL**

DATE: FEB 27 19 24

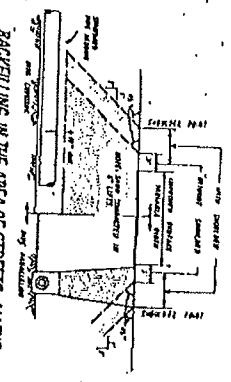
**STANDARD MANHOLE BRICK OR ROCK FOR PIPES 36" & SMALLER**



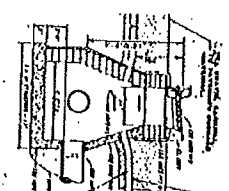
**STANDARD MANHOLE PRECAST FOR PIPES 36" & SMALLER**



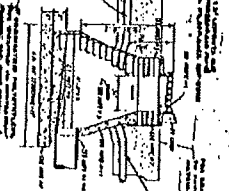
**BACKFILLING IN THE AREA OF STREETS, ALLEYS, SIDEWALKS, DRIVES & PARKING AREA**



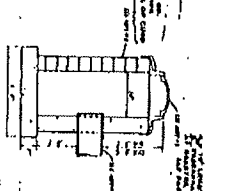
**4" BACK OR PRECAST CATCH BASIN**



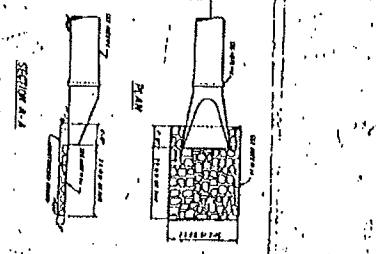
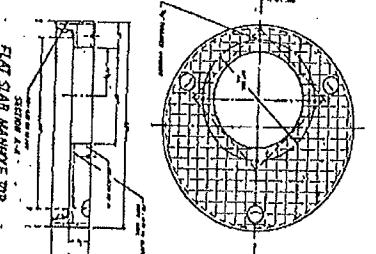
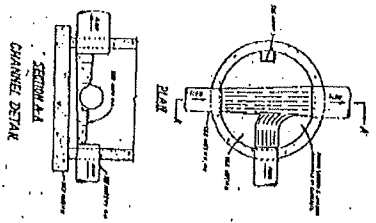
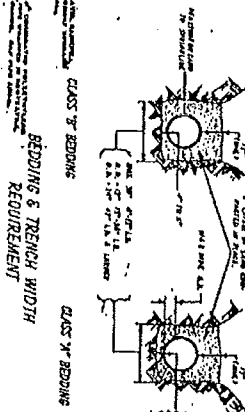
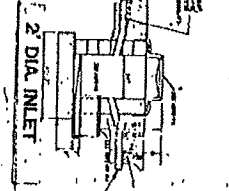
**4" BACK OR PRECAST INLET**



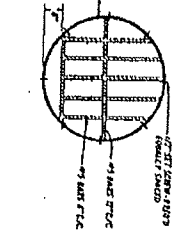
**2" REAR HAND BASIN & CATCH BASIN**



**2" DIA. INLET**



**INLET BAR SCREEN DETAIL 18"-36"**



**CONCRETE MIXTURES**

CLASS	PORTLAND CEMENT	CEMENT FINE	SAND	GRAVEL	WATER
CLASS 'A'	1	1	2	3	0.45
CLASS 'B'	1	1	2	3	0.45
CLASS 'C'	1	1	2	3	0.45
CLASS 'D'	1	1	2	3	0.45
CLASS 'E'	1	1	2	3	0.45
CLASS 'F'	1	1	2	3	0.45
CLASS 'G'	1	1	2	3	0.45
CLASS 'H'	1	1	2	3	0.45
CLASS 'I'	1	1	2	3	0.45
CLASS 'J'	1	1	2	3	0.45
CLASS 'K'	1	1	2	3	0.45
CLASS 'L'	1	1	2	3	0.45
CLASS 'M'	1	1	2	3	0.45
CLASS 'N'	1	1	2	3	0.45
CLASS 'O'	1	1	2	3	0.45
CLASS 'P'	1	1	2	3	0.45
CLASS 'Q'	1	1	2	3	0.45
CLASS 'R'	1	1	2	3	0.45
CLASS 'S'	1	1	2	3	0.45
CLASS 'T'	1	1	2	3	0.45
CLASS 'U'	1	1	2	3	0.45
CLASS 'V'	1	1	2	3	0.45
CLASS 'W'	1	1	2	3	0.45
CLASS 'X'	1	1	2	3	0.45
CLASS 'Y'	1	1	2	3	0.45
CLASS 'Z'	1	1	2	3	0.45

STORM SEWER DETAILS		SCALE	
Sheet No.	Sheet Title	Scale	Scale
1801	STORM SEWER DETAILS	3/8" = 1'	3/8" = 1'

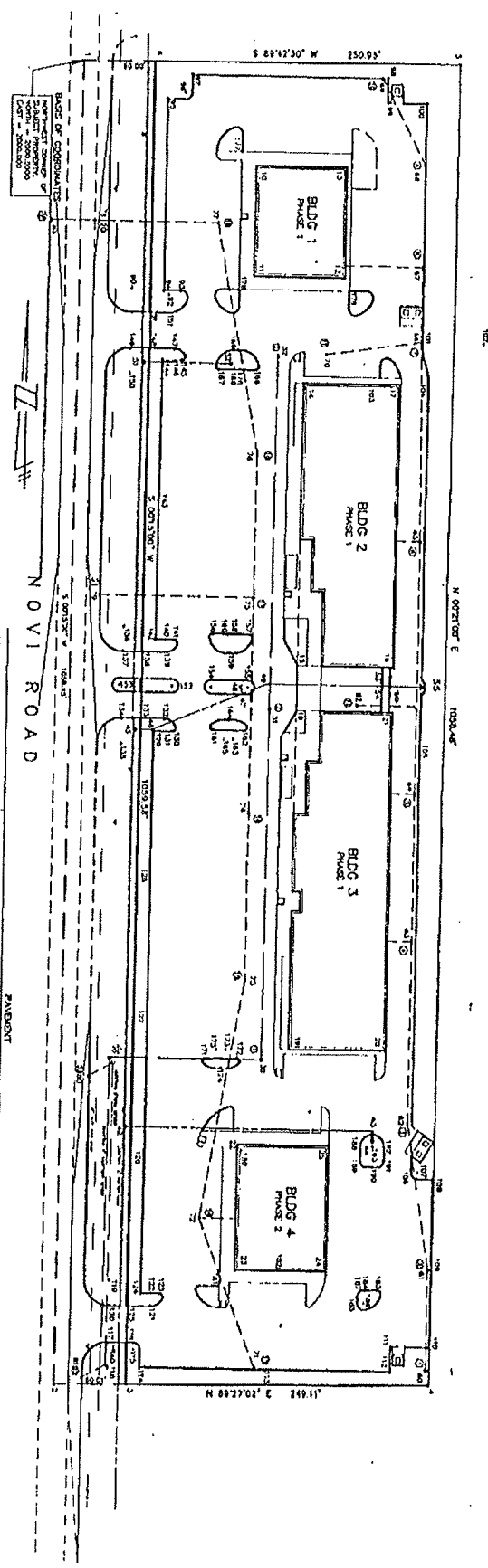
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

<p>18-1 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-2 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-3 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-4 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-5 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-6 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-7 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-8 PLAN VIEW OF CENTER PIVOT SYSTEM</p>
<p>18-9 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-10 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-11 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-12 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-13 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-14 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-15 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-16 PLAN VIEW OF CENTER PIVOT SYSTEM</p>
<p>18-17 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-18 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-19 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-20 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-21 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-22 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-23 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-24 PLAN VIEW OF CENTER PIVOT SYSTEM</p>
<p>18-25 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-26 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-27 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-28 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-29 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-30 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-31 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-32 PLAN VIEW OF CENTER PIVOT SYSTEM</p>
<p>18-33 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-34 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-35 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-36 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-37 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-38 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-39 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-40 PLAN VIEW OF CENTER PIVOT SYSTEM</p>
<p>18-41 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-42 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-43 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-44 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-45 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-46 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-47 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-48 PLAN VIEW OF CENTER PIVOT SYSTEM</p>
<p>18-49 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-50 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-51 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-52 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-53 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-54 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-55 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-56 PLAN VIEW OF CENTER PIVOT SYSTEM</p>
<p>18-57 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-58 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-59 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-60 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-61 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-62 PLAN VIEW OF CENTER PIVOT SYSTEM</p>	<p>18-63 CROSS SECTION OF CENTER PIVOT SYSTEM</p>	<p>18-64 PLAN VIEW OF CENTER PIVOT SYSTEM</p>

**NOTE:**  
ALL OF THE DETAILS SHOWN ON THIS SHEET ARE  
FOR INFORMATION PURPOSES ONLY. THE  
OWNER, DESIGNER, CONTRACTOR AND SUPPLIER  
SHOULD CONSULT THE OAKLAND COUNTY  
ENGINEERING DEPARTMENT FOR THE LATEST  
REVISIONS TO THE STANDARD SPECIFICATIONS  
FOR ROAD CONSTRUCTION AND TO OBTAIN A COPY OF THE MANUAL  
(113184-4848) TO OBTAIN A COPY OF THE MANUAL.

**SOIL EROSION  
AND  
SEDIMENTATION CONTROL  
DETAILS**

**OAKLAND COUNTY**  
ENGINEERING DEPARTMENT  
113184-4848



GRIDLINE	PROVIDED	REQUIRED	NOTED	STRENGTH	REMARKS
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**COORDINATE PLAN**

SECTION 35  
CITY OF NOVATO  
DAKLAND COUNTY, MICHIGAN

SEIBER, KEAST &  
ASSOCIATES, INC.  
PLANNERS AND ARCHITECTS

NOVATO, MICHIGAN

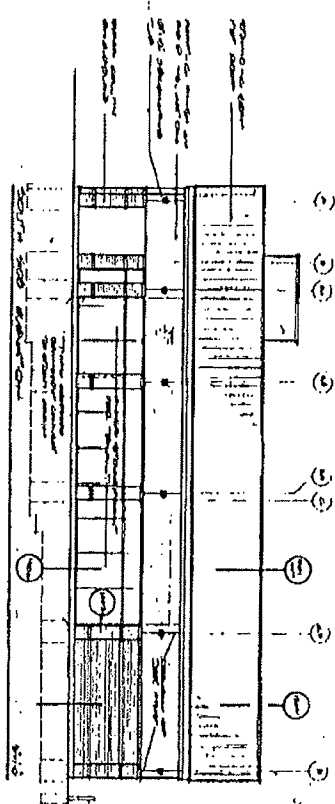
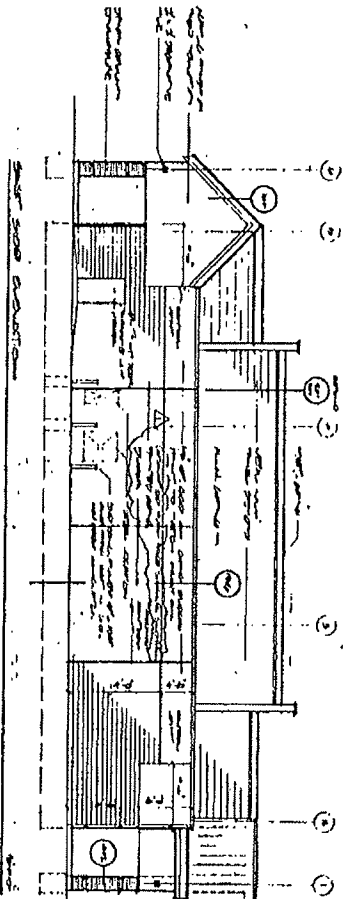
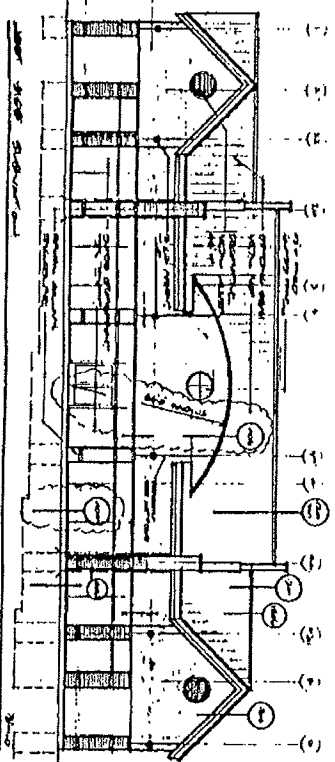
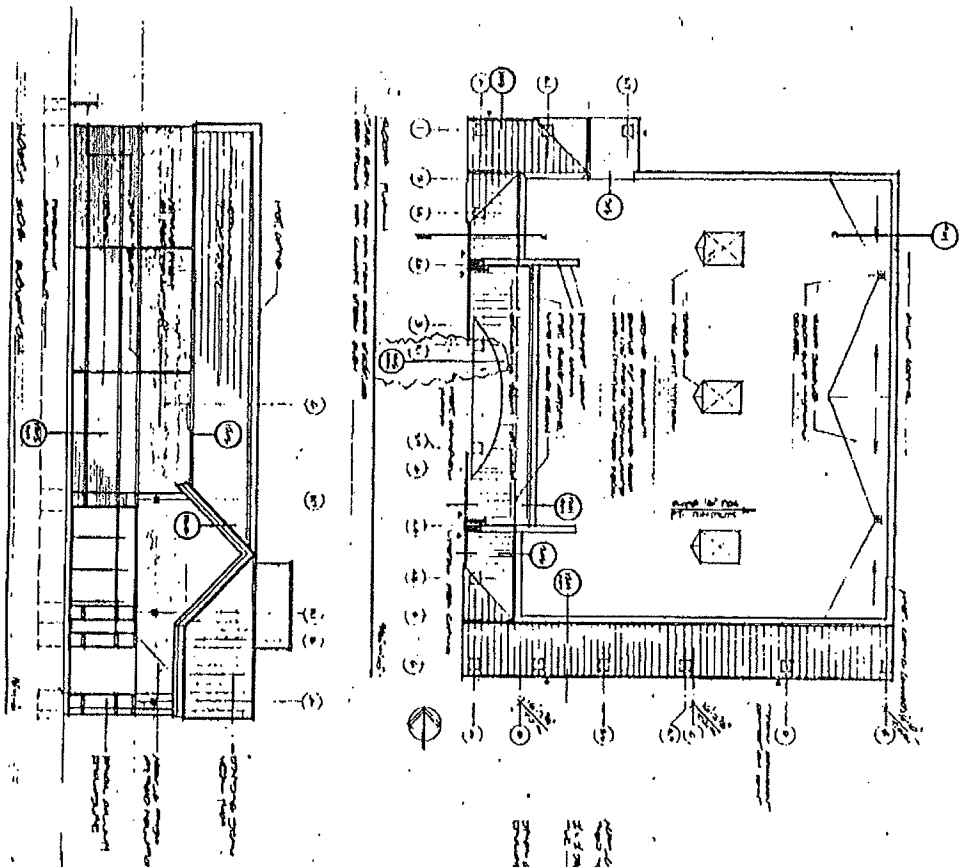
DATE: 11/12/11

PROJECT: OAKPOINTE PLAZA

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

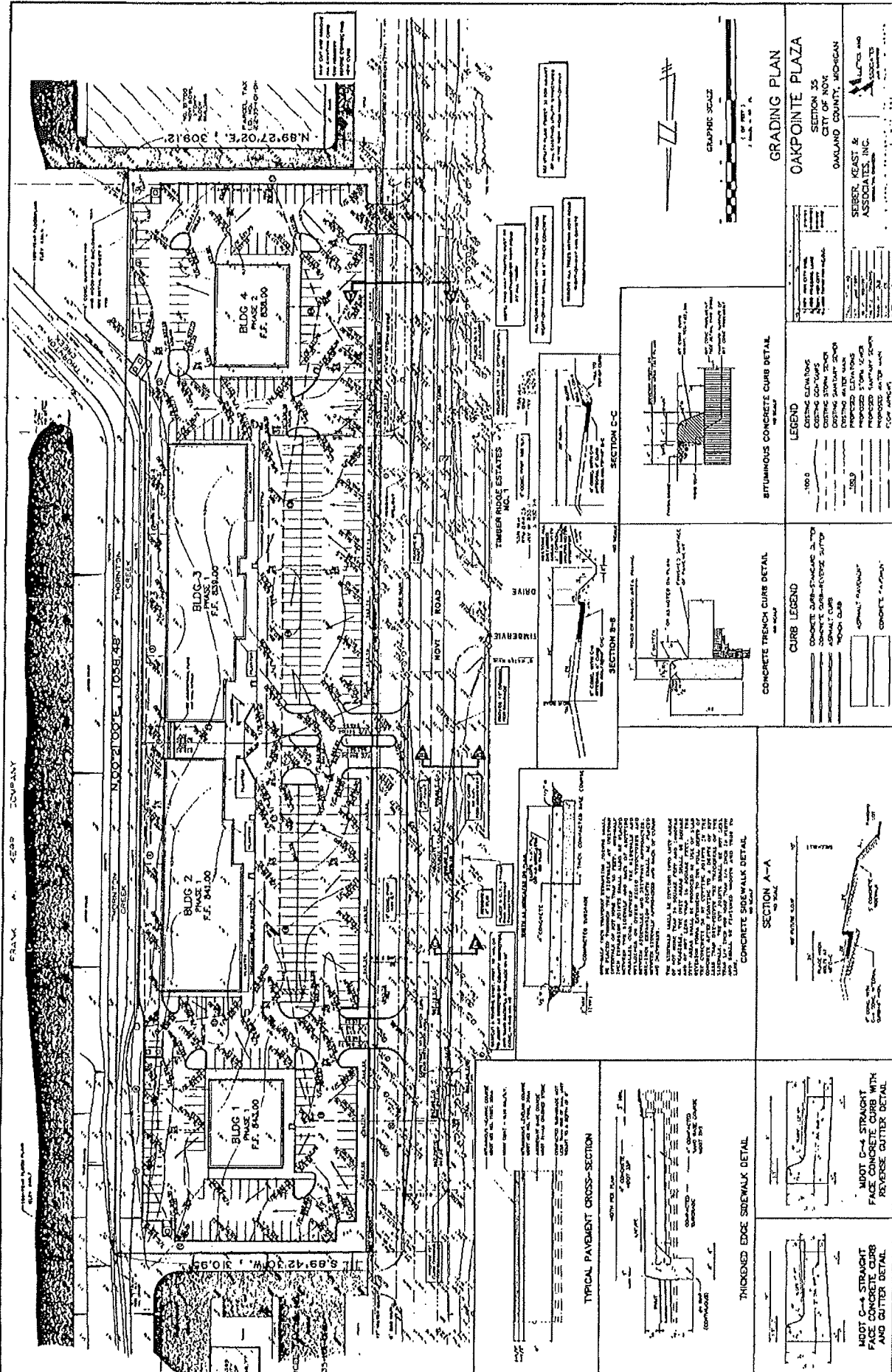
DATE: 11/12/11

PROJECT: OAKPOINTE PLAZA





FRANK A. KESS COMPANY



PARCEL TAX  
N.89°27'02"E, 309.12'

PLANNED DEVELOPMENT  
NO. 100-2100-E-1058-48

ALL ELEVATIONS ARE TO THE FINISHED GRADE UNLESS OTHERWISE NOTED.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.

CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

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ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH 4% STEEL FIBERS.

