

MEMORANDUM



TO: CITY OF NOVI PLANNING COMMISSION
FROM: CHRISTIAN CARROLL, PLANNER
THROUGH: BARBARA MCBETH, AICP, CITY PLANNER
SUBJECT: JSP 18-32 SRI VENKATESWARA TEMPLE AND CULTURAL CENTER: PRELIMINARY SITE PLAN EXTENSION
DATE: SEPTEMBER 17, 2021

The subject property is located in Section 16, south of Grand River Avenue and west of Taft Road, in residential acreage (RA) zoning district. The applicant has received Preliminary Site Plan approval for a temple and cultural center. Phase I of the project is complete and the applicant is requesting an extension in order to have more time to get the plans prepared for Phase II. The subject property is approximately 10.11 acres.

The Planning Commission held a public hearing and approved the Preliminary Site Plan and Storm Water Management Plan at the October 3, 2018 meeting. This approval is valid for two years.

The applicant has received Final Site Plan approval, but has yet to submit final stamping sets for Phase II of the project. The applicant is requesting a one-year extension of Preliminary Site Plan approval until **October 2, 2022**, as they are not yet ready to commence construction on the development. The Zoning Ordinance allows for three, one-year extensions of Preliminary and Final Site Plan approvals. This is the second requested extension.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. **Approval of the extension of Preliminary Site Plan is recommended by staff.**

Attachments:

1. Letter of request for extension dated September 17, 2021, from Praveen Manyam, Manyam Group LLC
2. A copy of approved Preliminary Site Plan
3. Action Summary from October 3, 2018 Planning Commission meeting
4. Minutes from October 3, 2018 Planning Commission meeting

REQUEST FOR EXTENSION LETTER



MANYAM GROUP *llc*

architectural design & consulting • project management

512 N. Franklin St., Suite B, Frankenmuth, MI 48734-1154 Tel: 989.652.3030

September 17, 2021

Lindsay Bell,
Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Dear Lindsay,

**RE: SRI VENKATESWARA TEMPLE AND CULTURAL CENTER –
PHASE II DEVELOPMENT
JSP 18-32 : SITE PLAN REVIEW**

The Sri Venkateswara Temple and Cultural Center wishes to request for an extension of time for the submission of the Final Stamping Set of drawings for the above-mentioned site plan review.

This is a request for a second extension. Our prior need was based upon our coordination with our Civil Engineer on our project and needing the time to get the information from him due to shutdowns and restructuring of their office. Since then, we have been able to coordinate and acquire much of the information for submission that was needed; however, in working towards the final with the relevant departments of the City, there are a few more notes and adjustments/clarifications that are necessary to finalize this submission. We have since been struggling to get this concluded with this engineer.

Although we have been able to be in contact with our engineer early on and acquire the information needed, we haven't been successful in getting a follow-up response to the final notes for submission. He had previously mentioned that he was extremely busy, but we are not even getting responses via phone or email. We have also reached out to his prior company for assistance in getting this completed. They stated that since this was his project prior to his departure and forming of his new company, he has all the information and files and that we would need to work with him, but they have offered to try and assist if we were unsuccessful, which we have returned to them requesting for their assistance.



We do not anticipate this to take much longer as we have been using the current extension time to try and push on these engineers for their availability to conclude this submission. We have also found a third engineer that is willing to help us, however he is also trying to clear some of his existing workload to be able to push forward for us as he would likely need to re-create all of the work that has been previously completed, if we are not able to succeed with the other engineers.

The temple organization is extremely anxious to move forward towards their phased development of the campus. We appreciate your continued support as we complete this submission and look forward to an eventual successful development of our Phase II Cultural Center project for the organization and for the community.

Thank you,
MANYAM GROUP LLC

Praveen Manyam

PRELIMINARY SITE PLAN

CONTACT INFORMATION

CITY OF NOVI
CITY MANAGER
PETE AUGER
PHONE: (248) 347-0420
45175 WEST 10 MILE ROAD
NOVI, MI 48375

CITY OF NOVI
PLANNER
BARBARA BETH PHOENIX
(248) 347-0475
45175 WEST 10 MILE ROAD
NOVI, MI 48375

CITY OF NOVI
PLANNER
SRI KOMARAGIRI
PHONE: (248) 735-5607
45175 WEST 10 MILE ROAD
NOVI, MI 48375

CITY OF NOVI
FIRE MARSHALL
KEVIN PIERCE
PHONE: (248) 347-0504
45175 WEST 10 MILE ROAD
NOVI, MI 48375

CITY OF NOVI
LANDSCAPE ARCHITECT
ROCK MEAGER, P.L.A.
PHONE: (248) 735-5621
45175 WEST 10 MILE ROAD
NOVI, MI 48375

CITY OF NOVI
CITY REVIEW ENGINEER
DARCY RECHTEN
PHONE: (248) 347-0454
45175 WEST 10 MILE ROAD
NOVI, MI 48375

PRELIMINARY SITE PLAN

SRI VENKATESWARA

CULTURAL CENTER

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN
SECTION 16, TOWN 1 NORTH, RANGE 8 EAST