GRAPHIC SCALE  
1" = 100' ±

GRADING PLAN  
OAKPOINTE PLAZA  
SECTION 35  
CLAYTON, OHIO  
DAKOTA COUNTY, MINNESOTA

SEIBER, KEAST & ASSOCIATES, INC.  
10000 W. 34TH AVE., SUITE 100  
DENVER, CO 80231  
TEL: 303.751.1000  
WWW.SKA-INC.COM

LEGEND  
EXISTING ELEVATIONS  
EXISTING CONTOURS  
EXISTING SURFACE  
PROPOSED ELEVATIONS  
PROPOSED SURFACE  
PROPOSED ASPHALT DRIVE  
PROPOSED ASPHALT DRIVE

CONCRETE FRENCH CURB DETAIL  
AS SHOWN

LEGEND  
CONCRETE CURB  
CONCRETE CURB-PAVING & TOP  
CONCRETE CURB-PAVING & TOP  
CONCRETE CURB-PAVING & TOP  
CONCRETE CURB-PAVING & TOP

CONCRETE SIDEWALK DETAIL  
AS SHOWN

LEGEND  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK

THICKENED EDGE SIDEWALK DETAIL  
AS SHOWN

LEGEND  
THICKENED EDGE SIDEWALK  
THICKENED EDGE SIDEWALK  
THICKENED EDGE SIDEWALK  
THICKENED EDGE SIDEWALK

TYPICAL PAVEMENT CROSS-SECTION  
AS SHOWN

LEGEND  
TYPICAL PAVEMENT CROSS-SECTION  
TYPICAL PAVEMENT CROSS-SECTION  
TYPICAL PAVEMENT CROSS-SECTION  
TYPICAL PAVEMENT CROSS-SECTION

CONCRETE SIDEWALK DETAIL  
AS SHOWN

LEGEND  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK

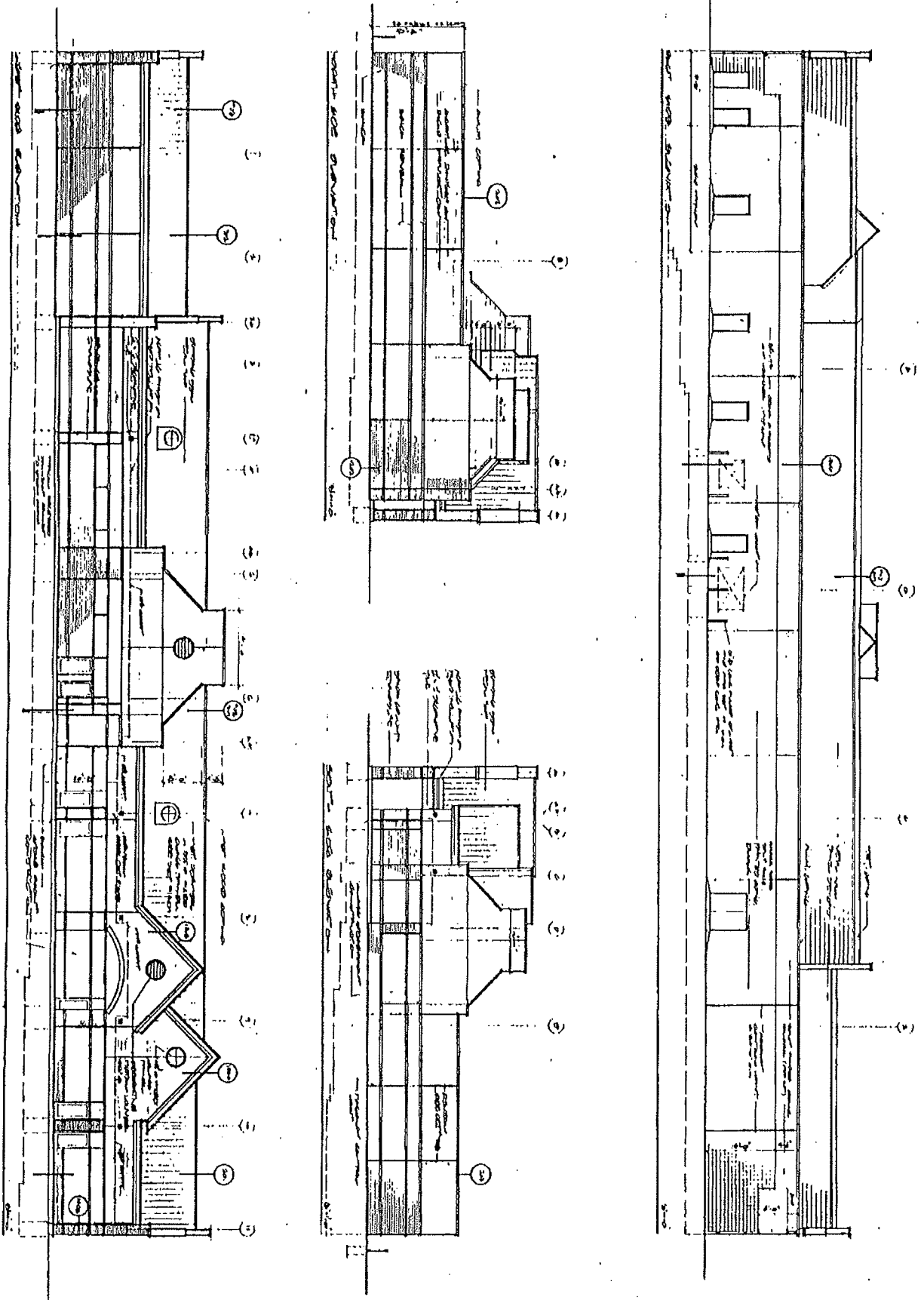
CONCRETE FRENCH CURB DETAIL  
AS SHOWN

LEGEND  
CONCRETE CURB  
CONCRETE CURB-PAVING & TOP  
CONCRETE CURB-PAVING & TOP  
CONCRETE CURB-PAVING & TOP

CONCRETE SIDEWALK DETAIL  
AS SHOWN

LEGEND  
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CONCRETE SIDEWALK  
CONCRETE SIDEWALK

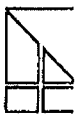


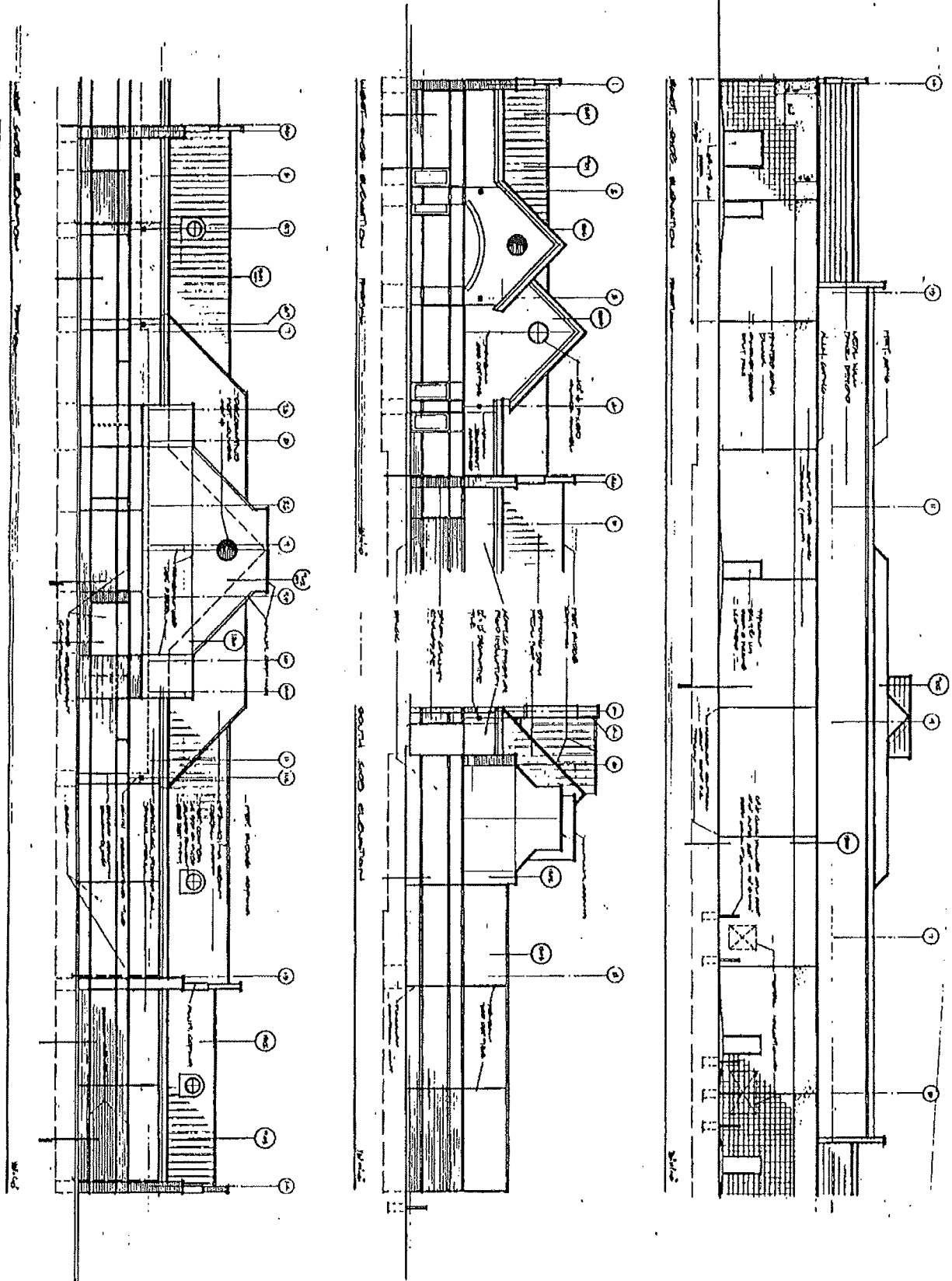


Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

2446 Franklin Road  
 Bloomfield Hills, MI 48302  
 313.334.6000

7	1	DATE	PROJECT	FILE NO.
		10/1/00	OLIVEHURST PLACE New Addition Bloomfield Hills, MI	6071010
		SHEET NO.		PLAN NO.
		1		100





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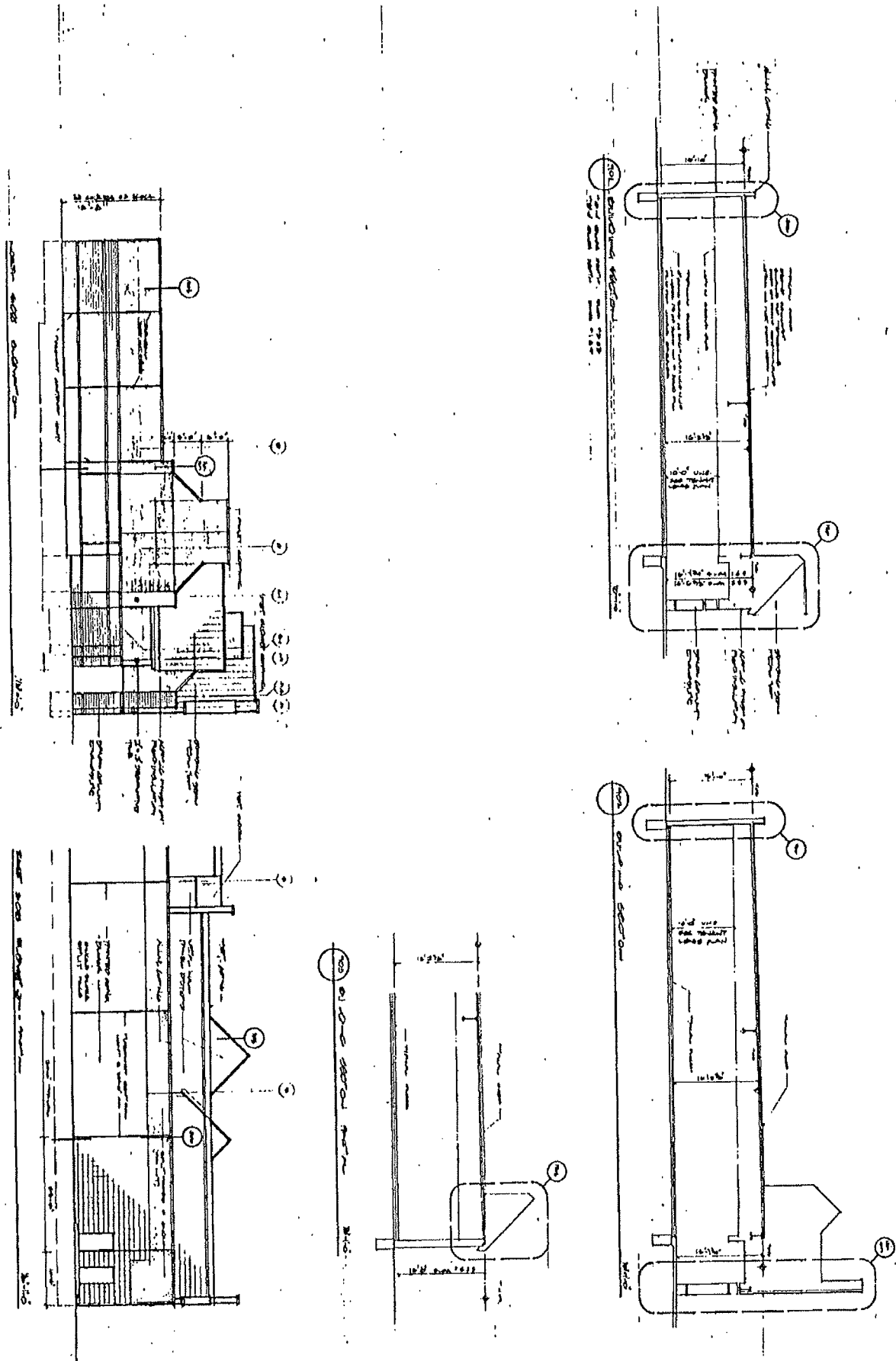
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PROJECT NAME  
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PRACTICE GROUP

EXHIBITS

2445 Franklin Road  
Bloomfield Hills, MI 48302  
313 • 334 • 5000

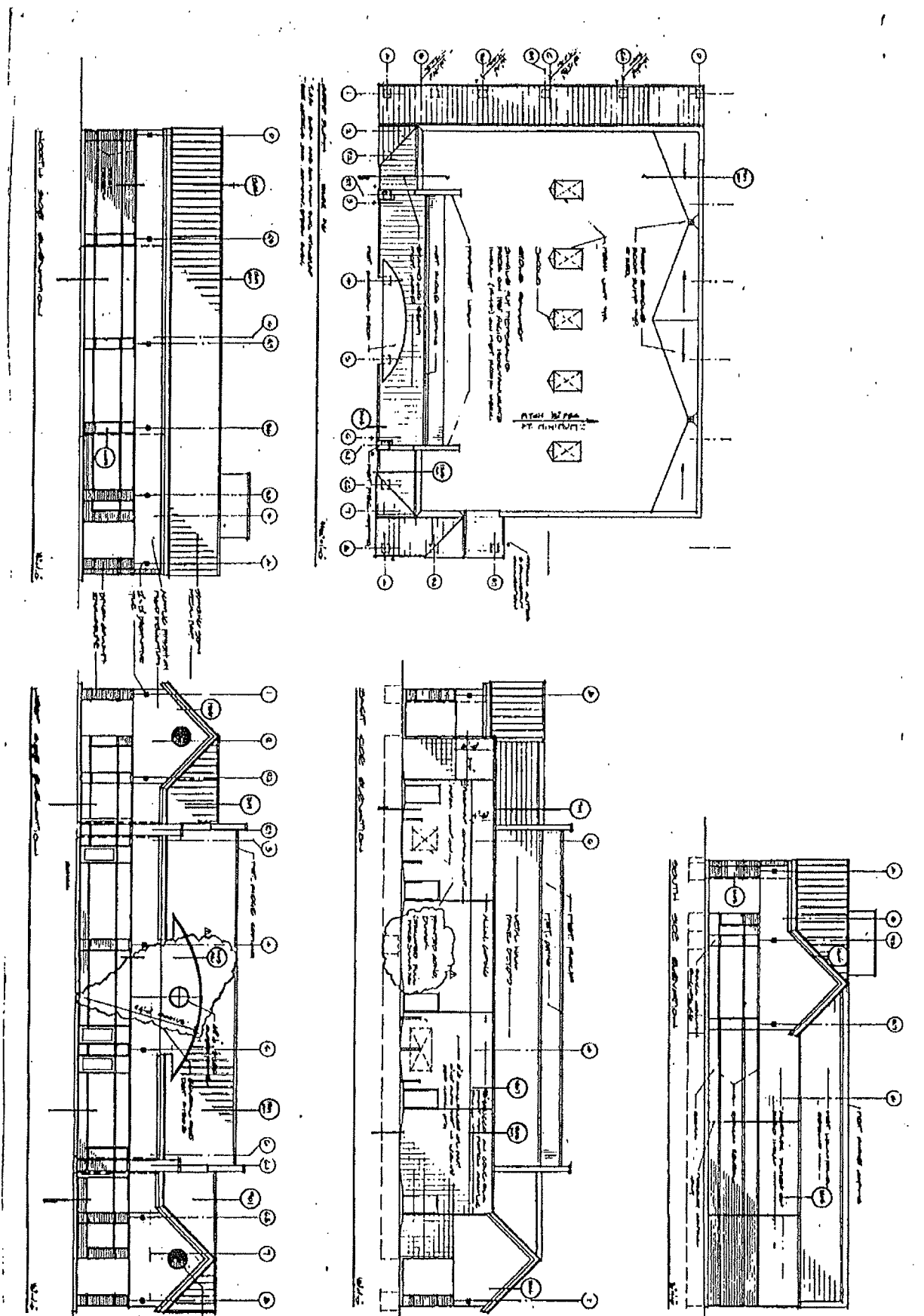




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2445 Franklin Road  
 Bloomfield Hills, MI 48302  
 313.334.5000

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	TITLE ELEVATIONS AND SECTION SECTIONS	SCALE AS SHOWN	DRAWING GROUP ARCHITECTURE	REVISIONS 1. 10/1/00	CLIENT 2445 FRANKLIN ROAD BLOOMFIELD HILLS, MI 48302



PHASE II

Alexander V. Bogaerts + Associates, P.C. • Architecture • Planning • Interior Design

11	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CONTRACTOR  
 CAROLITE PLAZA  
 1001 HIGHWAY  
 BLOOMFIELD HILLS

ELEVATIONS  
 ROOF PLAN  
 AREA 14 PHASE II

2445 Franklin Road  
 Bloomfield Hills, MI 48302  
 313 • 334 • 5000



# EXHIBIT C



Date: December 19, 2019  
To: Barb McBeth, City Planner  
City of Novi  
From: Jeff and Kate Schamanek  
Advance Management Solutions Group, d/b/a Novi Play!  
Subject: Planning Dept. Approval for Novi Play -City of Novi Zoning and Consent Judgement

---

On behalf of Advance Management Solutions Group, LLC, d/b/a Novi Play! ("Novi Play!"), we look forward to the opportunity to become a part of the Novi business community, and thank you for your consideration of our request for the Planning Dept. approval for Novi Play at 22104 Novi Road, Novi.

As you may know or have discovered, we currently own and operate an existing Family Entertainment Center business called Rochester Play! in downtown Rochester, Michigan. This letter summarizes our request for approval in order to establish a similar indoor service facility at 22104 Novi Rd within the Oakpointe Plaza in the City of Novi. We believe we meet the condition of Article 13 – B-1 Local Business Districts. We also recognize your suggestion of amending the current Consent Judgement for this location. Below please reference our business background information and points to support the review and approval under the existing Zoning Ordinance. .

After a long selection process we decided to work with NOVA Oak Pointe Properties and locate Novi Play in Oakpointe Plaza for the following reasons:

- City of Novi and surrounding communities family demographic that matches our exact target market
- Building location and amenities for our target family demographic market that provides a safe and secure access to visit us (less congested area of Novi Rd, simple parking and close proximity to our entrance)
- Outstanding appearance and condition of the building space we are acquiring within the Oakpointe Plaza
- Relatively few updates required to set up and establish our business in this building requiring no exterior changes and a few interior updates (minor wall partitions, ceiling updates, flooring updates, and minor plumbing enhancements)
- Ease of access for our customer base, our suppliers, and our staff to operate and conduct our premier family entertainment play and restaurant services
- Ample parking availability with no concern of parking infringement from or towards other tenants (currently Rochester Play! requires 54 parking spaces for our 10,400 ft<sup>2</sup> building. We have estimated that the 15,500 ft<sup>2</sup> Oakpointe Plaza will need to provide 70-75 of their estimated 400 spaces for our use)
- Reputation of and anticipated positive working relationship with the City of Novi and its services
- Little direct competition in the immediate area
- NOVA Oak Pointe Property's positive business and property management relationships.

For your understanding, we opened Rochester Play! in September of 2010 and continue to operate our business as the 'premier provider of indoor family play and restaurant center' for the City of Rochester and surrounding communities. Our customer base consists of mostly families of young children ages 1-12 and their nanny/baby sitters and relatives; local school/PTA, youth groups, youth teams, church groups, and childcare businesses; as well as other business workers in the community who frequent us for our restaurant services. We received initial City of Rochester, Special Exception approval in 2010 as well as a second approval when we moved our operations across town in November of 2014 to a larger building where we continue to successfully operate today and employ 15-20 employees throughout the year. With the same beliefs we started with, that still hold true today, we believe our

business can deliver the same following set of services and have a positive impact to the City of Novi and surrounding communities:

- Offering an active, healthy, and premier play-based set of play and restaurant services
- Making it fun, entertaining, and comfortable for children AND adults of all ages
- The absolute need for a clean facility and equipment
- Having a safe and secure environment to play and socialize
- Being conveniently located and accessible for families to coordinate with other daily activities

In doing so, we look to provide our unique set of services including a premier indoor children's play center, a health conscious and tasty family restaurant, a distinctive banquet and party location, and various family and children's programs/events providing parents an opportunity to take their children to a healthy, clean, safe, secure, and entertaining location to play, socialize, and gather with their family and friends.

As you will see below, our current strategy and plan is to basically offer our existing approach and service model in order to also be the premier Family Entertainment Center in Novi and other local Michigan communities as we are in Rochester. Although not officially announced with any public press release or announcement, we are also already approved to open Grand Blanc Play In the City of Grand Blanc. Specifically, with all our new locations, we are looking to offer the following:

<b>Service Offering</b>	<b>Rochester Location</b>	<b>Grand Blanc Location</b>
Family Indoor Play Center	<ul style="list-style-type: none"> <li>✓ High quality children's obstacle and open play structure and activities</li> <li>✓ Separate toddler and older children's play areas and structures</li> <li>✓ Comfortable adult observation and social gathering areas</li> <li>✓ Indoor walking/stroller "trail" (track)</li> <li>✓ Active gaming area</li> </ul>	<ul style="list-style-type: none"> <li>✓ High quality children's obstacle and open play structure and activities</li> <li>✓ Separate toddler and older children's play areas and structures</li> <li>✓ Comfortable adult observation and social gathering areas</li> <li>✓ Indoor walking/stroller "trail" (track)</li> <li>✓ Active gaming area</li> </ul>
Restaurant, coffee, juice, and snack bar	<ul style="list-style-type: none"> <li>✓ Health conscious and tasty light meals, snacks, and drinks featuring sandwiches, salads, pizza, snacks, smoothies, coffees, and drinks</li> <li>✓ Organic and gluten free options</li> <li>✓ Promotion of healthier and greener lifestyle including recycling initiatives and learning opportunities for children (generates over 5x recycling than other trash!)</li> <li>✓ Indoor table and bar seating</li> <li>✓ <b>Outdoor table seating</b></li> </ul>	<ul style="list-style-type: none"> <li>✓ Health conscious and tasty light meals, snacks, and drinks featuring sandwiches, salads, pizza, snacks, smoothies, coffees, and drinks</li> <li>✓ Organic and gluten free options</li> <li>✓ Promotion of healthier and greener lifestyle including recycling initiatives and learning opportunities for children (generates over 5x recycling than other trash!)</li> <li>✓ Indoor table and bar seating</li> </ul>
Children's banquet and party services	<ul style="list-style-type: none"> <li>✓ Multiple private party rooms for families, friends, teams and organizations to gather</li> <li>✓ Optional 'private' rent entire play center party option</li> <li>✓ Multiple party and themed party package offerings</li> </ul>	<ul style="list-style-type: none"> <li>✓ Multiple private party rooms for families, friends, teams and organizations to gather</li> <li>✓ Optional 'private' rent entire play center party option</li> <li>✓ Multiple party and themed party package offerings</li> </ul>
Children's holiday events, special celebration event, programs and day camps	<ul style="list-style-type: none"> <li>✓ Monthly and periodic holiday and special gathering events</li> <li>✓ Summer day camps</li> <li>✓ Periodic 'program and play' events and classes</li> </ul>	<ul style="list-style-type: none"> <li>✓ Monthly and periodic holiday and special gathering events</li> <li>✓ Summer day camps</li> <li>✓ Periodic 'program and play' events and classes</li> </ul>

In line with the City of Novi Zoning Ordinances and current Consent Judgement, we are excited to meet, review, and receive approval as directed primarily by Article 13 – B-1 Local Business Districts:

- **SEC 1300. INTENT:**
  - Our business establishment shall be a service establishment to meet the servicing needs of persons residing in nearby residential areas.
  - Our business model is completely based on B2C (business to community) service related business for neighborhood residents and not a B2B (business to business) model.
- **SEC 1301. PRINCIPAL USES PERMITTED:**
  - Our building use meets not one, but four of the defined uses outlined within the Zoning Ordinance and Consent Judgement:
    - #4 – Business establishment which performs services on the premises, such as but not limited to banks, loan companies, insurance offices and real estate offices. Our business performs all services on the premises.
    - #8 – Other uses similar to the above uses. Our business is a personal services establishment for residential families.
    - #7 – Off-street parking lots. Our business 100% uses off-street parking and the existing parking lot of Oakpointe Plaza.
    - Amended Use for Restaurants -
- **SEC 1302. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS – n/a:**
- **SEC 1303. REQUIRED CONDITIONS:**
  - #1 – We are a service establishment dealing directly with customers with all goods produced and sold on the premises.
  - #2 – There are no exterior changes, so the exterior building façade treatments meets regulations and remain the same.
  - #3 – There are no changes to the current Site Plan
  - #4 – There are no exterior changes, so the current off-street parking, off-street parking layout, landscaping, and screening all remain the same.
  - #5 – There are no exterior changes, so the current height and bulk of the building and provided minimum yard setbacks all remain the same.

This letter summarizes our present understanding and intent with respect to the City of Novi Zoning Ordinances, Oakland County Health Department, and our Novi Play! Business Plan. We believe that the nature of our business makes us well suited for approval for this space and ability to provide play and restaurant services to the Novi community.

We are enthusiastic about the opportunity to expand our operations, our community partnerships, and build upon the services and activities already offered within Novi and surrounding areas. We will plan on presenting any further details as required and will look for your review and approval during the January City Council meetings. Please feel free to contact us at (248) 790-5333 should you have any questions.

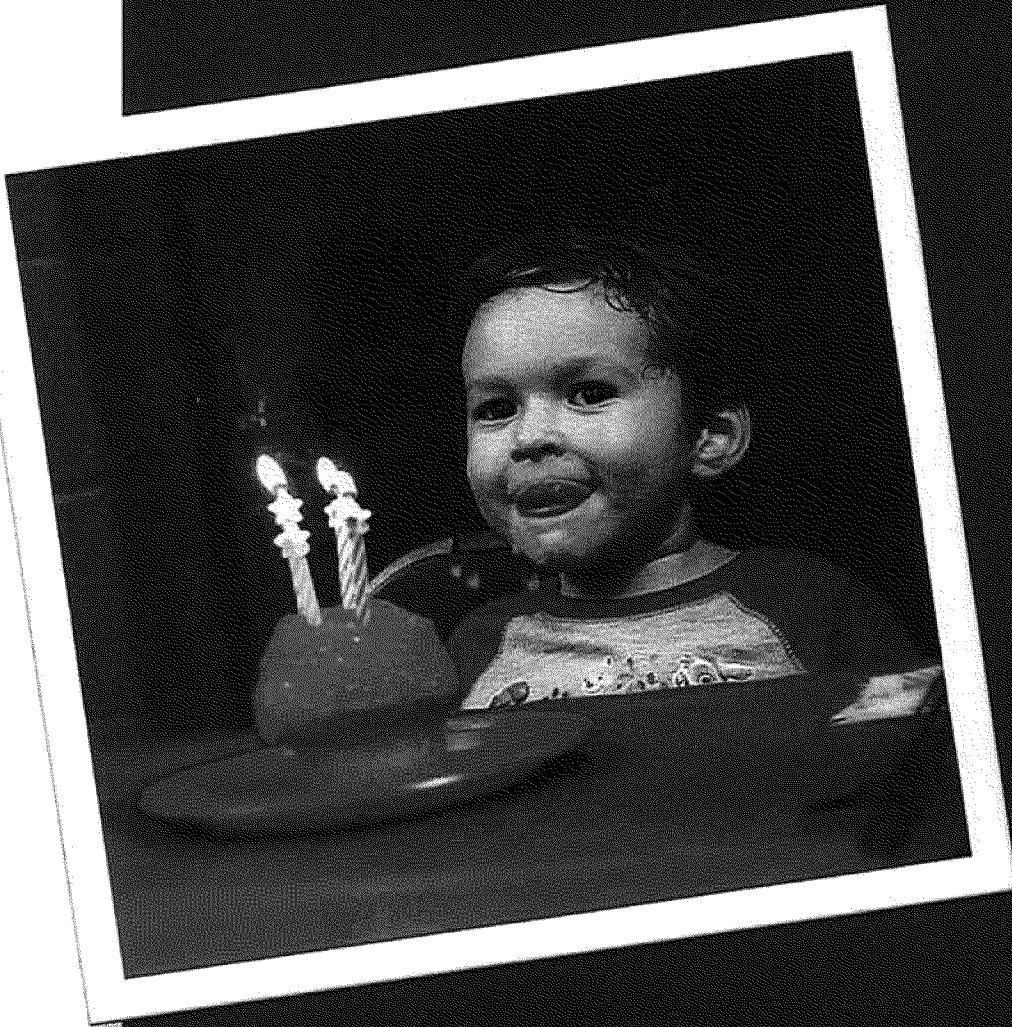
Respectfully,

Advance Management Solutions Group, LLC  
d/b/a Novi Play!

  
\_\_\_\_\_  
Jeff and Kate Schamanek  
Members, Owning Directors

  
\_\_\_\_\_





# Introduction of Novi Play!

October 2019

**'Growing a great model'**

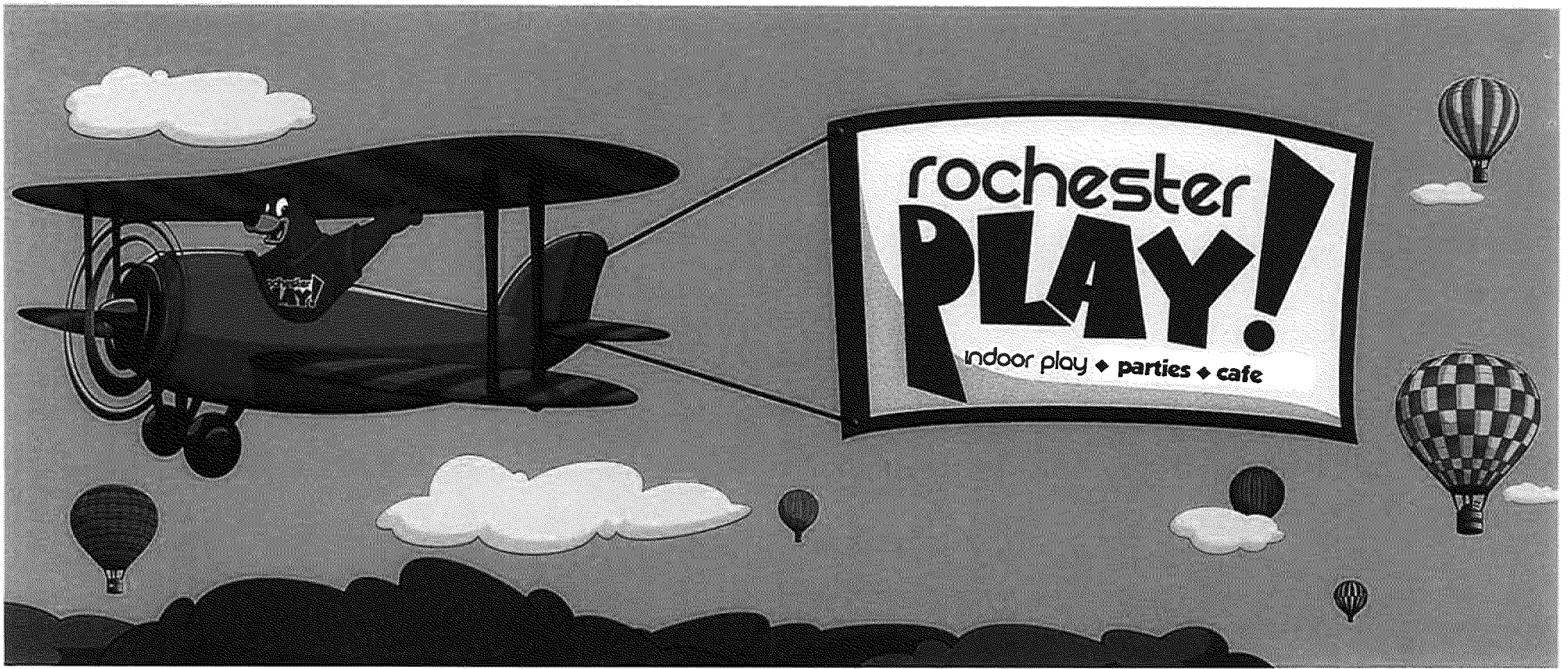
NOVI  
**PLAY!**  
indoor play • parties • cafe

rochester  
**PLAY!**  
indoor play • parties • cafe



# AGENDA

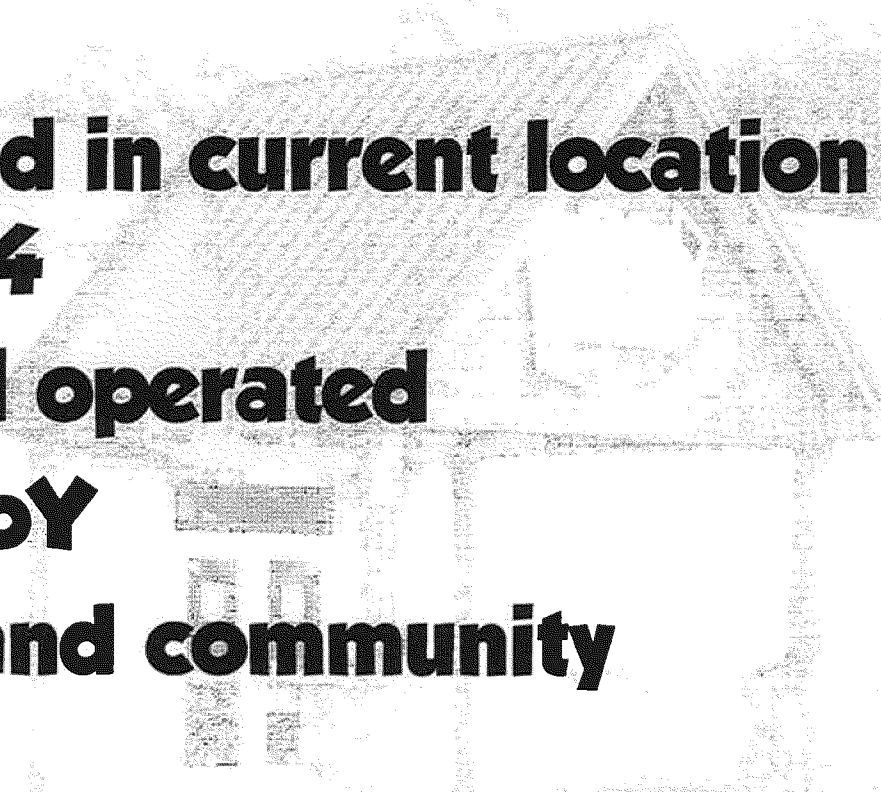
- **Rochester Play ! today**
- **Current Services**
- **Introduction to Novi Play !**
- **Next steps**



# Rochester's Premier Family Play, Restaurant, and Party Center!



# History

- **First opened in original location in September, 2010**
  - **Moved and opened in current location in November, 2014**
  - **Family owned and operated**
  - **Positive growth YoY**
  - **Strong customer and community support**
- 

# Mission Statement

***To make a positive difference in the lives of children and their families by providing premier children's activity and family play services where learning and development is disguised as PLAY!***

## Looking forward...

- **Continued delivery of 'premium' family play and restaurant services**
- **Primary focus on "active and healthier" family play and restaurant**
- **Being the most liked, fun, and active family destination where parents appreciate us as much as the kids love us – Active, Clean, Safe, Secure... and FUN!**
- **Expansion and enhancement of our desired services and operations**

# Values

- **To our community**
  - **Customer Service**
  - **Employees and teamwork**
  - **Community engrained – schools, local services, activities**
  - **Businesses and partners**
- **For our future**
  - **Health and wellness**
  - **Environmental initiatives**
  - **Active, Clean, Safe, Secure... and FUN !**
- **With our commitment**
  - **Fiscal responsibility**
  - **Integrity**
  - **Commitment**

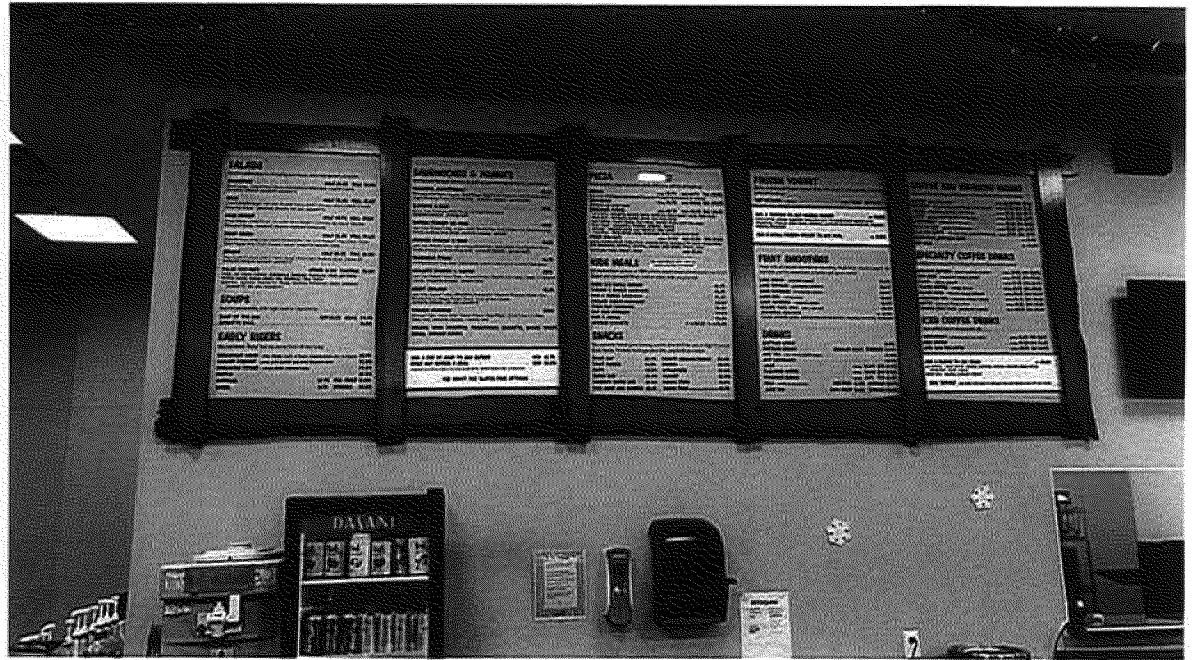
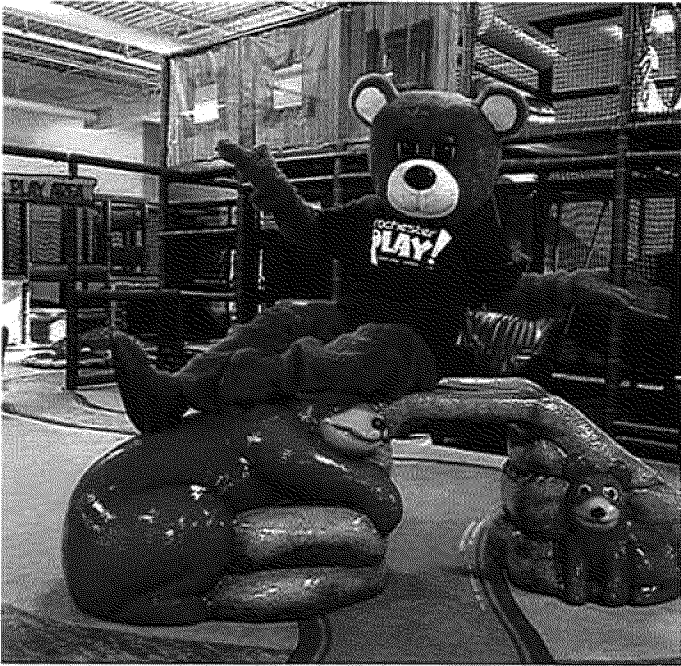
# Beliefs

- **Offering an active, healthy, and entertaining play based set of services – play, restaurant, and parties**
- **Making it fun, entertaining, comfortable and healthy for children AND adults of all ages**
- **The absolute need for a clean facility and equipment**
- **Having a safe and secure environment to play and socialize**
- **Being conveniently located and accessible to coordinate with customers and other daily activities**
- **Supporting the community of which we work within**

# The RP ! Organization and Team

- **Advance Management Solutions Group, LLC  
d/b/a Rochester Play**
- **Jeff Schamanek – Co-owner, President**
- **Kate Schamanek – Co-owner, VP**
- **Kory Pawlowski – Operations Manager**
- **Assistant Managers (4)**
- **Café Associates (4-6)**
- **Party hosts (10-15)**
  - **High School students**
  - **College students**





**Successful Set  
of Services**

**Play + Restaurant + Parties**



# Primary Services - Play

- **Active set of play opportunities with Michigan theme**
- **Soft side play structure**
- **Open carpeted play area**
- **Active gaming**
- **Indoor Walking track – 21 laps = 1 Mile !**



# Primary Services - Restaurant

- **Health conscious and tasty menu options**
  - **Feature freshly prepared sandwiches, salads, and pizza**
  - **Organic and gluten free options**
  - **No deep frying**
  - **Healthier snack options – fruit cups, vegetable cups, baked fries, chips, bars, cheese sticks, and other snack options**
  - **100 % Fruit smoothies, 100 % fruit juice boxes, milk, water, fountain drinks, and other bottled drinks**
  - **Coffee and espresso drinks**
  - **Still have some “fun” options – Dippin’ Dots**
- **Healthier and greener lifestyle and environment focus**
  - **Recycling (generates over 5x more recycling than trash !)**
  - **No foam containers – recycled and paper plates, straws, and container products**

**SALADS**  
We are committed to bringing you fresh, naturally grown produce

**ROCHESTER KNOCKEN, BERRIES, APPLES** . . . . . SMALL \$5.75 BIG \$8.75  
Mixed Greens, Fajita Chicken Strips, Mixed Berries, Stewed Apple, Cheddar Cheese,  
SWEETENED DRESSING, RASPBERRY Vinaigrette

**HILLS (TURKEY, BACON, AVOCADO)** . . . . . SMALL \$5.75 BIG \$8.75  
Chip Romano Lettuce, Oven Roasted Turkey, Bacon, Cucumber, Cherry Tomato,  
Avocado, Provincial Cheese, SWEETENED DRESSING, JALAPENO Vinaigrette

**MAIN STREET (MIXED VEGETABLES)** . . . . . SMALL \$5.25 BIG \$7.75  
Mixed Greens, Cherry Tomato, Cucumber, Green Pepper, Mushrooms, Onion,  
Shredded Parmesan Cheese, SWEETENED DRESSING, PINEAPPLE PEPPERONI

**PINE CREEK (HAM, TURKEY)** . . . . . SMALL \$5.75 BIG \$8.75  
Chip Romano Lettuce, Hickory Smoked Ham, Oven Roasted Turkey, Cherry Tomato,  
Green Pepper, Black Olives, Cheddar Cheese, SWEETENED DRESSING, BACON/LOW FAT MAYONNAISE

**STONEY & CABBAGE** . . . . . SMALL \$4.75 BIG \$6.75  
Chip Romano Lettuce, CROUTONS, Shredded Parmesan Cheese, . . . . . (SEE CHICKEN \$2.00)  
SWEETENED DRESSING, CABBAGE