SITE MAP
1" = 100'



PROJECT LOCATION
1" = 1/4 MILE

PERMIT & APPROVAL LIST

PRELIMINARY SITE PLAN PHASE 2: CITY OF NOVI	NOT APPROVED
FINAL SITE PLAN PHASE 2: CITY OF NOVI	NOT APPROVED
RIGHT-OF-WAY PERMIT, CITY OF NOVI	NOT REQUIRED
RIGHT-OF-WAY PERMIT, OAKLAND COUNTY ROAD COMMISSION	NOT REQUIRED
RIGHT-OF-WAY PERMIT, MICHIGAN DEPARTMENT OF TRANSPORTATION	NOT REQUIRED
STORM WATER MANAGEMENT PERMIT, OAKLAND COUNTY DRAIN COMMISSIONER	NOT REQUIRED
SOIL EROSION AND SEDIMENTATION CONTROL, CITY OF NOVI	NOT APPROVED
ACT 451 NOTICE OF COVERAGE, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY	NOT REQUIRED
PART 301 INLAND LAKES & STREAMS AND PART 31 FLOODPLAIN WATER RESOURCES, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY	NOT REQUIRED
PART 303 WETLAND PERMIT, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY	NOT REQUIRED
WETLAND PERMIT, CITY OF NOVI	NOT REQUIRED
WOODLANDS PERMIT, CITY OF NOVI	NOT REQUIRED
PART 41 WASTEWATER SYSTEM PERMIT, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY	NOT REQUIRED
ACT 399 WATER SYSTEM CONSTRUCTION PERMIT, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY	NOT REQUIRED

NOTES:

- ALL WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.
- A CITY OF NOVI GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. THIS PERMIT WILL BE ISSUED AT THE PRE-CONSTRUCTION MEETING. ONCE DETERMINED, A GRADING PERMIT FEE MUST BE PAID TO THE CITY TREASURER'S OFFICE.
- A SOIL EROSION CONTROL PERMIT MUST BE OBTAINED FROM THE CITY OF NOVI CONTACT SARAH MARCHEON IN THE BUILDING DEPARTMENT (248-347-0430) FOR FORMS AND INFORMATION.
- A PERMIT FOR WORK WITHIN THE RIGHT-OF-WAY OF TAFT RD. MUST BE OBTAINED FROM THE CITY OF NOVI. THE APPLICATION IS AVAILABLE FROM THE CITY ENGINEERING DIVISION AND SHOULD BE FILED AT THE TIME OF FINAL SITE PLAN SUBMITTAL. PLEASE CONTACT THE ENGINEERING DIVISION AT (248-347-0444) FOR FURTHER INFORMATION.
- A PERMIT FOR WATER MAIN AND SANITARY SEWER CONSTRUCTION MUST BE OBTAINED FROM THE MSED. THIS PERMIT APPLICATION MUST BE SUBMITTED THROUGH THE CITY ENGINEER AFTER THE WATER MAIN PLANS HAVE BEEN APPROVED.

ENGINEER/SURVEYOR
Diffin-Umlor & Associates
Civil Engineering • Surveying • Landscaping • Construction Services

Matthew A. Diffin, P.E.

Principals
49287 West Road
Weston, MI 48393
Phone: (248) 943-4244
Fax: (956) 990-4327
Email: matt@diffin-umlor.com
Web: www.du-umlor.com

Michigan, Ohio, & Florida

ARCHITECTURAL & PLANNING CONSULTANT



MANYAM GROUP
architecture • engineering •
energy consulting • facility management
CONTACT: PRAVEEN MANYAM
512 N. FRANKLIN STREET
FRANKENMUTH, MICHIGAN 48734-1000
PHONE: 989.652.3030 FAX: 989.652.6879

OWNER / DEVELOPER

Sri Venkateswara Temple and Cultural Center, Inc.
29482 Valley Bend Drive
Farmington Hills, MI 48331

SHEET INDEX

SHEET NO.	DESCRIPTION
*1	COVER SHEET
*2	TOPOGRAPHIC SURVEY / REMOVAL PLAN
*3	TREE SURVEY / TREE REMOVAL PLAN
*4	WETLAND SURVEY / WETLAND DISTURBANCE PLAN
*5	SITE PLAN
*6	SITE GRADING / SOIL EROSION CONTROL PLAN No. 1
*7	SITE GRADING / SOIL EROSION NOTES & DETAILS
*8	PHASE 1 AS-CONSTRUCTED STORM WATER MANAGEMENT PLAN No. 1
*9	PHASE 1 AS-CONSTRUCTED STORM WATER MANAGEMENT PLAN No. 2
*10	PHASE 1 AS-CONSTRUCTED STORM WATER MANAGEMENT PLAN No. 3
*11	PHASE 1 AS-CONSTRUCTED STORM WATER MANAGEMENT PLAN No. 4
*12	PHASE 1 AS-CONSTRUCTED WATER MAIN PLAN & PROFILES No. 1
*13	PHASE 1 AS-CONSTRUCTED WATER MAIN PLAN & PROFILES No. 2
*14	PHASE 1 AS-CONSTRUCTED WATER MAIN PLAN & PROFILES No. 3
*15	PHASE 1 AS-CONSTRUCTED WATER MAIN PLAN & PROFILES No. 4
*16	PHASE 1 AS-CONSTRUCTED SANITARY SEWER PLAN & PROFILE
*17	PHASE 1 AS-CONSTRUCTED SANITARY SEWER PLAN & PROFILE
*18	PHASE 1 AS-CONSTRUCTED LANDSCAPE PLAN No. 1
*19	PHASE 1 AS-CONSTRUCTED LANDSCAPE PLAN No. 2
*20	LANDSCAPE IRRIGATION PLAN No. 1
*21	LANDSCAPE IRRIGATION PLAN No. 2
*22	PHASE 1 AS-CONSTRUCTED & PHASE 2 LIGHTING AND PHOTOMETRIC PLAN
*23	SITE DETAILS
*24	RETAINING WALL PLANS & PROFILES