**SALAD ADD-ONS** . . . . . EXTRA DRESSING \$0.50 OTHER \$1.00 PROTEIN \$2.00  
DRESSINGS: BALSAMIC VINAIGRETTE, CREAM, CRAN, GREEN, PINEAPPLE PEPPERONI,  
BACON/LOW FAT MAYO, RASPBERRY VINAIGRETTE, RED WINE VINAIGRETTE  
OTHER: ANY CHEESE (KESARSA, RICCIANELLA, PARMESAN, PROVOLONE, CHEDDAR), ANY VEGGIE  
PROTEIN: BACON, FLAVOR CHICKEN STRIPS, HAM, PORK, TUNA, TURKEY

**Noble Romano's Pizzeria**  
Fresh baked, delicious pizza made on your stone oven

**PIZZA** . . . . . \$12.99 (Small) \$15.99 (Medium) \$18.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA SPECIALS** . . . . . \$14.99 (Small) \$17.99 (Medium) \$20.99 (Large)  
All pizzas include: sauce, mozzarella cheese, pepperoni, mushrooms, onions, olives, and your choice of toppings

**PIZZA ADD-ONS** . . . . . \$1.00 (Small) \$1.50 (Medium) \$2.00 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & DRINK** . . . . . \$15.99 (Small) \$18.99 (Medium) \$21.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & SODA** . . . . . \$16.99 (Small) \$19.99 (Medium) \$22.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & BEER** . . . . . \$17.99 (Small) \$20.99 (Medium) \$23.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & WINE** . . . . . \$18.99 (Small) \$21.99 (Medium) \$24.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & CIDER** . . . . . \$19.99 (Small) \$22.99 (Medium) \$25.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & SMOOTHIE** . . . . . \$20.99 (Small) \$23.99 (Medium) \$26.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & JUICE** . . . . . \$21.99 (Small) \$24.99 (Medium) \$27.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & MILK** . . . . . \$22.99 (Small) \$25.99 (Medium) \$28.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**PIZZA & ICE CREAM** . . . . . \$23.99 (Small) \$26.99 (Medium) \$29.99 (Large)  
All pizzas include: sauce, mozzarella cheese, and your choice of toppings

**COFFEE AND ESPRESSO DRINKS**  
We are committed to bringing you fresh, naturally grown produce

**COFFEE** . . . . . \$1.50 (Small) \$2.00 (Medium) \$2.50 (Large)  
All coffees include: decaffeinated coffee, and your choice of toppings

**ESPRESSO** . . . . . \$2.00 (Small) \$2.50 (Medium) \$3.00 (Large)  
All espressos include: espresso, and your choice of toppings

**COFFEE & SODA** . . . . . \$3.00 (Small) \$3.50 (Medium) \$4.00 (Large)  
All coffee and soda drinks include: decaffeinated coffee, and your choice of toppings

**COFFEE & MILK** . . . . . \$2.50 (Small) \$3.00 (Medium) \$3.50 (Large)  
All coffee and milk drinks include: decaffeinated coffee, and your choice of toppings

**COFFEE & JUICE** . . . . . \$3.50 (Small) \$4.00 (Medium) \$4.50 (Large)  
All coffee and juice drinks include: decaffeinated coffee, and your choice of toppings

**COFFEE & SMOOTHIE** . . . . . \$4.00 (Small) \$4.50 (Medium) \$5.00 (Large)  
All coffee and smoothie drinks include: decaffeinated coffee, and your choice of toppings

**COFFEE & ICE CREAM** . . . . . \$4.50 (Small) \$5.00 (Medium) \$5.50 (Large)  
All coffee and ice cream drinks include: decaffeinated coffee, and your choice of toppings

**COFFEE & CIDER** . . . . . \$5.00 (Small) \$5.50 (Medium) \$6.00 (Large)  
All coffee and cider drinks include: decaffeinated coffee, and your choice of toppings

**COFFEE & WINE** . . . . . \$5.50 (Small) \$6.00 (Medium) \$6.50 (Large)  
All coffee and wine drinks include: decaffeinated coffee, and your choice of toppings

**SANDWICHES, WRAPS & PANINI**  
We are committed to bringing you fresh, naturally grown produce

**ROASTED CHICKEN SANDWICH** . . . . . \$5.75  
All sandwiches include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED TURKEY SANDWICH** . . . . . \$5.75  
All sandwiches include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED BEEF SANDWICH** . . . . . \$5.75  
All sandwiches include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED PORK SANDWICH** . . . . . \$5.75  
All sandwiches include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED HAM SANDWICH** . . . . . \$5.75  
All sandwiches include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED SAUSAGE SANDWICH** . . . . . \$5.75  
All sandwiches include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED STEAK SANDWICH** . . . . . \$5.75  
All sandwiches include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED CHICKEN WRAP** . . . . . \$5.75  
All wraps include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED TURKEY WRAP** . . . . . \$5.75  
All wraps include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED BEEF WRAP** . . . . . \$5.75  
All wraps include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED PORK WRAP** . . . . . \$5.75  
All wraps include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED HAM WRAP** . . . . . \$5.75  
All wraps include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED SAUSAGE WRAP** . . . . . \$5.75  
All wraps include: sauce, mozzarella cheese, and your choice of toppings

**ROASTED STEAK WRAP** . . . . . \$5.75  
All wraps include: sauce, mozzarella cheese, and your choice of toppings

**SHAKES**  
We are committed to bringing you fresh, naturally grown produce

**CHOCOLATE SHAKE** . . . . . \$4.99  
All shakes include: chocolate sauce, and your choice of toppings

**VANILLA SHAKE** . . . . . \$4.99  
All shakes include: vanilla sauce, and your choice of toppings

**PEACH SHAKE** . . . . . \$4.99  
All shakes include: peach sauce, and your choice of toppings

**APPLE SHAKE** . . . . . \$4.99  
All shakes include: apple sauce, and your choice of toppings

**ORANGE SHAKE** . . . . . \$4.99  
All shakes include: orange sauce, and your choice of toppings

**LEMON SHAKE** . . . . . \$4.99  
All shakes include: lemon sauce, and your choice of toppings

**LIME SHAKE** . . . . . \$4.99  
All shakes include: lime sauce, and your choice of toppings

**COFFEE SHAKE** . . . . . \$4.99  
All shakes include: coffee sauce, and your choice of toppings

**ESPRESSO SHAKE** . . . . . \$4.99  
All shakes include: espresso sauce, and your choice of toppings

**COFFEE & SODA SHAKE** . . . . . \$5.99  
All coffee and soda shakes include: coffee sauce, and your choice of toppings

**COFFEE & MILK SHAKE** . . . . . \$5.99  
All coffee and milk shakes include: coffee sauce, and your choice of toppings

**COFFEE & JUICE SHAKE** . . . . . \$6.99  
All coffee and juice shakes include: coffee sauce, and your choice of toppings

**COFFEE & SMOOTHIE SHAKE** . . . . . \$7.99  
All coffee and smoothie shakes include: coffee sauce, and your choice of toppings

**COFFEE & ICE CREAM SHAKE** . . . . . \$8.99  
All coffee and ice cream shakes include: coffee sauce, and your choice of toppings

**COFFEE & CIDER SHAKE** . . . . . \$9.99  
All coffee and cider shakes include: coffee sauce, and your choice of toppings

**COFFEE & WINE SHAKE** . . . . . \$10.99  
All coffee and wine shakes include: coffee sauce, and your choice of toppings

# Menu

- Salads ("local landmarks")
- Soups
- Early Risers

**SALADS**  
We are committed to bringing you fresh, naturally grown produce

**ROCHESTER KNOCKEN, BERRIES, APPLES** . . . . . SMALL \$5.75 BIG \$8.75  
Mixed Greens, Fajita Chicken Strips, Mixed Berries, Stewed Apple, Cheddar Cheese,  
SWEETENED DRESSING, RASPBERRY VINAIGRETTE

**HILLS (TURKEY, BACON, AVOCADO)** . . . . . SMALL \$5.75 BIG \$8.75  
Chip Romano Lettuce, Oven Roasted Turkey, Bacon, Cucumber, Cherry Tomato,  
Avocado, Provincial Cheese, SWEETENED DRESSING, JALAPENO Vinaigrette

**MAIN STREET (MIXED VEGETABLES)** . . . . . SMALL \$5.25 BIG \$7.75  
Mixed Greens, Cherry Tomato, Cucumber, Green Pepper, Mushrooms, Onion,  
Shredded Parmesan Cheese, SWEETENED DRESSING, PINEAPPLE PEPPERONI

**PINE CREEK (HAM, TURKEY)** . . . . . SMALL \$5.75 BIG \$8.75  
Chip Romano Lettuce, Hickory Smoked Ham, Oven Roasted Turkey, Cherry Tomato,  
Green Pepper, Black Olives, Cheddar Cheese, SWEETENED DRESSING, BACON/LOW FAT MAYONNAISE

**STONEY & CABBAGE** . . . . . SMALL \$4.75 BIG \$6.75  
Chip Romano Lettuce, CROUTONS, Shredded Parmesan Cheese, . . . . . (SEE CHICKEN \$2.00)  
SWEETENED DRESSING, CABBAGE

**SALAD ADD-ONS** . . . . . EXTRA DRESSING \$0.50 OTHER \$1.00 PROTEIN \$2.00  
DRESSINGS: BALSAMIC VINAIGRETTE, CREAM, CRAN, GREEN, PINEAPPLE PEPPERONI,  
BACON/LOW FAT MAYO, RASPBERRY VINAIGRETTE, RED WINE VINAIGRETTE  
OTHER: ANY CHEESE (KESARSA, RICCIANELLA, PARMESAN, PROVOLONE, CHEDDAR), ANY VEGGIE  
PROTEIN: BACON, FLAVOR CHICKEN STRIPS, HAM, PORK, TUNA, TURKEY

**SOUPS**  
Served seasonally with high quality ingredients

**SOUP OF THE DAY** . . . . . \$4.50 (Small) \$5.50 (Large)

**CASATA ROLL** . . . . . \$1.00

**ALL DAY EARLY RISERS**  
We call them 'Early' but we serve them all day long

**BREAKFAST WRAP** . . . . . \$5.75  
All breakfast wraps include: sauce, mozzarella cheese, and your choice of toppings

**YOGURT PARFAIT** . . . . . \$3.75  
All parfaits include: yogurt, and your choice of toppings

**CANAMON ROLL** . . . . . \$3.50  
All canamon rolls include: canamon sauce, and your choice of toppings

**MUFFIN** . . . . . \$2.50  
All muffins include: muffin mix, and your choice of toppings

**BAGEL** . . . . . \$1.75 (Small) \$2.50 (Large)

**KIDS PANCAKE MEAL (4" w/ BUTTER, SYRUP)** . . . . . 2 pc \$4.95 4 pc \$5.95



### CALADS

Our award-winning chef, using the best, seasonal produce, creates delicious salads for you to enjoy. All salads are made fresh daily.

CRISP BREAD CRUST SALAD	\$8.99
CRISP BREAD CRUST SALAD	\$8.99
CRISP BREAD CRUST SALAD	\$8.99
CRISP BREAD CRUST SALAD	\$8.99
CRISP BREAD CRUST SALAD	\$8.99

### SOUPS

CRISP BREAD CRUST SOUP	\$8.99
CRISP BREAD CRUST SOUP	\$8.99

### ALL DAY EARLY DRINKS

CRISP BREAD CRUST DRINK	\$8.99
CRISP BREAD CRUST DRINK	\$8.99

### Table Normal Pizzo

Our award-winning chef, using the best, seasonal produce, creates delicious pizzas for you to enjoy. All pizzas are made fresh daily.

CRISP BREAD CRUST PIZZA	\$8.99
CRISP BREAD CRUST PIZZA	\$8.99
CRISP BREAD CRUST PIZZA	\$8.99
CRISP BREAD CRUST PIZZA	\$8.99
CRISP BREAD CRUST PIZZA	\$8.99

### KIDS MEALS

CRISP BREAD CRUST MEAL	\$8.99
CRISP BREAD CRUST MEAL	\$8.99

### NEW! DRINKS

CRISP BREAD CRUST DRINK	\$8.99
CRISP BREAD CRUST DRINK	\$8.99

### COFFEE AND ESPRESSO DRINKS

Our award-winning barista, using the best, seasonal produce, creates delicious coffee drinks for you to enjoy. All drinks are made fresh daily.

CRISP BREAD CRUST COFFEE	\$8.99
CRISP BREAD CRUST COFFEE	\$8.99
CRISP BREAD CRUST COFFEE	\$8.99
CRISP BREAD CRUST COFFEE	\$8.99

### SPECIALTY COFFEE DRINKS

CRISP BREAD CRUST COFFEE	\$8.99
CRISP BREAD CRUST COFFEE	\$8.99

### ICED COFFEE DRINKS

CRISP BREAD CRUST COFFEE	\$8.99
CRISP BREAD CRUST COFFEE	\$8.99

### SANDWICHES, WRAPS & PANINIS

Served panini style, baked, or fresh on our selected bread of your choice.

CRISP BREAD CRUST SANDWICH	\$8.99
CRISP BREAD CRUST SANDWICH	\$8.99
CRISP BREAD CRUST SANDWICH	\$8.99
CRISP BREAD CRUST SANDWICH	\$8.99
CRISP BREAD CRUST SANDWICH	\$8.99

### ADD A CUP OF SOUP TO ANY MAIN ENTREE

### ASK ABOUT OUR GLUTEN FREE OPTIONS!

### DRINKS

Our award-winning barista, using the best, seasonal produce, creates delicious drinks for you to enjoy. All drinks are made fresh daily.

CRISP BREAD CRUST DRINK	\$8.99
CRISP BREAD CRUST DRINK	\$8.99
CRISP BREAD CRUST DRINK	\$8.99
CRISP BREAD CRUST DRINK	\$8.99

### FRUIT SMOOTHIES

CRISP BREAD CRUST SMOOTHIE	\$8.99
CRISP BREAD CRUST SMOOTHIE	\$8.99

# Menu

- Sandwiches
- Wraps
- Panini's

### SANDWICHES, WRAPS & PANINI'S

Served panini style, baked, or fresh on our selected bread or your choice.

<b>MINICINAL (VEGETARIAN)</b>	\$8.75
Mashed Black Beans, Avocado, Green Pepper, Black Olive, Cucumber, Chip Romaine Lettuce, Onion, Povidone Cheese, on Sprout Wrap, SPICED BREAD, CASPANO Salsa	
<b>WIFE (CHICKEN, BACON &amp; BACON)</b>	\$8.75
Fajita Chicken Strip, Crispy Bacon Crumbles, Battered Pizza Cheese, Chip Romaine Lettuce, Tomato, on Sundried Tomato Wrap, SPICED BREAD, Salsa	
<b>WRAP (CHICKEN)</b>	\$8.75
Fajita Chicken Strip, Cheddar Cheese, Green Pepper, Tomato, Onion, on Whole Wheat Wrap, SPICED BREAD, CASPANO Salsa	
<b>SPENCER (TURKEY, HAM &amp; AVODADO)</b>	\$8.75
Oven Roasted Turkey, Hickory Smoked Ham, Swiss Cheese, Avocado, on Whole Wheat Bread, SPICED BREAD, Salsa	
<b>NOWLETT (TURKEY &amp; BACON)</b>	\$8.75
Oven Roasted Turkey, Bacon, Cheddar Cheese, Chip Romaine Lettuce, Tomato, on Ciabatta, SPICED BREAD, Salsa	
<b>SCOTT (ITALIAN)</b>	\$8.75
Oven Roasted Turkey, Hickory Smoked Ham, Peppercorn Povidone Cheese, Chip Romaine Lettuce, Banana Pepper, Tomato, Onion, on Ciabatta, SPICED BREAD, RED WINE VINAIGRETTE	
<b>BLOOMER II (BILT)</b>	\$7.75
Bacon, Chip Romaine Lettuce, Tomato, on Whole Wheat Bread, SPICED BREAD, CASPANO Salsa	
<b>BORDEN (TURKEY OR HAM)</b>	\$7.75
Oven Roasted Turkey or Hickory Smoked Ham, Swiss Cheese, Chip Romaine Lettuce, Tomato, on Whole Wheat Bread, SPICED BREAD, Salsa	

**BREADS: CIABATTA BOWL, WHOLE WHEAT BREAD, VARIOUS WRAPS**

**ADD A CUP OF SOUP TO ANY MAIN ENTREE** ADD \$2.75  
**MAKE ANY MAIN ENTREE A MEAL** ADD \$3.00  
 Includes one small Snack and one Fountain Drink, bottled water, milk, or 100% juice bar

**ASK ABOUT OUR GLUTEN FREE OPTIONS!**

### SALADS

All our sandwiches & burgers are made with fresh, locally grown produce.

House dressing, lemon vinaigrette, & our special sauce are available for \$1.50 extra.

ALL SANDWICHES, BURGERS & BREADS ARE SERVED WITH HOUSEDRESSING AND LEMON VINAIGRETTE. ADD \$1.50 FOR SPECIAL SAUCE.

FROM HOUSEDRESSING: TUNA, CUCUMBER, TOMATOES, ONIONS, & CABBAGE ..... \$6.49 (REG \$7.99)

FROM SPECIAL SAUCE: CHICKEN, CUCUMBER, TOMATOES, ONIONS, & CABBAGE ..... \$6.99 (REG \$8.49)

FROM SPECIAL SAUCE: CHICKEN, CUCUMBER, TOMATOES, ONIONS, & CABBAGE ..... \$6.99 (REG \$8.49)

FROM SPECIAL SAUCE: CHICKEN, CUCUMBER, TOMATOES, ONIONS, & CABBAGE ..... \$6.99 (REG \$8.49)

FROM SPECIAL SAUCE: CHICKEN, CUCUMBER, TOMATOES, ONIONS, & CABBAGE ..... \$6.99 (REG \$8.49)

FROM SPECIAL SAUCE: CHICKEN, CUCUMBER, TOMATOES, ONIONS, & CABBAGE ..... \$6.99 (REG \$8.49)

### SOUPS

Small serving with high quality ingredients.

SOUP OF THE DAY ..... \$4.99 (REG \$5.99)

CLASSIC SOUP ..... \$4.99 (REG \$5.99)

### ALL DAY EARLY BIRDS

From 8:00 AM - 10:00 AM, Monday-Friday, we offer an Early Bird Special on all sandwiches, burgers, and breads. \$1.00 off the menu price.

HOUSEDRESSING ..... \$1.50

LEMON VINAIGRETTE ..... \$1.50

SPECIAL SAUCE ..... \$1.50

ADD \$1.50 FOR SPECIAL SAUCE

ASK ABOUT OUR DELICIOUS FREE OPTIONS!

### SANDWICHES, WRAPS & PANINI

All sandwiches & burgers are made with fresh, locally grown produce.

HOUSEDRESSING ..... \$1.50

LEMON VINAIGRETTE ..... \$1.50

SPECIAL SAUCE ..... \$1.50

ADD \$1.50 FOR SPECIAL SAUCE

ASK ABOUT OUR DELICIOUS FREE OPTIONS!

### DRINKS

Small serving with high quality ingredients.

SOUP OF THE DAY ..... \$4.99 (REG \$5.99)

CLASSIC SOUP ..... \$4.99 (REG \$5.99)

### Noble Roman's Pizza

Fresh baked, delicious pizza made with your choice of toppings.

ALL SANDWICHES SERVED ON 100% WHOLE WHEAT BREAD AND INCLUDES ONE SMALL SNACK AND ONE FOUNTAIN DRINK, BOTTLED WATER, MILK, OR 100% JUICE BOX.

### KIDS MEALS

All sandwiches served on 100% whole wheat bread and includes one small snack and one Fountain Drink, bottled water, milk, or 100% juice box.

### DIPPIN' DOTS

Enjoy the original and unbeatable flash-frozen ice cream sensation. Your taste adventure awaits!

SMALL \$4.00 - BIG \$6.00

### COFFEE AND ESPRESSO DRINKS

Small serving with high quality ingredients.

### SPECIALTY COFFEE DRINKS

Small serving with high quality ingredients.

### KIDS COFFEE DRINKS

Small serving with high quality ingredients.

# Menu

- Pizza
- Kids Meals
- Dippin' Dots

### Noble Roman's Pizza

Fresh baked, delicious pizza made with your choice of toppings.

ALL SANDWICHES SERVED ON 100% WHOLE WHEAT BREAD AND INCLUDES ONE SMALL SNACK AND ONE FOUNTAIN DRINK, BOTTLED WATER, MILK, OR 100% JUICE BOX.

### PIZZA ADD-ONS

EXTRA VEGGIES \$0.50, EXTRA CHEESE \$0.50, EXTRA PEPPERONI \$0.50

### GLUTEN FREE CRUST (ADD)

REGULAR CRUST \$0.00, GLUTEN FREE CRUST \$3.00

### KIDS MEALS

All sandwiches served on 100% whole wheat bread and includes one small snack and one Fountain Drink, bottled water, milk, or 100% juice box.

### DIPPIN' DOTS

Enjoy the original and unbeatable flash-frozen ice cream sensation. Your taste adventure awaits!

SMALL \$4.00 - BIG \$6.00



### SALADS

Our salads are prepared with fresh, locally sourced produce.

<b>ROASTED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95
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<b>GRILLED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN, BEAN, &amp; AVOCADO</b>	Small \$12.95   Big \$14.95

### SOUPS

Small \$5.95 | Big \$6.95

<b>ROASTED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95

### ALL DAY EARLY RISERS

Small \$5.95 | Big \$6.95

<b>ROASTED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95

### Noble Roman's Pizzeria

Small \$12.95 | Big \$14.95

<b>ROASTED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95

### KIDS MEALS

Small \$5.95 | Big \$6.95

<b>ROASTED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95
<b>GRILLED CHICKEN</b>	Small \$5.95   Big \$6.95

### COFFEE DOTZ

Small \$2.95 | Big \$3.95

### COFFEE AND ESPRESSO DRINKS

All made with locally roasted great tasting 100% Arabica coffee beans.

<b>COFFEE - REGULAR OR DE-CAF</b>	Small \$2.00   Big \$2.50
<b>ESPRESSO - FULL FLAVORED CONCENTRATED BLENDED BLEND OF COFFEES</b>	Small \$2.50   Big \$3.25
<b>MOCHA - ESPRESSO, CHOCOLATE, STEAMED MILK</b>	Small \$4.25   Big \$4.75
<b>LATTE - ESPRESSO, STEAMED MILK, FOAMED MILK</b>	Small \$3.25   Big \$3.75
<b>CAPPUCCINO - ESPRESSO, FOAMED MILK</b>	Small \$3.25   Big \$3.75
<b>CHAI TEA LATTE - TEA, CINNAMON, SPOON, STEAMED MILK</b>	Small \$3.75   Big \$4.75
<b>ADDITIONAL ESPRESSO SHOT</b>	ea. \$1.00
<b>SOY MILK</b>	add \$0.50

### SPECIALTY COFFEE DRINKS

A delicious cappuccino and your favorite flavor combination

<b>MIDNIGHT EXPRESS - MOCHA, CARAMEL, CINNAMON</b>	Small \$3.95   Big \$4.50
<b>THE MINT - PUMPKIN, MOCHA, COCONUT</b>	Small \$3.95   Big \$4.50
<b>ALOHA - VANILLA, COCONUT</b>	Small \$3.95   Big \$4.50
<b>TOFFEE COFFEE - TOFFEE, VANILLA</b>	Small \$3.95   Big \$4.50
<b>ISLAND OASIS - COCONUT, VANILLA, MASCALAPATE</b>	Small \$3.95   Big \$4.50
<b>CINNAMON SWIRL - CINNAMON, VANILLA, CARAMEL</b>	Small \$3.95   Big \$4.50
<b>MUTTY - MASCALAPATE, TOFFEE, MOCHA</b>	Small \$3.95   Big \$4.50
<b>CREATE YOUR OWN - CHOOSE ANY 3 FLAVORS</b>	Small \$3.95   Big \$4.50

### ICED COFFEE DRINKS

Your coffee choice served over ice

<b>ICED CAPPUCCINO - COLD BREW ESPRESSO OVER ICE</b>	Small \$3.25   Big \$3.75
<b>ICED COFFEE - COLD BREW COFFEE OVER ICE</b>	Small \$2.50   Big \$3.25
<b>ICED CHAI TEA LATTE</b>	Small \$3.75   Big \$4.75

### SANDWICHES, WRAPS & PIZZAS

Small \$12.95 | Big \$14.95

<b>ROASTED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
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<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95
<b>GRILLED CHICKEN</b>	Small \$12.95   Big \$14.95

# Menu

- Coffees
- Espresso Drinks
- Specialty Drinks
- Iced Coffee

### SNACKS

Small \$2.95 | Big \$3.95

<b>ROASTED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
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<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95

### FRUIT SMOOTHIES

Small \$4.95 | Big \$5.95

<b>ROASTED CHICKEN</b>	Small \$4.95   Big \$5.95
<b>GRILLED CHICKEN</b>	Small \$4.95   Big \$5.95
<b>GRILLED CHICKEN</b>	Small \$4.95   Big \$5.95
<b>GRILLED CHICKEN</b>	Small \$4.95   Big \$5.95
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<b>GRILLED CHICKEN</b>	Small \$4.95   Big \$5.95
<b>GRILLED CHICKEN</b>	Small \$4.95   Big \$5.95

### DRINKS

Small \$2.95 | Big \$3.95

<b>ROASTED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
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<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95
<b>GRILLED CHICKEN</b>	Small \$2.95   Big \$3.95

### COFFEE AND ESPRESSO DRINKS

All made with locally roasted great tasting 100% Arabica coffee beans.

<b>COFFEE - REGULAR OR DE-CAF</b>	Small \$2.00   Big \$2.50
<b>ESPRESSO - FULL FLAVORED CONCENTRATED BLEND OF COFFEES</b>	Small \$2.50   Big \$3.25
<b>MOCHA - ESPRESSO, CHOCOLATE, STEAMED MILK</b>	Small \$4.25   Big \$4.75
<b>LATTE - ESPRESSO, STEAMED MILK, FOAMED MILK</b>	Small \$3.25   Big \$3.75
<b>CAPPUCCINO - ESPRESSO, FOAMED MILK</b>	Small \$3.25   Big \$3.75
<b>CHAI TEA LATTE - TEA, CINNAMON, SPOON, STEAMED MILK</b>	Small \$3.75   Big \$4.75
<b>ADDITIONAL ESPRESSO SHOT</b>	ea. \$1.00
<b>SOY MILK</b>	add \$0.50

### SPECIALTY COFFEE DRINKS

A delicious cappuccino and your favorite flavor combination

<b>MIDNIGHT EXPRESS - MOCHA, CARAMEL, CINNAMON</b>	Small \$3.95   Big \$4.50
<b>THE MINT - PUMPKIN, MOCHA, COCONUT</b>	Small \$3.95   Big \$4.50
<b>ALOHA - VANILLA, COCONUT</b>	Small \$3.95   Big \$4.50
<b>TOFFEE COFFEE - TOFFEE, VANILLA</b>	Small \$3.95   Big \$4.50
<b>ISLAND OASIS - COCONUT, VANILLA, MASCALAPATE</b>	Small \$3.95   Big \$4.50
<b>CINNAMON SWIRL - CINNAMON, VANILLA, CARAMEL</b>	Small \$3.95   Big \$4.50
<b>MUTTY - MASCALAPATE, TOFFEE, MOCHA</b>	Small \$3.95   Big \$4.50
<b>CREATE YOUR OWN - CHOOSE ANY 3 FLAVORS</b>	Small \$3.95   Big \$4.50

### ICED COFFEE DRINKS

Your coffee choice served over ice

<b>ICED CAPPUCCINO - COLD BREW ESPRESSO OVER ICE</b>	Small \$3.25   Big \$3.75
<b>ICED COFFEE - COLD BREW COFFEE OVER ICE</b>	Small \$2.50   Big \$3.25
<b>ICED CHAI TEA LATTE</b>	Small \$3.75   Big \$4.75

**ADD A FLAVOR TO ANY DRINK** ..... ea. \$0.50  
 ALL NATURAL: MOCHA, CARAMEL, CINNAMON, COCONUT, MASCALAPATE, MINT, MOCHA, PUMPKIN, TOFFEE, VANILLA  
 SOY: CARAMEL, MASCALAPATE, VANILLA

**MUG 'RETURN' - USE YOUR OWN 16oz OR SMALLER MUG AND RECEIVE \$0.15 OFF ANY CUPPED DRINK!**





# Primary Services - Parties

- **Multi-use banquet rooms**
  - Parties
  - Team and family gatherings
  - PTA and school group gatherings
  - Event craft rooms
  - Business partner events
- **Annual events**
  - Noon Year's Eve balloon drop
  - Easter Egg hunt
  - Halloween Monster Mash
  - 12 Plays ! Of Christmas
  - Parent Night Out opportunities
- **Leverage Restaurant for food and drinks services**



# Interests and Opportunities



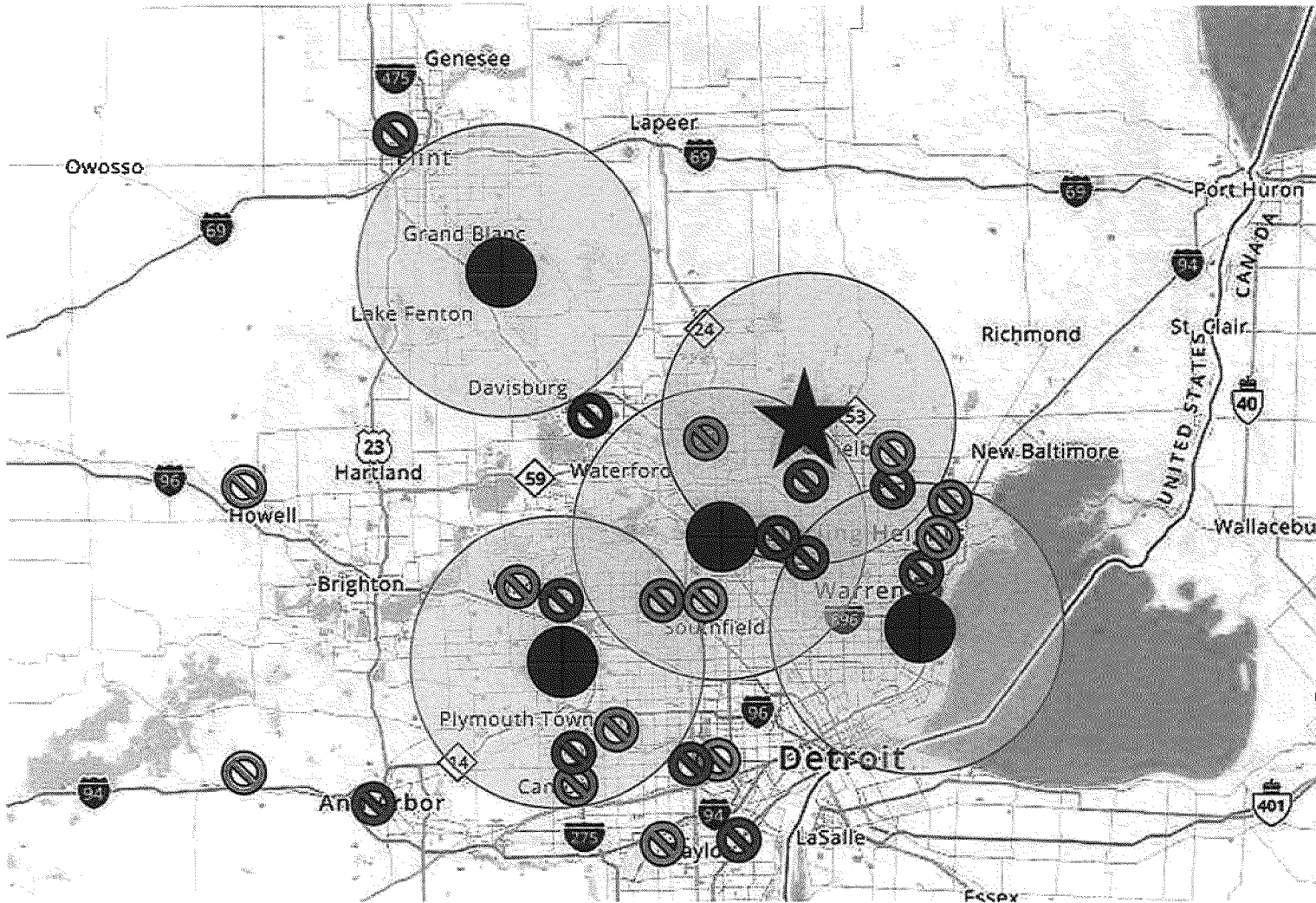
# Next Steps

- **Expand 'Play !' into other locations**
  - **Research and finalize desired locations**
  - **Secure financing**
  - **Confirm business organization**
  - **Maximize operational model for multiple location efficiencies**
  - **Build and launch plans**
    - **Staggered phased approached with each location**
    - **Maximize and stagger contractors from one location to the next**

# Location Consideration Factors

- **Community demographics**
  - **Higher than average HH family makeup**
  - **Above average HH income**
  - **Desired community to live**
  - **Favorable school district(s)**
  - **Active and healthy community interests**
- **Competitor locations**
- **Local government support**
- **Business community**
- **Favorable building locations (size, parking, costs, buildout, ease of access, etc)**
- **30 minutes drive apart from each Play ! location**

# Metro Detroit Considerations



## ● Growth Considerations:

- Western suburbs
- Eastern suburbs
- SW of Rochester
- NW of Rochester

## ⊘ Competitors (# loc):

- Jungle Java (3)
- Fort Clarkston (1)
- Detroit Kids City (2)
- Under the Sea (1)
- Pump It up (4)
- Chuck E. Cheese (10)
- Cast Away Café (1)
- Chelsea Tree House (1)

# Location Needs

- **Locations**

- **Metro Detroit area**

- **North of Rochester**
    - **Western suburbs**
    - **South of Rochester**
    - **East suburbs**

- **Others**

- **Outside Michigan**
    - **Grand Rapids area**

- **Lot**

- **Parking (200+ capacity need – min. 50 spaces @ 4:1 zoning definition)**
  - **Nice to have outdoor use area (summer camps, future offerings)**

- **Building**

- **Minimum 10,000 ft<sup>2</sup> and 14' ceiling height**
  - **Zoning for 'recreation/entertainment' use (play, parties, café)**
  - **Buildout costs?**
  - **Ease of access – business supplies, customer drive**

NOVI  
**PLAY!**  
indoor play + parties + cafe

**Novi Play!**

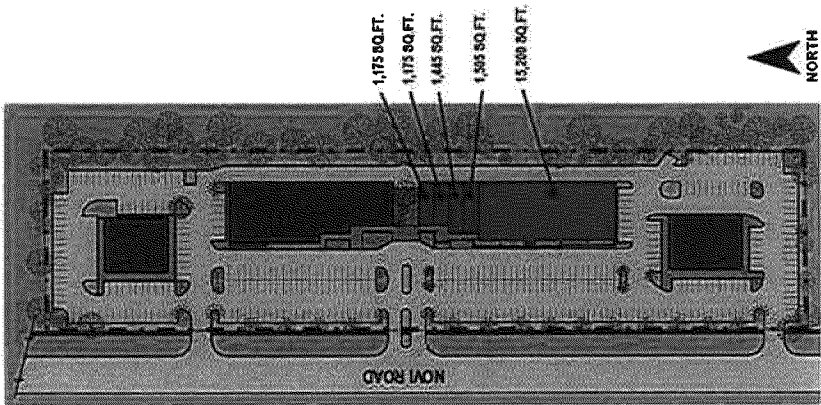
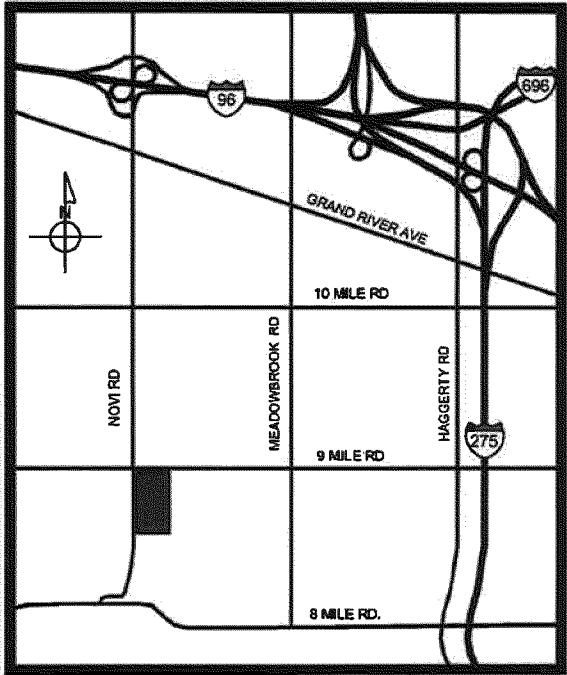
# Novi Play! -

- **Location – Oakpoint Plaza, Novi, MI 48375**
- **Project Type – building lease, build-out and installation**
  - **Play Area (Play Structure, Ninja Course, Game Area, Dance Room, Lazer Frenzy, Virtual Reality, Viewing Furniture/Internet bars being considered)**
  - **Restaurant/Café (Kitchen Equipment, Bar Counters, Menu, Table/Chairs, Condiment Counter)**
  - **Banquet Rooms (Counters, Tables, Chairs, Video/Sound)**
  - **Other (Check-in, Shoe Cubbies, POS, Signage, Décor, Video/Sound. Startup)**
- **Background**
  - **Current business – Shopping mall recently renovated, multiple tenants, on border of Novi and Northville**
  - **Lease space size of 15,200 ft<sup>2</sup>**
  - **“Oakpoint plaza is a strong neighborhood center with mixed use retail, pharmaceutical, medical, and restaurant tenants”**
  - **Planned Services: Play, Restaurant, Parties (modeled off and expanded version of Rochester Play)**
- **Current Status**
  - **Anticipated January 2020 start**
  - **Approving lease, City approval, identifying contractors and suppliers**

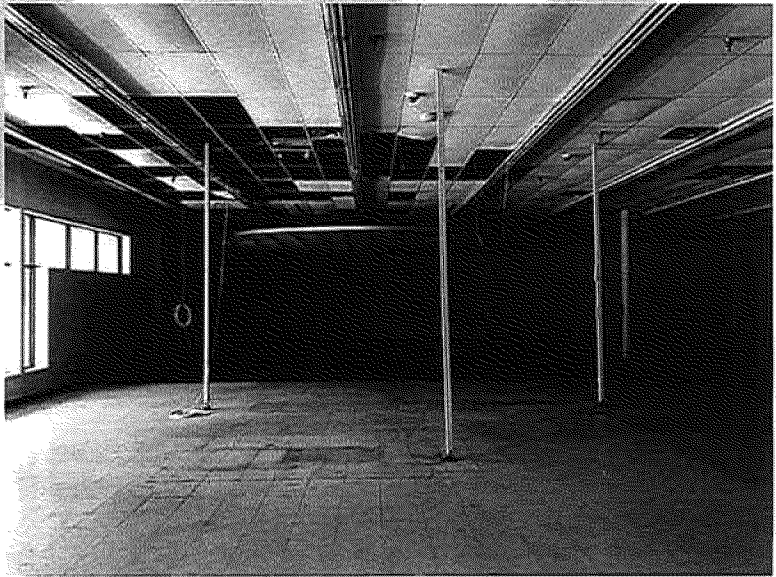
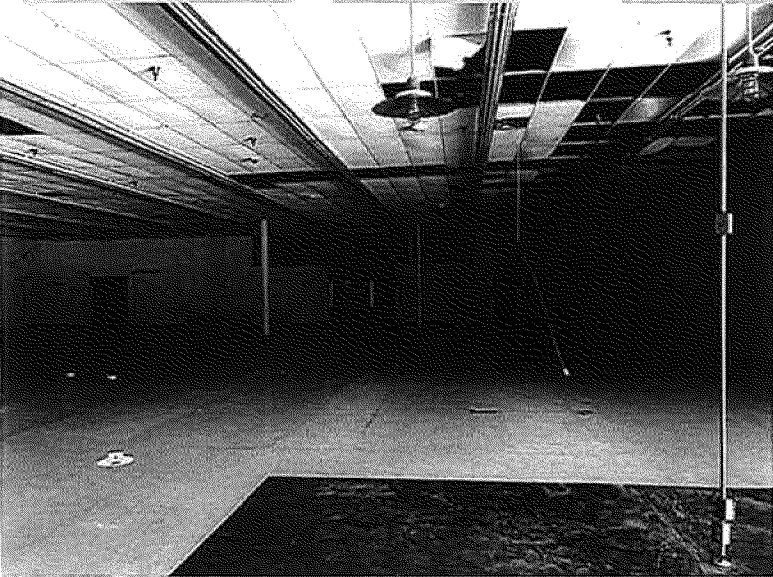


# Novi Play!

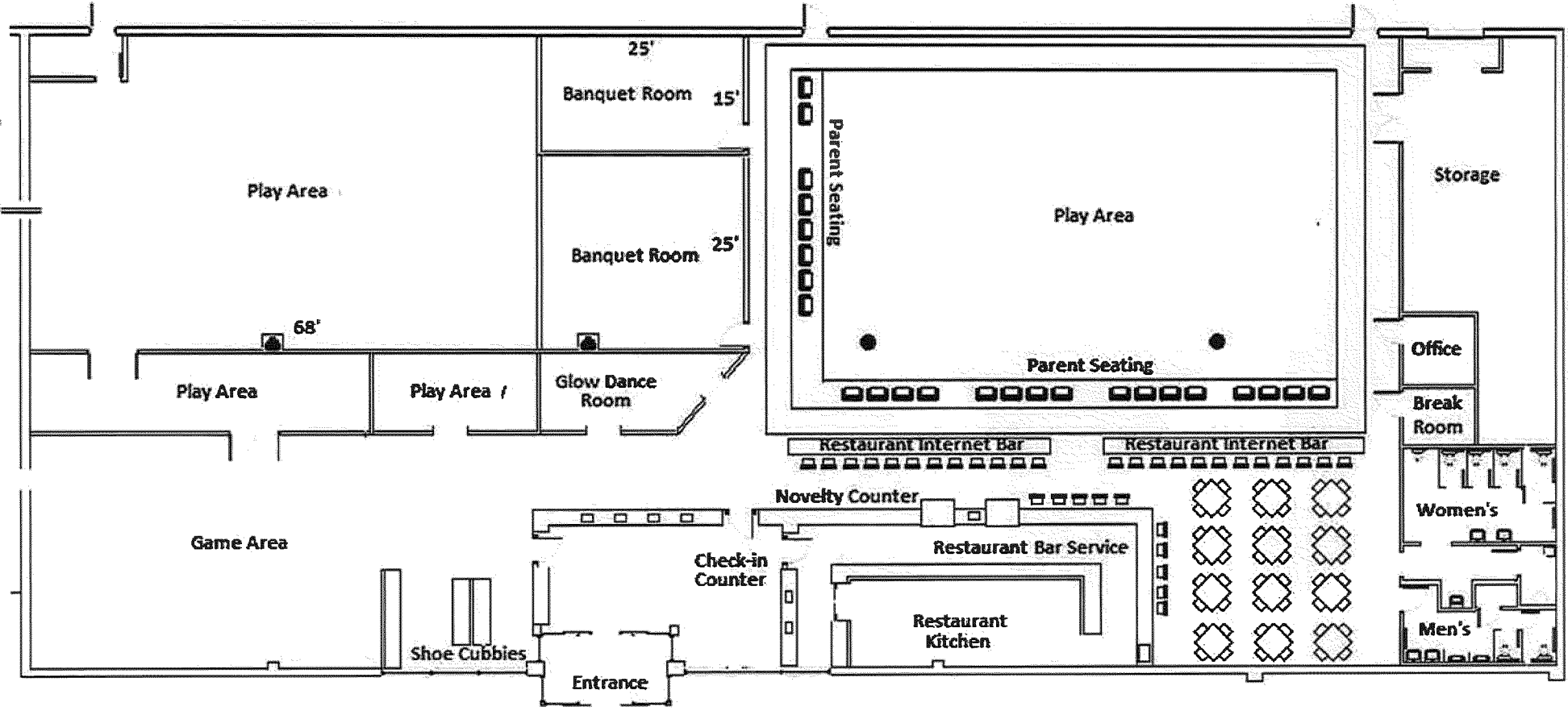
Oakpointe Plaza



# Novi Play !



# Novi Play !



grand blanc + novi + rochester  
**PLAY!**  
indoor play + parties + cafe



# Action Items/Next Steps?

THE END

Please contact us if you have questions...