ARCHITECTURAL PLANS

A201	PHASE 1 - TEMPLE PLAN - FIRST FLOOR
A202	PHASE 1 - TEMPLE PLAN - SECOND FLOOR
A203	PHASE 1 - TEMPLE PLAN - ROOF
A204	PHASE 1 - TEMPLE SECTIONS
A205	PHASE 1 - TEMPLE ELEVATIONS - EAST AND WEST
A206	PHASE 1 - TEMPLE ELEVATIONS - NORTH AND SOUTH
*A301	PHASE 2 - CULTURAL CENTER PLAN - BASEMENT
*A302	PHASE 2 - CULTURAL CENTER PLAN - FIRST FLOOR
*A303	PHASE 2 - CULTURAL CENTER PLAN - ROOF
*A304	PHASE 2 - CULTURAL CENTER SECTIONS
*A305	PHASE 2 - CULTURAL CENTER ELEVATIONS

CITY OF NOVI - STANDARD DETAILS

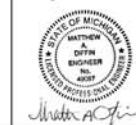
*1	PAVEMENT DETAILS
*2	STORM SEWER DETAILS
*3	SANITARY SEWER DETAILS NO.1
*4	SANITARY SEWER DETAILS NO.2
*5	WATER SYSTEM DETAILS NO.1
*6	WATER SYSTEM DETAILS NO.2
*7	LANDSCAPE DETAILS
*8	DETAILS FOR PATHWAYS & BOARDWALKS

* INDICATES PLANS INCLUDED IN THE PHASE 2 SET. ALL OTHER SHEETS INCLUDE INFORMATION THAT WAS ALREADY CONSTRUCTED IN 2010.

WAIVER REQUEST
1) THE DEVELOPER WAS GRANTED A WAIVER FROM SECTION 2509(3)(a) "ADJACENT RESIDENTIAL BERM" THE PROPOSED SLOPES ALONG THE SOUTH PROPERTY LINE WILL NOT ALLOW FOR THE PLACEMENT OF A BERM WITHIN THE GREENBELT AREA. AS PROPOSED THE EMBANKMENT WILL BE CONSTRUCTED TO PROVIDE 3 TO 5' GRADE DIFFERENTIAL BETWEEN THE PROPERTY LINE AND THE PROPOSED PARKING. IN 2010 THE DEVELOPER INSTALLED A 6" HIGH BRICK WALL, TREES, AND SHRUBS TO PROVIDE THE REQUIRED SCREENING OF THE PARKING LOT MEETING THE INTENT OF THE ORDINANCE.

VARANCE REQUEST
IN 2009 THE DEVELOPER WAS GRANTED A VARANCE FROM SECTION 2400 WHICH REQUIRES A 35 FOOT MAXIMUM BUILDING HEIGHT FOR THE TEMPLE BUT NOT FOR THE CULTURAL CENTER. IT IS THE INTENT THAT THE MAIN BODY OF THE 2 STORY TEMPLE IS LESS THAN 35 FEET HIGH. THE STEEPLES AND OTHER DECORATIVE ORNAMENTS OF THE BUILDINGS ARE AS HIGH AS 55'-1" FEET.

Seal & Signature:



SECTION: 16
TOWN 1 SOUTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

Date: 7-18-18
Drawn By: MS
P.E.: Matthew A. Diffin
SCALE: AS SHOWN

Job No.: 079655
Sheet No.: 1 OF 24

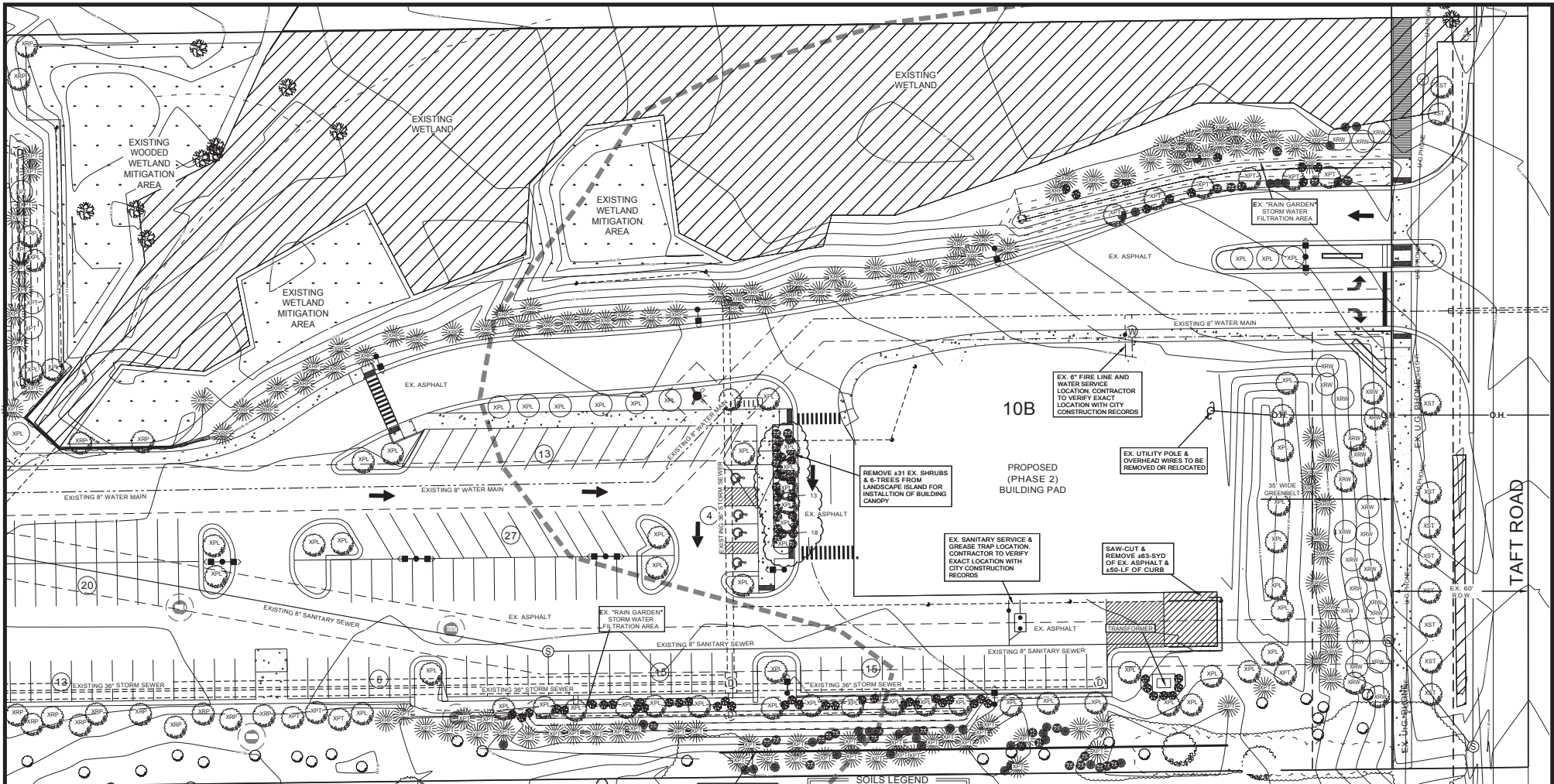
Diffin-Umlor & Associates
Civil Engineering • Surveying • Landscaping • Construction Services

49287 WEST ROAD
WESTON, MI 48390
(P) 248-437-7603
(F) 866-960-4307

REVISIONS

CLIENT: Sri Venkateswara Temple and Cultural Center, Inc.
Sri Venkateswara Cultural Center
PIA No. 27
COVER SHEET

Please reference all attachments to this plan as either a part of the project or as information without which the project cannot be properly understood. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.



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

BENCHMARKS:
BENCHMARK "A"
 - CITY OF NOVI BENCHMARK 16-4
 - ARROW ON DOME OF HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF GRAND RIVER AVENUE AND TAFT ROAD.
 - ELEVATION = 959.90
BENCHMARK "B"
 - CITY OF NOVI BENCHMARK 22-2
 - CHISELED SQUARE ON THE NORTHWEST CORNER OF 3'X2' CONCRETE BASE FOR M.B.T. JUNCTION BOX LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF TAFT RD AND 11 MILE RD.
 - ELEVATION = 946.63
BENCHMARK "C"
 - FOUND RAILROAD SPIKE SET IN WEST FACE OF UTILITY POLE LOCATED ON THE EAST SIDE OF TAFT ROAD APPROXIMATELY 60' NORTH OF THE NORTHERLY PROPERTY LINE OF PROPOSED DEVELOPMENT.
 - ELEVATION = 937.51

FLOODPLAIN NOTE: ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 26125C0607 & 26125C0626 DATED SEPTEMBER 29, 2006, THE SUBJECT PARCEL IS LOCATED IN ZONE "X" WHICH IS DESIGNATED AS "AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

LEGEND	
SYMBOL	DESCRIPTION
•	SET IRON
○	FOUND IRON
—	FENCE
- - -	SILT FENCE
▨	ONSITE WETLANDS BOUNDARY
▩	SOILS BOUNDARY
○	EXISTING TREES
○	EXISTING CONTOURS

SOILS LEGEND	
SYMBOL	DESCRIPTION
10B	BARLETTE SANDY LOAM, 1-8% SLOPES
11B	CAPAC SANDY LOAM, 0-4% SLOPES
12	BROOKSTON AND COLWOOD LOAMS

REMOVAL LEGEND	
SYMBOL	DESCRIPTION
X X	REMOVE PIPE
- - -	SAW-CUT REMOVE CURB
○	REMOVE OBJECT
▨	REMOVE EX. BT.

LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 16, T.11N., R.8E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, THENCE N00°59'30"E, 662.95 FT. ALONG THE EAST LINE OF SAID SECTION 16 AND THE CENTERLINE OF TAFT ROAD (66 FT. WIDE) TO THE POINT OF BEGINNING; THENCE DUE WEST 1330.50 FT.; THENCE N00°42'50"E, 330.85 FT.; THENCE DUE EAST, 1332.08 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 16; THENCE S00°59'30"W., 330.85 FT. ALONG THE EAST LINE OF SAID SECTION 16 AND THE CENTERLINE OF TAFT ROAD TO THE POINT OF BEGINNING, CONTAINING 10.11 ACRES OF LAND.
 SIDWELL NUMBER: 22-16-451-032
 COMMONLY KNOWN AS: 26233 TAFT ROAD

REVISIONS	SECTION: 16	DESCRIPTION
	TOWN 1 NORTH, RANGE 8 EAST	
	CITY OF NOVI	
	OAKLAND COUNTY, MICHIGAN	

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Sri Venkateswara Temple and Cultural Center
 EXISTING CONDITION \ REMOVAL PLAN

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
 29492 Valley Bend Drive
 Farmington Hills, MI 48331

Diffin-Umlor & ASSOCIATES
 Civil Engineering • Surveying • Landscaping • Construction Services

49287 WEST ROAD
 WIXOM, MI 48393
 (P): 248-437-7803
 (F): 866-960-4307

Date: 7-18-18
 Drawn By: MID
 P.E.: Matthew A. Dillin
 SCALE: 1 inch = 20 ft.
 Job No.: 07805
 Sheet No.: 2 OF 24

PHASE 1 SIGN TABLE		
SIGN #	SIGN TYPE	REQUIRED
R1-1	STOP	1
R5-1	DO NOT ENTER	4
R4-7	KEEP RIGHT	1
R5-TR	ONE WAY	1
R7-8	RESERVED PARKING	16
R7-8A	VAN ACCESSIBLE	8
R8-3A	NO PARKING	2
R7-9A MOD	NO PARKING FIRE LANE	13
R9-9 MOD	SIDEWALK ENDS	1

NOTE
ALL SIGNS SHOWN ARE EXISTING ALL NEW SIGNS (IF ANY) SHALL COMPLY WITH CURRENT MUTCD STANDARDS.
All signs shall have a minimum bottom mounting height of 7' from final grade for ground mounted signs. Wall mounted signs may have a bottom mounting height of 5'.

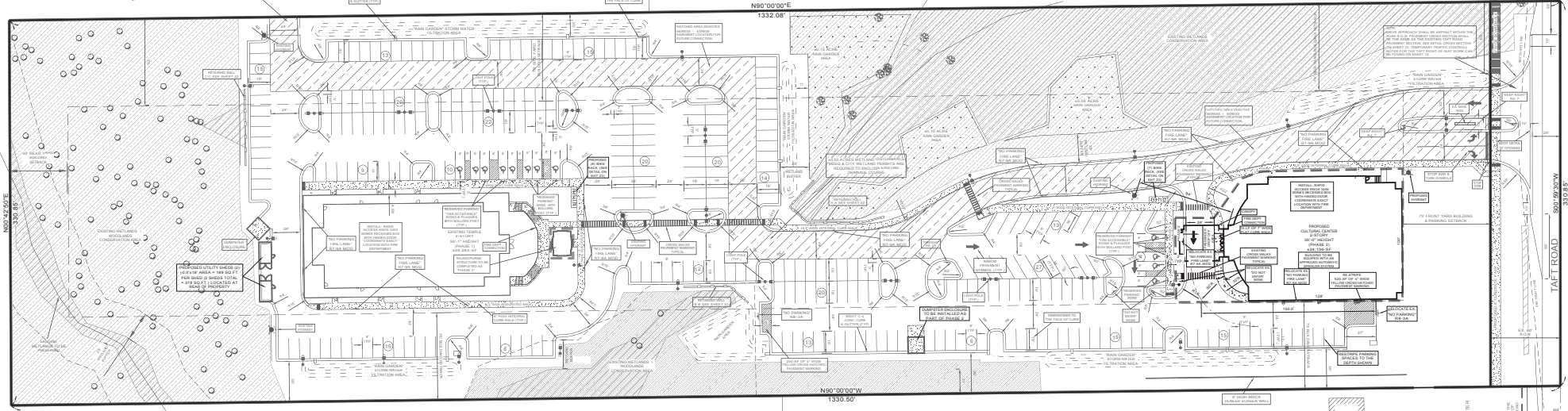
All roadside signs should be installed two feet from the face of the curb to the near edge of the sign.

Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.

Traffic control signs shall use the FHWA Standard Alphabet series.

Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.

PARCEL ID: 50-22-16-451-046
ACREAGE: ±8.03 AC
ZONED: OST
SECURE DEVELOPMENT PROPERTIES, LLC
42759 GRAND RIVER
CITY OF NOVI, MI 48374
OAKLAND COUNTY



PARCEL ID: 50-22-16-451-034
ACREAGE: ±8.09 AC
ZONED: R-1
BASILIAN FATHERS OF MILFORD
26955 TAFT RD
CITY OF NOVI, MI 48374
OAKLAND COUNTY

HATCHING DENOTES LIMITS OF EXISTING CONSERVATION AREAS

SITE DATA

EXISTING ZONING	RA
GROSS SITE AREA	10.11 ACRES
PREVIOUSLY DEDICATED TAFT RD. R.O.W.	0.46 ACRES
NET SITE AREA	9.65 ACRES
EXISTING WETLANDS	±1.425 ACRES
EXISTING WETLAND DISTURBANCE	±0.164 ACRES
EXISTING WOODLAND TREES	±2.64
EXISTING WOODLAND TREES REMOVED	147
EXISTING BUILDING AREA	24,283-SF
PROPOSED BUILDING AREA	24,136-SF
LOT COVERAGE (MAX. 25%)	11.52%
PROPOSED HEIGHT OF BUILDING	35'-0"
EXISTING PAVEMENT AREA	132,018-SF
BUILDING SETBACKS	REQUIRED PROVIDED
TAFT ROAD SETBACK	75' 75'
WEST SETBACK PROP. LINE	50' 251.86'
NORTH SETBACK PROP. LINE	75' 114.50'
SOUTH SETBACK PROP. LINE	75' 78'
PARKING SETBACKS	REQUIRED PROVIDED
TAFT ROAD SETBACK	75' 75'
WEST SETBACK PROP. LINE	35' 155.03'
NORTH SETBACK PROP. LINE	20' 20'
SOUTH SETBACK PROP. LINE	35' 35'

REQUIRED PARKING
THE PRAYER HALL WILL PROVIDE AN OCCUPANCY 1 PERSON / 7 SQ. FT. (BASED ON THE EQUIVALENT OF PEOPLE SITTING IN CHAIRS) AND THE MULTI-PURPOSE ROOM WILL PROVIDE AN OCCUPANCY OF 1 PERSON / 15 SQ. FT. (BASED ON THE EQUIVALENT OF PEOPLE SITTING AT TABLES AND CHAIRS)
WITH ONE PARKING SPACE FOR EVERY THREE OCCUPANTS OF BOTH OF THE ROOMS COMBINED A TOTAL OF 305 PARKING SPACES WOULD BE REQUIRED (PRAYER HALL REQUIRES 194 SPACES AND THE MULTI-PURPOSE ROOM REQUIRES 112 SPACES).