Thank you!

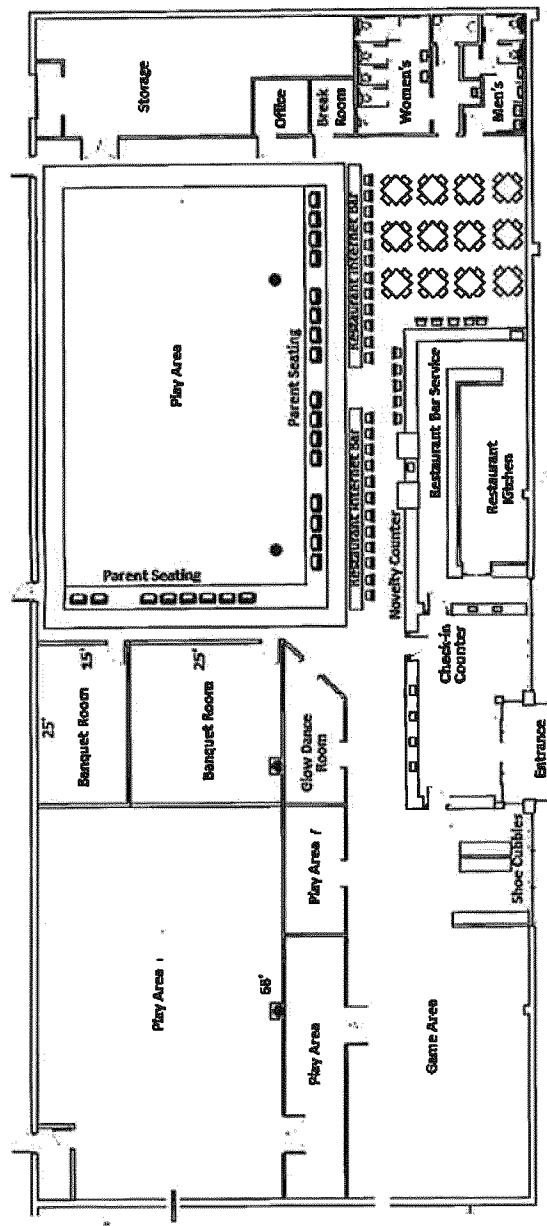
NOVI PLAY! 248.650.PLAY (7529)

Jeff - 248.790.5333

Kate - 248.705.5283

12/10/19

# Layout 2N



STAFF REVIEW MEMO

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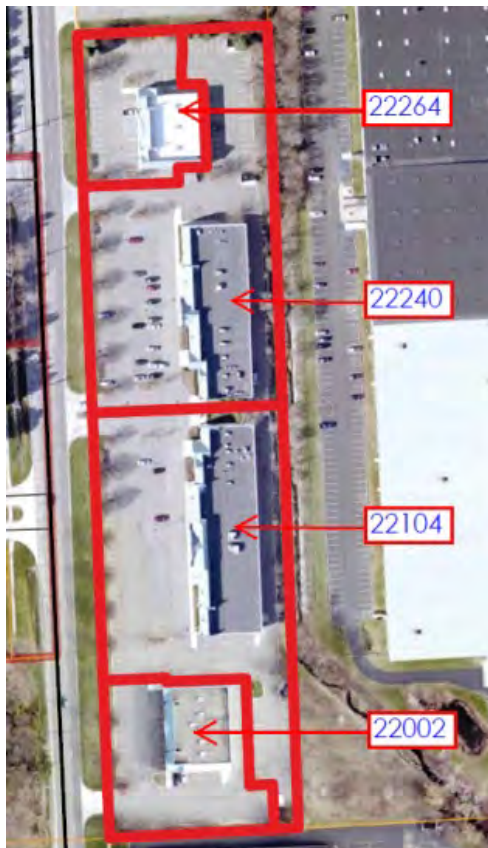
# MEMORANDUM



**TO:** PETE AUGER, CITY MANAGER  
**FROM:** LINDSAY BELL, AICP, SENIOR PLANNER  
**THROUGH:** BARBARA MCBETH, AICP, CITY PLANNER  
**SUBJECT:** THIRD AMENDMENT TO SELECTIVE DEVELOPMENT V  
CITY OF NOVI  
**DATE:** NOVEMBER 15, 2021

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Recently, the owner of the property 22104 Novi Road approached the Community Development Department to discuss a prospective tenant for his building. The subject



property is known as 'Oak Pointe Plaza'. It is a 51,375 square foot, 4-building shopping center built on a 7.5 acre site, split into four parcels. One of the four properties was acquired by a successor owner, Nova Oak Properties, LLC, in July 2018, who seeks to secure approval to allow Impact Church to lease existing space at this location.

In 1988, the City and the then-owner Selective Development entered into a court-ordered Consent Judgement. The City of Novi Zoning Map refers to Light Industrial for the subject property. However, the Consent Judgment indicated that the property shall be developed with permitted uses under the B-1 zoning district as described in 1988. A copy of the list of uses is provided with the applicant's submittal packet, Exhibit B. A first amendment in 1992 added restaurants as a permitted use. A Second Amended Judgement (Exhibit D) was requested and approved by City Council in February 2020 to allow public or private

recreation facilities and instructional centers, subject to conditions. The original site plan for this shopping center was approved in 1992. A copy of the plan is attached to the applicants submittal as Exhibit C.

This memo addresses the following items in order to provide more information on applicant's request and staff review:

1. Allowable uses per the approved consent judgment
2. Consent judgment versus zoning ordinance: proposed use applicability

3. Impact of proposed Church on surrounding uses
4. Master Plan goals
5. Staff Recommendation

**ALLOWABLE USES PER THE APPROVED CONSENT JUDGMENT**

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Neither churches, places of worship, nor other uses that would include places of assembly (such as theatres, concert halls or private clubs) were listed as a permitted use in the B-1 District in the 1988 Zoning Ordinance. They were permitted in other districts either as principal permitted uses or as special land uses, including in the One-Family residential districts, OS-1, and OSC.

**CONSENT JUDGMENT VERSUS ZONING ORDINANCE: PROPOSED USE APPLICABILITY**

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The larger suite in the existing building is built for a large warehouse style uses. It was previously occupied by an ACE Hardware store. According to the current owner, it has been vacant for over a decade. Staff reviewed the proposed uses in four different scenarios as listed below to review how it fits in these cases. The uses would not be permitted under either the B-1 or I-1 zoning districts, either at the time the consent judgement took effect or now.

	Places of Worship/Churches	Places of Assembly
<b>Local Business, B-1 (1988)</b> <i>Allowed per Consent Judgment</i>	Not permitted	Not permitted
<b>Local Business, B-1 (2020)</b> <i>Recommended Future land use category</i>	Not permitted	Not permitted
<b>Light Industrial, I-1 (1988)</b> <i>City's adopted zoning at the time of consent judgment</i>	Not permitted	Not permitted

<p><b>Light Industrial, I-1 (2020)</b></p> <p><i>For reference to current underlying zoning</i></p>	<p>Not permitted</p>	<p>Not permitted</p>
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Churches fall under the category of “Places of Worship” in the current City of Novi Zoning Ordinance. Places of worship are permitted as a special land use in single family districts (RA, R-1, R-2, R-3, R-4), and the NCC Non-Center Commercial districts, subject to certain qualifying conditions. In the B-2 Community Commercial, OS-1 Office Service, OSC Office Service Commercial, and RC Regional Center districts places of worship are principal permitted uses and are not subject to those qualifying conditions.

**The proposed amendment would provide an opportunity to allow Impact Church as a permitted use via the Consent Judgement, although such use would not be permitted under the terms of the Zoning Ordinance for other properties throughout the city zoned B-1.**

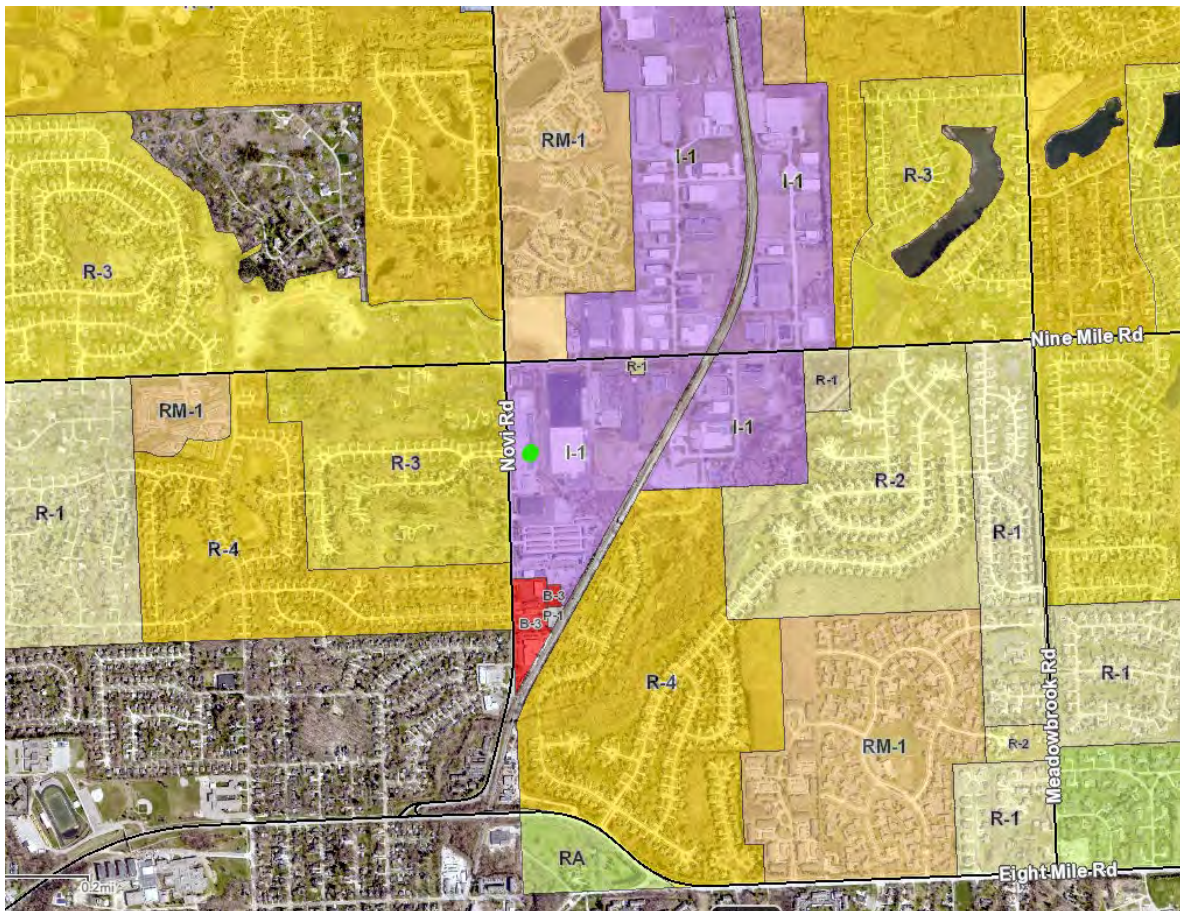


Figure 1: Zoning Map of Surrounding Area. Green Dot denotes location of Subject property

## IMPACT OF PROPOSED CHURCH ON SURROUNDING USES

The proposed amendment to include 'Places of Worship' is requested to allow 'Impact Church' at this location. The church proposes to occupy 9,000 square feet of the 20,500 square foot building. The facility would include an auditorium with stage, office, two rooms for children's services, two rooms for specialized and volunteer team services, a lobby and restrooms. The letter from Impact Church in your packet explains that their weekly Sunday service attendance ranges from 75-100 people. If the church experiences a growth in attendance, they state that they would add a second service on Sundays rather than exceed this capacity. All church services take place weekly on Sundays and religious holidays.

The subject property is surrounded by I-1 zoned properties with office and warehouse uses to the east, north and south, and single family neighborhoods to the west across Novi Road. The southern part of Novi is predominantly single family residential, with some areas of industrial that border the railroad. These industrial uses are typically office and warehouse uses that are compatible with residential neighbors. The east side of Novi Road is developed with commercial uses from the city border north of Eight Mile to Nine Mile. See Figure 1 above for context.

- Current uses:** Oak Pointe Plaza has a mix of businesses ranging from retail, office and restaurants as noted in the table below. The hours of operation for the existing uses range from 8 am to 9 pm. Most of the businesses closed on Sundays. The building owned by the applicant has two tenants: Jazzercise and Everyday Health Massage & Spa. It was previously occupied by a Hardware store and restaurant and retail uses. Below is a list of current uses for the consent judgment properties. It also lists how the uses are identified subject to consent judgment conditions.

Address	Current uses	Uses identified per 1988 B-1 uses together with a restaurant, indoor recreation, instructional center uses
22264 Novi Road	Novi Home Design Center	Professional service
22240 Novi Road	CVS	Retail Business
	Frames Unlimited	Retail Business
	China Crown	Restaurant
	Bento 39 Japanese Carry Out	Restaurant
	Vacant space	

	Vacant: Proposed Impact Church	Requires amendment
22104 Novi Road	Everyday Health Massage & Spa	Personal Service Establishment
	Jazzercise	Instructional Center
22136 Novi Road	Artflux Dance Lab	Instructional Center
22002 Novi Road	Sylvan Learning	Instructional Center
	Brazilian Jiu Jitsu	Instructional Center
	Dentist	Professional service

- Traffic:** The existing businesses have varied hours of operation, but most of them are open between 8 am to 9 pm. Peak hour usages for each use varies throughout the day. Impact Church indicated that they will almost exclusively be open on Sundays and religious holidays, which are off-peak times for traffic on Novi Road. **The peak traffic hours along Novi Road are typically between 6 am to 8 am and 4 pm to 6 pm on weekdays.**
- Parking:** As part of 1992 site plan approval, a minimum of 357 spaces were required for this shopping center and 363 spaces are provided. The minimum parking requirements at that time (1 per 110 sf for the first 15,000 and 1 per 125 up to 450,000 square feet) were much higher the current standards (1 per 250 square feet). A church use requires 1 space for each three seats or persons permitted to capacity per current standards. With 100 attendees, 34 parking spaces would be required, which is nearly the same as the 1 per 250 square feet standard (9,000/250 sf = 36 spaces). There is ample parking available per current standards. **It appears that parking would not be a concern at this location. There is a shared parking agreement across the four parcels. The church will almost exclusively be open on Sundays during hours when many of the other businesses are closed, so they will not be competing for parking spaces.**
- Outside uses:** One of the B-1 required conditions state that all business shall be conducted within enclosed building. The proposed floor plans do not indicate any outside activities. **The applicant confirmed that there will be no outside use other than parking.**
- Changes to the Site/Building:** The applicant completed exterior building renovations in August 2019. The proposed use is not proposing additional exterior changes except for a sign, which would be subject to approval under the Sign Ordinance.

## MASTER PLAN GUIDANCE

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The 2016 Master Plan for Land Use addresses the need for economic development and strengthening community identity. One of the stated goals is to “Create a stronger cultural presence and identity for the City by...creating gathering places for residents and community activity.” Places of worship are considered gathering places and generate community activity that could further this goal. In addition, bringing a church that is currently operating in Livonia to a location in Novi would further the goal to “Retain and support the growth of existing businesses and attract new businesses to the City of Novi.” As the building is owned by a private company, leasing the space to a non-profit place of worship would not exempt the landowner from paying property taxes.

## STAFF RECOMMENDATION

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Staff recommends allowing Places of Worship as a permitted use under the Consent Judgement because it is not anticipated to have an adverse impact on the existing uses in the shopping center or surrounding land uses. Traffic, parking and noise concerns are anticipated to be less than many of the uses that could be permitted in the shopping center. In addition, utilizing existing vacant space supports the goals of the Master Plan.

Based on our preliminary review, it is staff’s opinion that the specific proposed tenant Impact Church is a less intense use which will have minor to no impact on the surrounding residential neighborhood or on the traffic along Novi Road. Please refer to the **bold and underline** statements in this memo that support the request. Impact Church appears to be a good fit for the current location. However, the specific operations of other Places of Worship could have negative consequences if they have a larger number of congregants, outdoor activities, or hold services at times that would add traffic at peak rush hour on Novi Road.

The proposed amendment is requested by the applicant in order to allow Impact Church to lease space in the 22104 Novi Road building. However, the amendment, if approved, 1) would apply to all four properties of the Consent Judgment and 2) would apply to all types of places of worship.

Staff recommends that future Places of Worship should be reviewed on an individual basis. As the impacts of other Places of Worship are currently unknown, staff recommends the following changes in **bold and underline** to the current language (*in italics*) of the Second Amended Judgement, item F:

*“Upon completion, said development shall be utilized solely for uses permitted within the B-1 local business district, together with restaurant use, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended as of October 18, 1988. In addition, public or private indoor recreation facilities shall be permitted, subject to the following conditions:*

1. *The proposed indoor recreation use as described in the attached Exhibit C shall be permitted at 22104 Novi Road.*
2. *Any other future indoor recreational uses smaller than 2,000 square feet shall be considered a principal permitted use.*
3. *Any other future indoor recreational uses larger than 2,000 square feet shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.*
4. *All such future uses shall be subject to requirements of Section 4.89 of Zoning Ordinance relating to service of alcoholic beverages.*
5. *No outside uses other than parking and loading shall be permitted.*

**Further, places of worship shall be permitted, subject to the following conditions:**

1. **The proposed Place of Worship, Impact Church, shall be permitted to lease space in the building at 22104 Novi Road, subject to administrative site plan review and approval for any exterior modifications of the site.**
2. **Any future Place of Worship smaller than 10,000 square feet shall be permitted provided services are held during non-peak traffic hours.**
3. **Any future Places of Worship larger than 10,000 square feet, and/or those that hold services during peak traffic hours, shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.**
4. **No outside uses other than parking and loading shall be permitted.**

If the City Council approves the request to amend as presented by the staff, the City attorney will work with the applicant's attorney to administratively draft the necessary legal filing prior bringing the item to Circuit Court for approval of the Third Amended Judgement.

APPLICANT SUBMITTAL PACKET

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L A W O F F I C E S  
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D. B. LANDRY  
dlandry@lmdlaw.com

October 18, 2021

Barbara McBeth  
City of Novi Planning Department  
45175 Ten Mile Road  
Novi, MI 48375

RE: Proposed Amended Judgment Oak Pointe Plaza by: Nova Oak Pointe  
Properties, LLC  
Our File No.: DID 27412

Dear Ms. McBeth:

I represent Nova Oak Pointe Properties, LLC (NOVA) who is seeking to amend a Judgment which controls the development of the commercial center on the southeast corner of Novi and Nine Mile Roads – Oak Pointe Plaza – to allow Places of Worship as an additional use. Nova owns one of the four commercial buildings that comprise Oak Pointe Plaza. Nova has executed a long-term (5-years with three 5-year extension options) with Impact Church, a predominantly African-American church.

Oak Pointe Properties was originally developed in the early 1990's and its approval and development was the subject of a lawsuit entitled *Selective Development v City of Novi*, Oakland County Circuit Court No. 87-329-917-CZ. A trial was conducted in that lawsuit and a Judgment was entered on October 18, 1988. The parties to that lawsuit entered an Amended Judgment on September 18, 1992, which has governed the development of Oak Pointe Plaza ever since. (See Ex. A, Amended Judgment). Thus, while the property is currently zoned I - 1 its development and use is governed by that Court Judgment.

The Judgment entered in 1992, provided that "development shall be utilized solely for uses permitted within the B-1 local business district, together with restaurant use, pursuant to the City of Novi Zoning No. 84-18, as amended as of October 18, 1988. (See Ex. A, p. 5).

Attached as Exhibit B, are the provisions of Article XIII of the 1988 City of Novi Zoning Ordinance regarding uses allowed in the B-1 zoning district. Those uses include principal permitted uses of retail business, personal service establishments,

## LANDRY, MAZZEO & DEMBINSKI, P.C.

October 18, 2021

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professional services, government buildings and “other uses similar to the above uses.” Uses permitted as special land uses included mortuary establishments. Therefore, pursuant to the Court Judgment, these B-1 uses as well as restaurants could be developed on the property.

Oak Pointe Plaza has undergone considerable changes in tenants in the 33-years since 1988. Attached as Exhibit C is a site plan for the property. The plaza consists of four separate buildings. The only consistent use has been the CVS store in the second building from the north. Nova purchased the third building from the north, depicted in blue on the attached Exhibit C. The building was formerly occupied by a hardware store (which has been vacant for many years), a Pizza Hut, cleaners and chiropractic office. Nova purchased this building and expended significant funds upgrading the façade of that entire building. The improvement is evident. The continued improvement of the entire plaza is, of course, dependent upon obtaining and keeping successful tenants. That is why Nova makes this request to amend the Judgment to allow Impact Church as a tenant on the property.

Over the years, many smaller tenants have come and gone in the entire plaza. It was learned that the building furthest to the south was occupied by a Sylvan Learning Instructional Center and a Martial Arts instructional center. Neither of those uses were included in the 1988 B-1 uses or the original Judgment. In February 2020, the Novi City Council approved a Second Amended Judgment which added to the permitted uses for this property, the additional uses of instructional centers and private indoor recreational facilities. (See Ex. D, Second Amended Judgment).<sup>1</sup> This Second Amended Judgment served the purpose of “cleaning-up” the matter of the two instructional centers which had been in operation at the plaza for years, by formerly recognizing those uses as permitted and approving as a permitted use the additional indoor recreational use “Novi Play” which was proposed to occupy Nova’s building. However, due to Covid, that indoor recreational use never came to fruition and the Nova building remains largely unoccupied.

When Nova approached the City and requested approval for Impact Church, it was agreed that the best way to pursue this request would be for Nova to seek an amendment of the Judgment to allow Places of Worship as a permitted use.

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<sup>1</sup> The Second Amended Judgment was approved by the Novi City Council at its February 10, 2020 meeting. For some reason, the Judgment was not entered with the Court until March 17, 2021, presumably due to Covid.

**LANDRY, MAZZEO & DEMBINSKI, P.C.**

October 18, 2021

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Impact Church is a small predominantly African-American church with weekly Sunday services of approximately 75 - 100 congregants for worship services. (See attached Exhibit E.) This use is entirely consistent with, and certainly less intense, than a number of permitted uses under the current Judgment. The current Judgment allows 1988 B-1 uses along with restaurants, instructional centers, and indoor recreational facilities. Moreover, this property is current zoned I-1. While the Judgment specifically controls the property, the City's Master Plan and current zoning anticipate I-1 uses for this property and the surrounding properties. Those I-1 uses, include health and fitness facilities and trade or industrial schools as principal permitted uses.

In considering the potential use of Impact Church, or any place of worship, such use is no more intense than several uses currently permitted or the uses permitted under the current I-1 zoning for the surrounding properties.

Attached hereto as Exhibit F is a draft layout for the interior of Impact Church. (Please note, no modifications to the exterior of the building will be made and no outdoor uses are anticipated). Compare this with the specifically approved use of the indoor recreational facility "Novi Play". The Second Amended Judgment specifically approved Novi Play. (See Ex. D, p. 5, Para. F(1)). Attached as Exhibit G, is the indoor layout of Novi Play which was specifically approved. Novi Play included the leasing of 15,500 square feet and up to a maximum of 300 users at capacity. (See Ex. H, Novi City Council minutes February 20, 2020, p. 13). Novi Play included recreational activities for "children ages 1-12 and their nanny/babysitters and relatives" as well as "party rooms for families . . . periodic holiday, and special gathering events . . . summer day camps". (See Ex D Second Amended Judgment, Ex C, thereto). These uses are similar to Sunday worship service for Impact Church. In fact, the church use is less intense as it does not include such an intense use as an indoor recreational center which includes seven-days per week, hours 9:00 a.m. to 8:00 p.m. Monday through Saturday and Sunday from 12:00 p.m. to 6:00 p.m. Those were the hours of Novi Play as stated on the record to the City Council on February 20, 2020. (Ex. H, p. 14).

The 1988 B-1 uses which are allowed under the Judgment, include indoor instructional centers and mortuary establishments. A Sunday worship service is no different in intensity of use than a classroom with 75 - 100 attendees.

Perhaps the most identical use to Impact Church is the currently permitted use, subject to special land use conditions, of a mortuary establishment. A funeral home hosts viewings with religious services multiple times per week that often include more participants than Impact Church. Indeed, funeral services are religious services. Thus, the uses are virtually identical.

**LANDRY, MAZZEO & DEMBINSKI, P.C.**

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Therefore, the addition of Places of Worship to the Judgment is consistent with the 1988 B-1 permitted uses, consistent with the uses allowed in the Second Amended Judgment of instructional centers and indoor recreational facilities and consistent with the current I-1 permitted uses for the surrounding properties of trade or industrial schools and health and fitness facilities. Indeed, an Impact Church is less intense than a large indoor gym such as L.A. Fitness and/or Life Time Fitness.

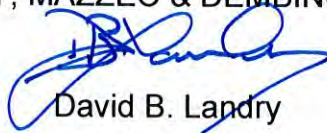
Nova requests that the City of Novi agree to amend the existing Judgment that controls Oak Pointe Plaza to include "Places of Worship" as a special land use subject to Section 6.1.2.C of the Novi Zoning Ordinance, just the same as mortuary establishments and consistent with the current Second Amended Judgment.

Please note, Oak Pointe Plaza has a shared parking agreement with approximately 400 available parking spaces. Parking will be no problem for a church with Sunday services.

We look forward to working with the City of Novi to allow this use and keep the Oak Pointe Plaza a viable property in the City of Novi and to add to the City of Novi Impact Church, a predominantly African-American church, to add to Novi's diversity. Please contact me if you need any additional information.

Very truly yours,

LANDRY, MAZZEO & DEMBINSKI, P.C.

A handwritten signature in blue ink, appearing to read "David B. Landry", is written over the typed name below.

David B. Landry

DBL/rhr  
Encl.

EXHIBIT A: ORIGINAL CONSENT JUDGEMENT

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STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF OAKLAND

SELECTIVE DEVELOPMENT,  
a Michigan corporation,

Plaintiff,

-vs-

CITY OF NOVI, a michigan  
municipal corporation,

Defendant.

87-329917-CZ



Case No. 87-329917-CZ  
HON. Edward Sosnick

JOSEPH F. GALVIN (P-13821)  
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Bingham Farms, MI 48025  
(313) 645-1003

RECEIVED  
19 11 1992

A TRUE COPY  
EDWARD ALLEN  
Circuit Court Judge

AMENDED JUDGMENT

At a session of said Court held in  
Courthouse Tower, City of Pontiac,  
Oakland County, Michigan on SEP 18 1992

PRESENT: THE HONORABLE EDWARD SOSNICK  
Circuit Court Judge

Upon Stipulation and Consent of the parties, this Court  
finds:

1. This matter having come before the Court for trial  
on February 19, May 10, 12 and 13, June 13, June 30 and July 11,  
1988;

2. The Court having issued a written opinion on July 27, 1988;

3. The Court having entered its Judgment on October 10, 1988. A copy of the Judgment is attached hereto as Exhibit "A";

4. Pursuant to the terms of the Judgment, Plaintiff, Selective Development Company, is permitted to construct a commercial convenience center, allowing all uses permitted in the B-1 local business district, together with restaurant use, including a grocery store, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended through the date of the Judgment;

5. The Court having maintained continuing jurisdiction in this matter;

6. The parties wish to modify the October 18, 1988 Judgment and this Amended Judgment shall supersede it;

7. The Defendant City of Novi having approved entry of this Amended Judgment on 27 July, 1992;

8. The parties agree that the operative provisions of this Amended Judgment are promises made by each of them to the extent that these provisions are applicable to their respective actions.

NOW, THEREFORE, IT IS HEREBY DECLARED, ORDERED AND ADJUDGED:

A. Plaintiff shall have the right to develop the property in accordance with the attached Exhibit "B". Exhibit "B" is the Final Site Plan for the "Oakpointe Plaza", further

identified as SP- 9104E, dated January, 1991 as amended through 8 SEPTEMBER, 1992, which shall be treated by the parties as an approved Final Site Plan. Provided, that Plaintiff shall construct a passing lane on the west side of Novi Road opposite the southern-most driveway of the development at such time as the warrants are met under the standards of the Oakland County Road Commission.

B. The City of Novi, its agents, servants and employees, are hereby enjoined from interfering with the Plaintiff's proposed use of the subject property in accordance with said Final Site Plan, provided, Plaintiff shall obtain all necessary permits for said development required by applicable codes, ordinances, statutes and other laws, and shall submit the required applications and fees therefor. Where approval of any such permit is within the jurisdiction of the City of Novi said approval shall not be unreasonably withheld, conditioned or delayed.

C. The City of Novi and Plaintiff understand that floor space in the buildings to be constructed on the Land is intended by Plaintiff to be leased to tenants, and that the needs of individual tenants will vary relative to the floor plan leased space and location of windows, below the canopy of exterior demising walls. Consequently, modifications to the buildings on the Land to satisfy the needs of such tenants relative to those elements may be made by written request to the Plaintiff and the written approval of the City's Planning consultant, without the



necessity of amending this Amended Judgment, which approval shall not be unreasonably delayed or withheld provided the request is consistent with the spirit and intent of this Amended Judgment. Provided further, such modifications shall not alter the building footprints, the facade materials or the architectural form of the buildings on the Land as depicted in Exhibit "B", and all tenants signage shall comport with applicable sign regulations as provided in Paragraph D.

D. The City of Novi shall grant Plaintiff, its contractors and subcontractors all City permits and authorizations necessary to develop the Land in accordance with this Amended Judgment, including those necessary to bring electricity, telephone, gas, cable television, water, and sewer to the Land and to construct all such utilities on the Land, provided Plaintiff has made all requisite filings and submissions and has paid the required fees. This shall not relieve Plaintiff from obtaining all necessary approvals, permits, and authorizations from applicable utilities, and governmental agencies other than the City of Novi and its boards, commissions, staff and consultants. The City of Novi shall not unreasonably delay in providing or issuing its permits, authorizations and submissions required in connection with the development and use of the Land in accordance with this Amended Judgment. The City of Novi, the City Engineer and those city officials, employees, and agents of the City of Novi who have the responsibility for approving plans submitted to them shall approve such engineering, construction, and other Plans

submitted by the Plaintiff which comply with this Amended Judgment and other applicable City Code requirements, subject to the provisions of Paragraph E hereof. As a condition to receiving permits for construction upon the Land, construction plans must be submitted and approved by the City in accordance with the State Construction Code, as enforced in the City of Novi pursuant to Chapter 7, Article II of the Novi Code of Ordinances in effect of on the date of this Amended Judgment. As a condition to receiving permits for signage on the Land, application for sign permits shall be submitted to and approved by the City of Novi Department of Building and Safety in accordance with Chapter 28. For purposes of applying Chapter 28, the Land shall be a "business district".

E. Future amendments to the City's Zoning Ordinance or other regulatory ordinances after October 18, 1988 shall not apply to prohibit development of the Land as provided in this Amended Judgment.

F. Upon completion, said development shall be utilized solely for uses permitted within the B-1 local business district, together with restaurant use, pursuant to the City of Novi Zoning Ordinance No. 84-18, as amended as of October 18, 1988.

G. It is further ordered and adjudged that this Amended Judgment is binding upon the parties, their heirs, successors and assigns. The obligations contained in this Amended Judgment shall run with the Land. A copy of the Amended Judgment

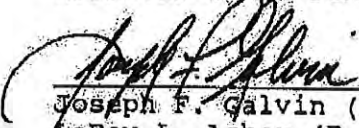
shall be recorded with the Oakland County Register of Deeds.

H. The Court retains jurisdiction to interpret and enforce the terms and conditions of this Amended Judgment, reconcile any differences between the parties that may arise relating to performance of the terms of this Amended Judgment, assure there is no unreasonable delay in the issuance of building or constructions permits or certificates of occupancy, and assure compliance by Plaintiff with all permits issued by the City.

EDWARD SOSNICK  
CIRCUIT JUDGE

Edward Sosnick, Circuit Judge

APPROVED AS TO FORM AND CONTENT:

  
\_\_\_\_\_  
Joseph F. Galvin (P-13821)  
LeRoy L. Asher (P-37972)  
Attorneys for Plaintiff


  
\_\_\_\_\_  
David M. Fried (P-13710)  
Dennis Watson (P-31300)  
Attorneys for Defendant

EXHIBIT B: 1984 ZONING ORDINANCE FOR B-1 DISTRICT

ARTICLE 13 - B-1 LOCAL BUSINESS DISTRICTS

SEC. 1300. INTENT:

The B-1 Local Business Districts, as herein established, are designed to meet the day-to-day convenience shopping and service needs of persons residing in nearby residential areas.

SEC. 1301. PRINCIPAL USES PERMITTED:

In a Local Business District, no building or land shall be used and no building shall be erected except for one or more of the following specified uses unless otherwise provided in this Ordinance:

1. Generally recognized retail businesses which supply commodities on the premises, such as but not limited to: groceries, meats, dairy products, baked goods or other specialty food products (excluding all restaurants), drugs, dry goods, clothing and notions or hardware.
2. Personal service establishments which perform services on the premises, such as but not limited to: repair shops (watches, radio, television, shoe and etc.), tailor shops, beauty parlors or barber shops, photographic studios, and self-service laundries and dry-cleaners.
3. Dry cleaning establishments, or pick-up stations, dealing directly with the consumer. Central dry cleaning plants serving more than one retail outlet shall be prohibited.
4. Business establishments which perform services on the premises, such as but not limited to: banks, loan companies, insurance offices and real estate offices.
5. Professional services including the following: offices of doctors, dentists and similar or allied professions.
6. Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
7. Off-street parking lots.
8. Other uses similar to the above uses.
9. Accessory structures and uses customarily incident to the above permitted uses.

SEC. 1302. PRINCIPAL USES PERMITTED SUBJECT TO SPECIAL CONDITIONS:

The following uses shall be permitted subject to the conditions hereinafter imposed for each use and subject further to approval by the Planning Board in accordance with the public hearing requirements set forth and regulated in SEC. 3006 of this Ordinance.

1. Mortuary establishments, when adequate assembly area is provided off-street for vehicles to be used in funeral processions, provided further that such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of mortuary establishments.
2. Publicly owned buildings, public utility buildings, telephone exchange buildings; electric transformer stations and substations; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations.

SEC. 1303. REQUIRED CONDITIONS:

1. All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises.  

All business, servicing, or processing, except for off-street parking or loading, shall be conducted within a completely enclosed building.
2. See SEC. 2520 of this Ordinance regulating exterior building wall facade treatments, where applicable.
3. Site plans shall be prepared in accordance with the requirements of SEC. 2516 of this Ordinance and shall be subject to approval by the Planning Board prior to issuance of a building permit.
4. See ARTICLE 25 - GENERAL PROVISIONS relating to off-street parking, off-street parking layout, landscaping and screening requirements and other sections of the Article as they relate to uses permitted in the district.
5. See ARTICLE 24 - SCHEDULE OF REGULATIONS limiting the height and bulk of buildings and providing minimum yard setbacks.

EXHIBIT C: SUBJECT PROPERTY

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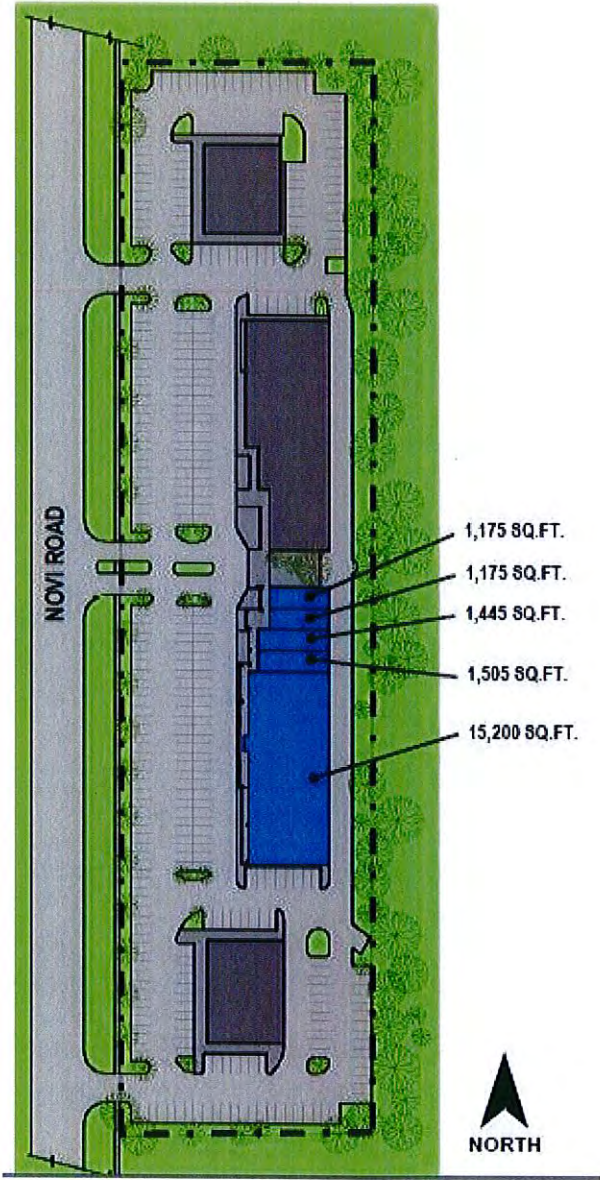




EXHIBIT D: SECOND AMENDED JUDGMENT (REMOVED TO SAVE SPACE)

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EXHIBIT E: IMPACT CHURCH STATEMENT

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weareimpactdetroit.com

September 24, 2021

Barbara McBeth  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

Re: 22120 Novi Road

Dear Ms. McBeth,

I am writing this letter in accord with the property owner of 22104 Novi Road, Nova Oak Pointe Properties. It is a pleasure to share with you our usage and occupancy projections for this space, as follow up to Dr. Sunil Agrawal's meeting with you last week.

Ours is a nondenominational church. Currently, our weekly total attendance varies from 75 to 100 people, including adults, youth, and children. Our planned usage for each area is as follows:

- Auditorium - Weekly Sunday church services for approximately 65 adults
- IC Kids 1- Weekly Sunday church services for approximately 5 small children
- IC Kids 2 - Weekly Sunday church services for approximately 15 older children
- IC Students/Growth Track - Weekly Sunday church services and/or membership classes for approximately 8 people
- Dream Team - Check-in station for 5-10 volunteers at a time

Our model incorporates adding a second service time if needed. Rather than being at or above capacity regularly, we will begin holding an additional service to accommodate attendance growth.

I hope this additional information is helpful toward a positive determination by the Planning Commission. If they need anything further, please let us know how our team can assist.

Best Regards,

David L. John  
Lead Pastor

P.O. Box 51520  
Livonia, MI 48150

T: 248.873.7920  
E: djohn@weareimpact.com

David John | Senior Pastor

DAVID JOHN | LEAD PASTOR, METRO DETROIT  
[Djohn@weareimpact.com](mailto:djohn@weareimpact.com)

P.O. Box 51520, Livonia, MI 48150

[WEAREIMPACTDETROIT.COM](http://WEAREIMPACTDETROIT.COM) @WEAREIMPACTDETROIT

Image

From: [sunil.agrawal@novacons-tafts.com](mailto:sunil.agrawal@novacons-tafts.com) <[sunil.agrawal@novacons-tafts.com](mailto:sunil.agrawal@novacons-tafts.com)>  
Sent: Wednesday, September 29, 2021 9:50 AM  
To: David John  
Subject: Letter

EXHIBIT F: PROPOSED CHURCH FLOORPLAN



NOVA Consultants, Inc.  
 21000 Grand  
 Spring Road  
 Novi, MI 48375  
 Phone: (248) 347-9652  
 Fax: (248) 347-4152  
 www.novacconsultants.com

ISSUED		APPROV.
DATE	DESCRIPTION	

VICINITY MAP	

REVISED			
NO.	DATE	DESCRIPTION	APP'D.

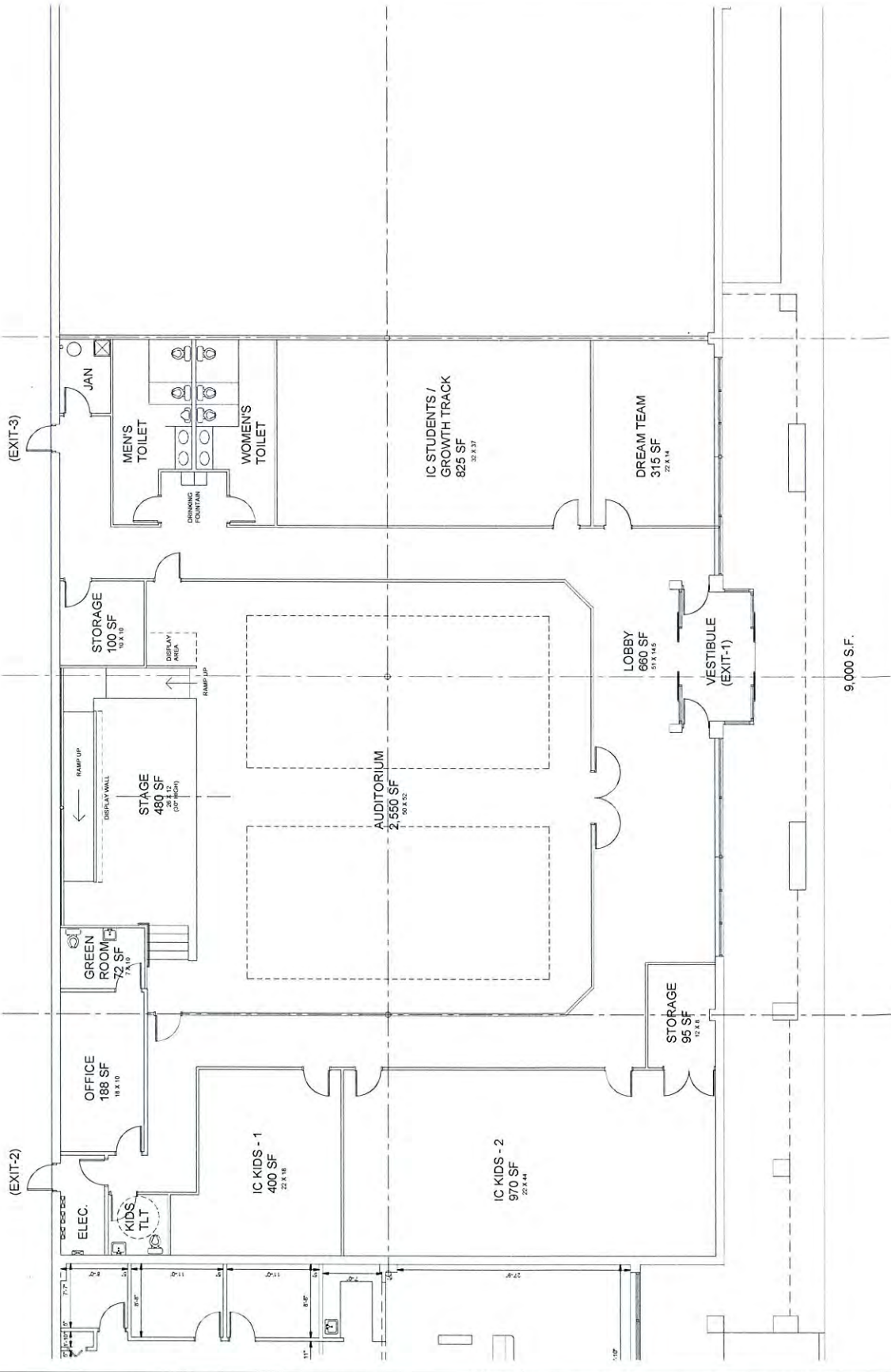
DESIGNED BY  
GAK

CHECKED BY  
SA

RENOVATION TO  
22120 NOVI RD.  
NOVI, MI 48375

SUBMITTALS	
NO.	DATE

A-001



AS PROPOSED FLOOR PLAN - SCHEME-20  
 DATE: 08/22/21, 08/27/21, 09/02/21, 09/08/21, 09/15/21, 09/22/21, 09/29/21, 10/06/21, 10/13/21, 10/20/21, 10/27/21, 11/03/21, 11/10/21, 11/17/21, 11/24/21, 12/01/21, 12/08/21, 12/15/21, 12/22/21, 12/29/21, 01/05/22, 01/12/22, 01/19/22, 01/26/22, 02/02/22, 02/09/22, 02/16/22, 02/23/22, 02/29/22, 03/06/22, 03/13/22, 03/20/22, 03/27/22, 04/03/22, 04/10/22, 04/17/22, 04/24/22, 05/01/22, 05/08/22, 05/15/22, 05/22/22, 05/29/22, 06/05/22, 06/12/22, 06/19/22, 06/26/22, 07/03/22, 07/10/22, 07/17/22, 07/24/22, 07/31/22, 08/07/22, 08/14/22, 08/21/22, 08/28/22, 09/04/22, 09/11/22, 09/18/22, 09/25/22, 10/02/22, 10/09/22, 10/16/22, 10/23/22, 10/30/22, 11/06/22, 11/13/22, 11/20/22, 11/27/22, 12/04/22, 12/11/22, 12/18/22, 12/25/22, 01/01/23, 01/08/23, 01/15/23, 01/22/23, 01/29/23, 02/05/23, 02/12/23, 02/19/23, 02/26/23, 03/05/23, 03/12/23, 03/19/23, 03/26/23, 04/02/23, 04/09/23, 04/16/23, 04/23/23, 04/30/23, 05/07/23, 05/14/23, 05/21/23, 05/28/23, 06/04/23, 06/11/23, 06/18/23, 06/25/23, 07/02/23, 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EXHIBIT G: NOVI PLAY PROPOSED FLOORPLAN

# Novi Play!

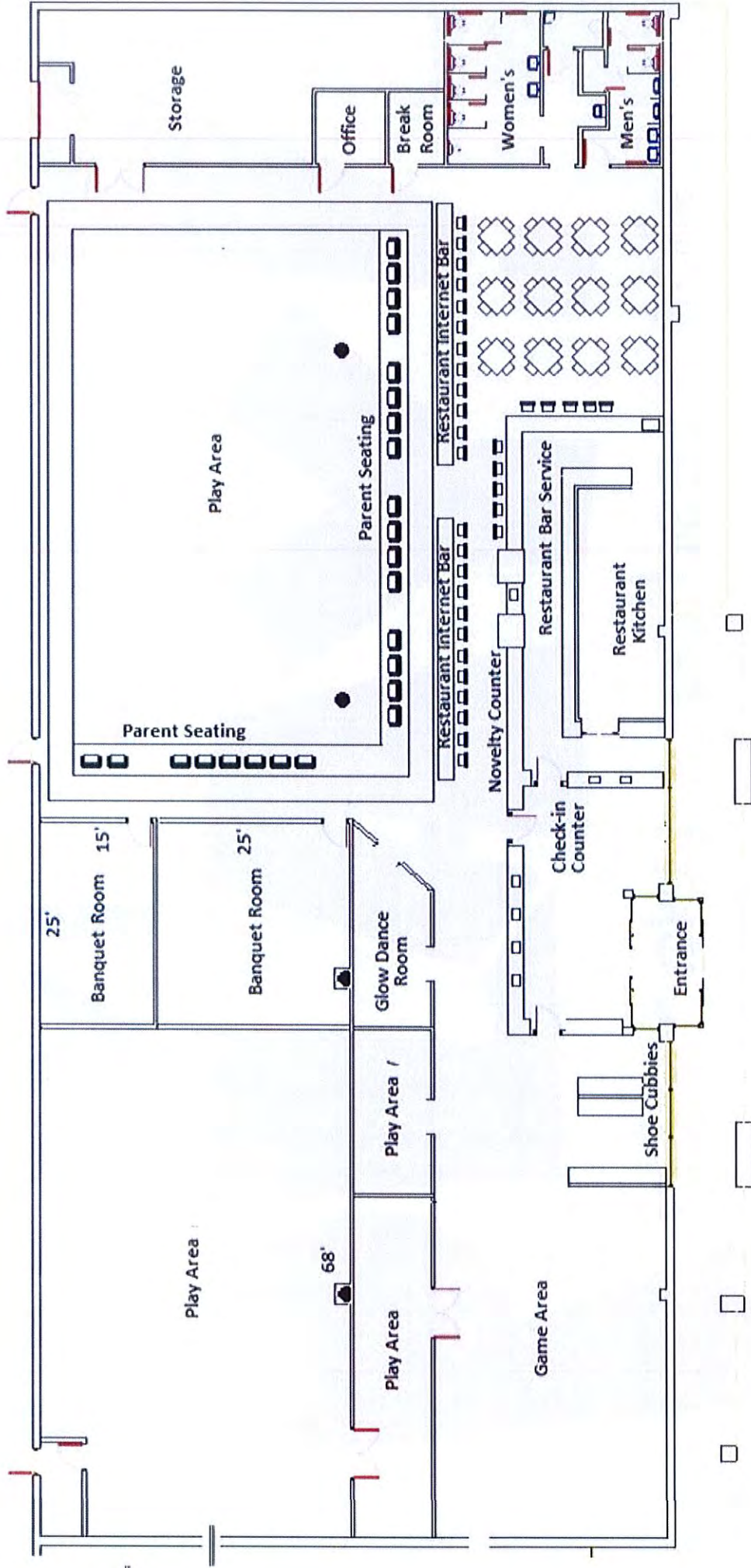


EXHIBIT H: CITY COUNCIL MEETING MINUTES EXCERPT  
FEBRUARY 10, 2020

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Land Rover development, for property located on the southwest corner of Grand River Avenue and Meadowbrook Road, in Section 23 of the City.

- F. Approval to authorize submission of an American Association of Retired Persons (AARP) grant application for a FitLot fitness park to be installed at Wildlife Woods Park.
- G. Approval of Claims and Warrants – Warrant No. 1053.

**Roll call vote on CM 20-02-011    Yeas: Mutch, Gatt, Staudt, Breen, Casey,  
Crawford, Fischer  
Nays: None**

### **MATTERS FOR COUNCIL ACTION**

- 1. Consideration of approval of a Second Amendment to the Selective Development Consent Judgment in order to add 'Indoor Recreational Facility' and 'Instructional Center' as permitted uses for the subject property, known as Oak Pointe Plaza. The property is located on the east side of Novi Road south of Nine Mile Road, in Section 35.**

Mayor Gatt said the petitioner's attorney was here and welcome to address Council. Mr. Landry said they were there to request approval of a second amendment of a consent judgment that was entered into in 1992 regarding the developmental use of a commercial center at the corner of Novi Road and Nine Mile Road. There was litigation in 1988 and there was a trial. After the trial, the City entered into a consent judgment and later amended in 1992. At that time it was zoned B-1 and they added two uses, a restaurant and a grocery store and the catch-all of "other similar uses". The property developed into three parcels. The applicant, Sunil Agrawal, has been a business owner in the City for 28 years. He purchased the building and made significant developments to the property because he wants to market it. He has already invested significant funds in this and is asking for two changes to the consent judgment to add indoor recreational centers and instructional centers. The applicant has a commitment from a company that wants to operate Novi Play. It's a combination use that is part restaurant use and a play area for young children between the ages of one and twelve. It is not a daycare center; the children must be accompanied by an adult. The applicant already has a successful play area called Rochester Play. They believe the use is allowed under the current ordinance but administration wasn't so sure. They asked them to seek approval from Council. This is a unique situation because it is half restaurant and half indoor recreation center. The restaurant part is already approved and the current zoning of I-1 would allow the indoor recreational part. They are consistent with the consent judgment and the way the City wants this area to develop. The consent judgment says future ordinances shall not prohibit the development as it is allowed under the consent judgment. It doesn't say you can't add uses, it just says you can't take away uses. They are not seeking to take away any use; they just want to amend the consent judgment to include the indoor recreation and instructional

centers. It's interesting because in the southernmost building there are already two instructional centers there. While we are here, they will clean it up and add that use as well. His client is present as well as the owner and operator of Novi Play, Jeff Schamanek.

Mayor Gatt thanked him for the explanation and was confused why there were here. He asked if the establishment will have an arcade. Mr. Schamanek said he and his wife own Rochester Play and want to continue that with the new center. He said there will be a small gaming area. They make it part of the strategic aspect to offer an active and healthier approach to family entertainment. The games are directed to younger kids. Mayor Gatt asked the target age group. Mr. Schamanek said one to twelve years old. Mayor Gatt asked if it steered toward the younger range of that or older. Mr. Schamanek said younger, toddler age to school age. The families sometimes have older siblings so the gaming helps support that. Mayor Gatt asked where his closest competitor would be. Mr. Schamanek said Jungle Java in Farmington Hills. Some people might say Chuck E. Cheese, but they are a premium approach with what they offer in terms of play and food. Mayor Gatt asked if they would serve beer or wine. Mr. Schamanek said no.

Member Crawford clarified that their intent would be to not ask for a liquor license in the future. Mr. Schamanek said they can't predict the future but there are no plans. Member Crawford questioned it because the plan labels the counter as a bar. Mr. Schamanek said their idea of a bar was an open counter for people to sit at, not with alcohol. Member Crawford asked what their maximum occupancy would be. Mr. Schamanek said the calculation would be based off of their current building with a capacity of 220 but the new building is approximately 50% greater so possibly 300. Member Crawford said they have shared parking and asked if he felt there was sufficient parking for the maximum amount of people. Mr. Schamanek said absolutely. He said looking at their existing model, they have allocated 55 spots and if you increase that 50% you are looking at 75-80 spots. Member Crawford asked if there was parking on the east side of the building. Mr. Schamanek said that area was for loading only.

Mayor Pro Tem Staudt asked if there was any intention of having daily programs where you pick children up from daycare facilities or plans for buses coming in. Mr. Schamanek said no. Mayor Pro Tem Staudt asked the City Attorney if it would be a special land use that would come back to Council if they wanted to apply for a liquor license. Mr. Schultz said yes. Mayor Pro Tem Staudt said this will be a kick back and relax type of place and the natural thought is to do that with a glass of wine. If they chose to do that at some point that would have a different connotation and Council would have the opportunity to review that.

Member Breen appreciated the prior questions about a liquor license being pursued. She said she was excited to see this type of facility come to Novi. That particular area has been struggling to keep businesses. She wanted to clarify with the City Attorney that this would impact the consent judgment only and nothing in our Zoning Ordinance. Mr. Schultz said that was correct.

Member Casey asked what the hours of operation would be. Mr. Schamanek said they operate seven days a week. Monday through Saturday is 9am-8pm and Sunday is noon until 6pm. He said there are a couple times throughout the year where they might do something a bit earlier or later for special events. Member Casey asked if the business model was that people come in and pay an entrance fee and can stay however long they like. Mr. Schamanek said that was correct. They offer a membership approach with discounted visits as well.

Member Fischer asked for clarification on the play area. Mr. Schamanek said they are not a trampoline park or bounce house. It is fixed play with soft sided structures with some mazes. There is an open carpeted area for easy movement and smaller children. There is a separate toddler area that allows for added safety. He said there are ninja type courses and obstacle courses as well. Member Fischer said he would support this.

Member Mutch asked the City Attorney if the amendment to the consent judgment would apply to the entire plaza, not just this business. Mr. Schultz said yes. This particular use in this particular building would be permitted but anything going somewhere else, if over 2,000 square feet, would be a special land use in the future. Member Mutch said it was interesting to read the language under paragraph A that talks about if at some point the traffic conditions warrant it, the plaintiff would be required to construct a passing lane on the left side of Novi Road opposite the southernmost driveway of the development. It uses language if at such time the warrants are met under the standards of the Oakland County Road Commission. He said based on what has been shared by Mr. Landry, the applicant did not expect the amount of traffic would be generated to trigger that but he was curious how it would come into play in the future. This agreement has been in place for over 30 years. He asked if a new tenant comes in that produces more traffic, would it be flagged by staff in the review process. Ms. McBeth said that's what she would expect and a traffic study would be conducted. Member Mutch said because of the conversations they've had in the Road Committee they know that stretch of Novi Road is being looked at by the Road Commission. It may be addressed anyway. He hoped that these investments would trigger additional uses coming in and revitalize that center. He pointed out that stretch of Novi Road is challenging because it lacks a center turn lane. He said the consent judgment, being the age that it is, nobody who was involved in drafting that version of the agreement is around to question the changes. He asked if there was any conversation about scrapping it and doing a PRO or another agreement in place. He thought it was a broad range of uses, B-1 plus a restaurant and a grocery store, but there is a lot of potential hoop jumping that a potential client looking at the center might just throw up their hands. Mr. Schultz said there was no discussion like that, not that it would be a bad idea. There was some urgency to move on this. There are two or three other property owners who would be involved in a discussion that broad. He thought that could be a good idea. Member Mutch said when you go through litigation, things get heated and some of the language was abrasive. Mr. Schultz said it was originally a judgment as opposed to a consent judgment. Member Mutch said he could understand it but at this point and for how long the plaza and uses have been in place,

it seems like overkill in terms of what both sides want to accomplish here. He felt Council expressed agreement that they were fine with this particular use plus the existing uses, including the instructional centers. He said he was concerned with having this in place, whatever legal protections it gives the property owner, is also going to potentially create problems or extra hurdles for applicants. Mr. Schultz said that could be something to explore. Member Mutch said he was fully in support of this and thought it was an interesting use. He could see a lot of folks interested in utilizing it. He was looking forward to the addition and more importantly the investment. He hoped it was the start of many new businesses in this location.

**CM 20-02-012          Moved by Casey, seconded by Crawford; CARRIED UNANIMOUSLY**

**Approval of a Second Amendment to the Selective Development Consent Judgment in order to add 'Indoor Recreational Facility' and 'Instructional Center' as permitted uses for the subject property, known as Oak Pointe Plaza, for the reasons provided in the staff review letter, and subject to approval of the final form of the Agreement by the City Manager's Office and the City Attorney, including any required amendments or revisions required by the Court for entry.**

**Roll call vote on CM 20-02-012                  Yeas: Gatt, Staudt, Breen, Casey, Crawford,  
Fischer, Mutch  
Nays: None**

- 2. Consideration of approval to award a two (2) year contract for fuel purchases to RKA Petroleum Companies and Petroleum Traders Corporation (a split award) for truck transport deliveries (over 5,000 gallons); and Atlas Oil Company and RKA Petroleum Companies (a split award) for tank wagon deliveries (under 5,000 gallons) through the Michigan Intergovernmental Trade Network (MITN) cooperative purchasing bid for an estimated annual amount of \$319,000.**

**CM 20-02-013          Moved by Crawford, seconded by Casey; CARRIED UNANIMOUSLY**

**Approval to award a two (2) year contract for fuel purchases to RKA Petroleum Companies and Petroleum Traders Corporation (a split award) for truck transport deliveries (over 5,000 gallons); and Atlas Oil Company and RKA Petroleum Companies (a split award) for tank wagon deliveries (under 5,000 gallons) through the Michigan Intergovernmental Trade Network (MITN) cooperative purchasing bid for an estimated annual amount of \$319,000.**

**Roll call vote on CM 20-02-013                  Yeas: Staudt, Breen, Casey, Crawford, Fischer  
Mutch, Gatt  
Nays: None**

APPLICANT RESPONSE LETTER

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L A W O F F I C E S  
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D. B. LANDRY  
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November 23, 2021

Barbara McBeth  
City of Novi Planning Department  
45175 Ten Mile Road  
Novi, MI 48375

RE: Proposed Amended Judgment - Oak Pointe Plaza by: Nova Oak Pointe Properties, LLC  
Our File No.: DID 27412

Dear Ms. McBeth:

Please accept this as a response to the City Planning Department's review of our application for approval of an amendment to the Judgment which currently controls uses at the Oak Pointe Plaza, specifically 22104 Novi Road.

The applicant is in complete agreement with the Planning Department's review and recommendation of approval of a Third Amendment to the Judgment to add the additional use of Places of Worship. The applicant specifically proposes the use of Impact Church at 22104 Nine Mile Road, consisting of 9,000 square feet. The review letter of November 15, 2021 outlines the history of the Oak Pointe Plaza, the Court Judgment which governs allowable uses and analyzes the request of adding Places of Worship to the allowed uses. The Planning Department's recommendation to the city council is to approve a Third Amendment to the Judgment and the Planning Department points out the following:

- **TRAFFIC** The proposed use would not negatively impact traffic as the use would be almost exclusively on Sundays and religious holidays which are off-peak times for the other allowable uses and also off-peak times for traffic on Novi Road.
- **PARKING.** Parking is not a concern with respect to the proposed use as the shared parking agreement in existence for Oak Pointe Plaza provides more than sufficient parking and, in addition, the Sunday use would be at a time which is off-peak for the other allowable uses.

**LANDRY, MAZZEO & DEMBINSKI, P.C.**

November 23, 2021

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- **NO OUTSIDE USES.** The applicant will not conduct any use outside of the building other than for parking.
- **NO CHANGES IN THE SITE/BUILDING.** There will be no exterior building renovations other than the addition of a sign which would be subject to approval under the City of Novi sign ordinance.
- **PROPOSED USE IS CONSISTENT WITH THE MASTER PLAN.** The requested additional allowable use of Places of Worship is consistent with the Master Plan stated need for economic development and strengthening community identity as one of the goals is to “create a stronger cultural presence and identity for the City by. . .creating gathering places for residents and community activity.” As pointed out by the administration, Places of Worship are considered gathering places and generate community activity that could further this stated goal.
- **LIMITING SIZE OF PLACES OF WORSHIP/PROPOSED ADDITIONAL LANGUAGE TO THE AMENDED JUDGMENT.** The applicant is in agreement with the recommended language to be added to the amended judgment with respect to allowing Places of Worship as an allowable use. The language proposed by the City Planning Department is, in the opinion of the applicant, appropriate as it would include:
  - 1) Proposed Places of Worship should be permitted to lease space in the 22104 Novi Road building subject to the administrative site plan review and approval for any exterior modifications of the site.
  - 2) Any future Place of Worship smaller than 10,000 square feet shall be permitted provided services are held during non-peak traffic hours.
  - 3) Any future Places of Worship larger than 10,000 square feet, and/or those that hold services during peak traffic hours, shall be subject to the special land use requirements listed in 6.1.2.C of the Zoning Ordinance.
  - 4) No outside uses other than parking and loading shall be permitted.

**LANDRY, MAZZEO & DEMBINSKI, P.C.**

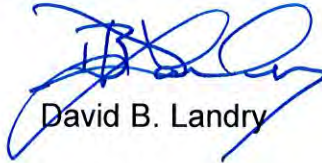
November 23, 2021

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The applicant looks forward to appearing before the Novi City Council at the next available agenda date of December 20, 2021 to address city council and seek approval for a Third Amendment to the Judgment to allow Places of Worship at this location.

Very truly yours,

LANDRY, MAZZEO & DEMBINSKI, P.C.



David B. Landry

DBL/rhr

Cc: Nova Oak Pointe Properties