PROVIDED PARKING
HANDI CAP SPACES 12
STANDARD SPACES 294
TOTAL SPACES 306-SPACES
PROVIDED PHASE 1 PARKING = 306 SPACES

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

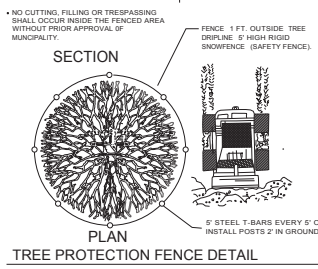
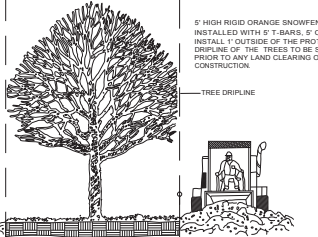
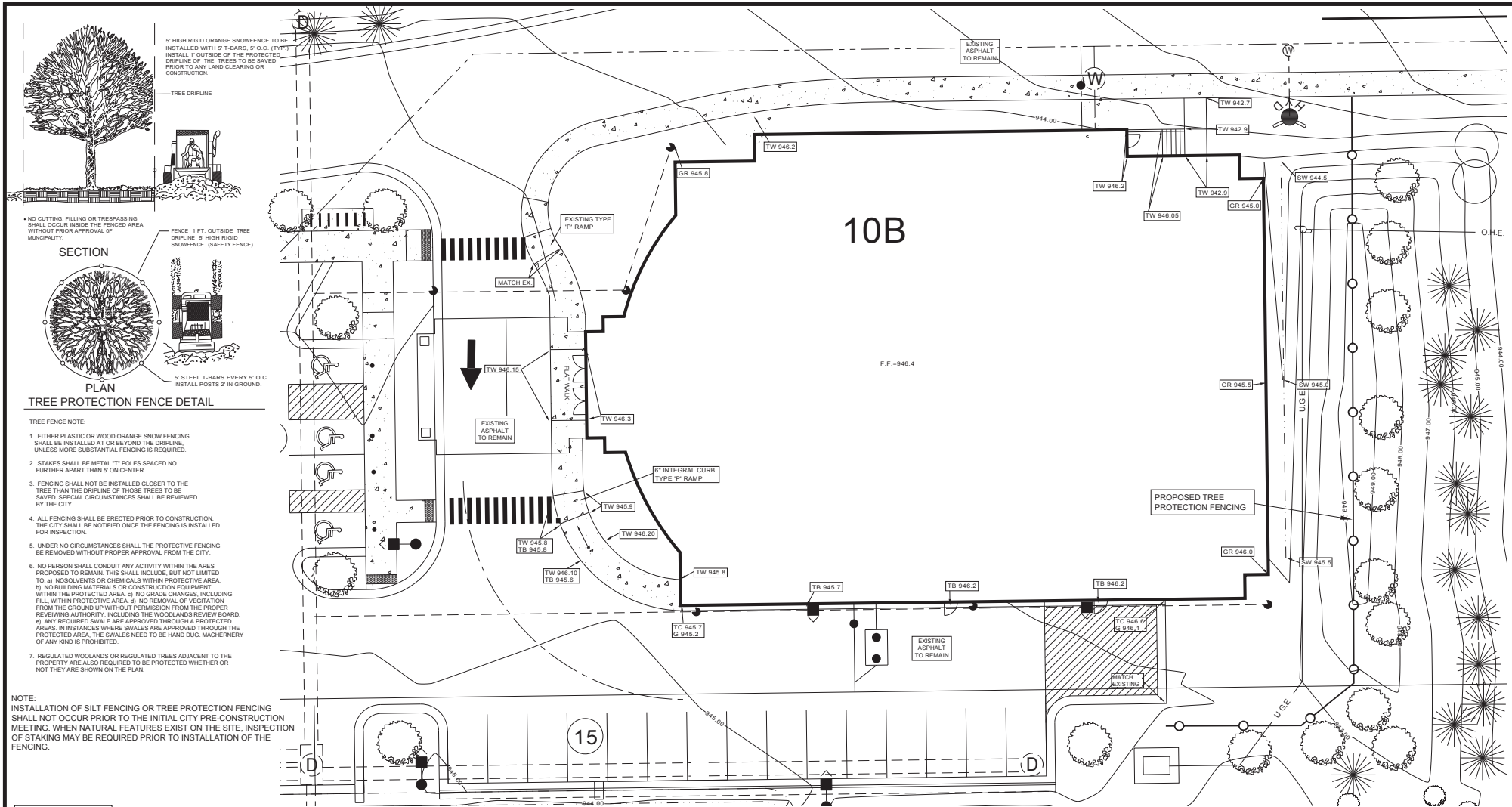
LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 16, T.1.N., R.8.E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, THENCE N00°59'30"E, 662.95 FT.
ALONG THE EAST LINE OF SAID SECTION 16 AND THE CENTERLINE OF TAFT ROAD (66 FT. WIDE) TO THE POINT OF BEGINNING; THENCE DUE WEST 1330.50 FT.; THENCE N00°42'50"E, 330.85 FT.; THENCE DUE EAST, 1332.08 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 16; THENCE S00°59'30"W, 330.85 FT. ALONG THE EAST LINE OF SAID SECTION 16 AND THE CENTERLINE OF TAFT ROAD TO THE POINT OF BEGINNING, CONTAINING 10.11 ACRES OF LAND.
SIDWELL NUMBER: 22-16-451-032
COMMONLY KNOWN AS: 26233 TAFT ROAD

FIRE DEPARTMENT NOTES:
ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
THE LOCATION OF THE FIRE DEPARTMENT CONNECTIONS ON THE TEMPLE AND CULTURAL CENTER SHALL BE COORDINATED BETWEEN THE ARCHITECT, THE SPRINKLER DESIGNER, AND THE FIRE DEPARTMENT. THEY SHALL BE IN AN ACCESSIBLE LOCATION ON THE FRONT/ADDRESS SIDE OF THE BUILDING AND WITHIN 100' OF THE HYDRANT.

Seal & Signature

REVISIONS	SECTION: 16	CLIENT:	DATE: 7-18-18
	TOWN 1 NORTH, RANGE 8 EAST	Sri Venkateswara Temple and Cultural Center, Inc.	Drawn By: MD
	CITY OF NOVI	29482 Valley Bend Drive Farmington Hills, MI 48331	Plotted By: M. Duffin
	OAKLAND COUNTY, MICHIGAN		Scale: 1" = 40'
			49287 WEST ROAD WIXOM, MI 48393
			(P) 248-437-7803
			(F) 866-860-4307
			5 OF 24





TREE FENCE NOTE:

1. EITHER PLASTIC OR WOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DISPLINE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
2. STAKES SHALL BE METAL T" POLES SPACED NO FURTHER APART THAN 5' ON CENTER.
3. FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DISPLINE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
4. ALL FENCING SHALL BE ERECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
5. UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER APPROVAL FROM THE CITY.
6. NO PERSON SHALL CONDUIT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN. THIS SHALL INCLUDE, BUT NOT LIMITED TO: a) NOSOLVENTS OR CHEMICALS WITHIN PROTECTIVE AREA. b) NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREA. c) NO GRADE CHANGES, INCLUDING FILL, WITHIN PROTECTIVE AREA. d) NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD. e) ANY REQUIRED SWALES ARE APPROVED THROUGH A PROTECTED AREAS. IN INSTANCES WHERE SWALES ARE APPROVED THROUGH THE PROTECTED AREA, THE SWALES NEED TO BE HAND DUG, MACHINERY OF ANY KIND IS PROHIBITED.
7. REGULATED WOODLANDS OR REGULATED TREES ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.

NOTE: INSTALLATION OF SILT FENCING OR TREE PROTECTION FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING. WHEN NATURAL FEATURES EXIST ON THE SITE, INSPECTION OF STAKING MAY BE REQUIRED PRIOR TO INSTALLATION OF THE FENCING.

LEGEND

0	GUTTER
02	OUTSIDE DRAINAGE
07	TOP OF WALL
08	BOTTOM OF WALL
10	TOP OF SET
15	TOP OF CURB
16	TOP OF GRAVEL
18	TOP OF WALK
20	BRINK DITCH
30	BOTTOM DITCH
47	TOP OF BERM
48	FRESH FLOOR
50	PROP. GRADE CONTOUR
61	PROP. MINOR CONTOUR

EROSION CONTROL MEASURES

7	CONSTRUCTION SILT FENCE
15	STORM SEWER
16	SANITARY
36	STORM SEWER TRIBUTARY AREA
40	SILT FENCE
49	TREE FENCE
54	CONSTRUCTION SILT FENCE

CONSTRUCTION SPECIFICATIONS

DEC 2008 - DEC 2009

PRIOR TO CONSTRUCTION

IDENTIFY CONSTRUCTION LIMITS

INSTALL SILT FENCE

MAINTAIN ACCESS TO ALL UTILITIES

MAINTAIN ACCESS TO ALL UTILITIES

REMOVE SILT FENCE

REMOVE SILT FENCE

- VIOLATIONS/CITATIONS**
1. Routine inspections will be performed on your project by the City of Novi or its agent once a week.
 2. Upon completion of inspection, the site is found not in compliance with the City of Novi Soil Erosion and Sedimentation Control Ordinance, then the Project Hydrologist will be issued a "Notice to Stop" or a "Notice of Corrective Action" letter. The site owner/developer will have a pre-determined amount of time, from the date of the "Notice" to rectify these items.
 3. If all of the items have not been addressed after the elapsed time specified, the Project Hydrologist will require a "Non-Compliance" letter, which will require a "Notice to Show Cause."
 4. Upon receipt of the "Non-Compliance" letter and "Notice to Show Cause," the Project Hydrologist will attend a Show Cause Hearing as well as pass a re-inspection test in the amount of \$750.00 to the City of Novi for additional inspection, monitoring and report follow-up. The before mentioned activities must take place within 24 hours upon receipt of the letter. After the hearing, the project/development may be issued a "Work" order.
 5. If a site is re-inspected by the Project Hydrologist after the Show Cause Hearing, an additional \$400.00 will be paid to the City of Novi, for follow-up inspections, monitoring and report follow-up.

SOILS LEGEND

SYMBOL	DESCRIPTION
10B	MARLETTE SANDY LOAM, 1-6% SLOPES
11B	CAPAZ SANDY LOAM, 0-4% SLOPES
12	BROOKSTON AND COLWOOD LOAMS

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

Seal & Signature:

REVISIONS

NO. 1	DATE	DESCRIPTION

SECTION: 16
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

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Sri Venkateswara Temple and Cultural Center
SITE GRADING \ SOIL EROSION CONTROL PLAN
NO. 1

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
29482 Valley Bend Drive
Farmington Hills, MI 48331

Diffin-Umlor & ASSOCIATES
Civil Engineering • Surveying • Landscaping • Construction Services

48287 WEST ROAD
WIXOM, MI 48393
(P) 248-437-7803
(F) 866-960-4307

Date: 7-19-18
Drawn By: JLD
P.E. - Matthew A. Cifelli
SCALE: 1 inch = 10 ft.
Job No.: 070805
Sheet No.:
6 OF 24

RECORD DRAWING BY:
SPALDING DeDECKER ASSOCIATES, INC.

DRAWN: N. DEDECKER
DATE: 02-25-13
CHECKED: C. CAMP
DATE: 02-25-13
PROJECT MANAGER: M. DEDECKER
DEPARTMENT MANAGER: D. PLATTZ



RUNOFF COEFFICIENT:

AREA #5
 TOTAL AREA = 1.74 ACRES
 PAVEMENT = 1.5 ACRES X 0.95 = 1.425
 LAWN = 0.24 X 0.35 = 0.084
 C' = (1.425 + 0.084) / 1.74 = 0.86

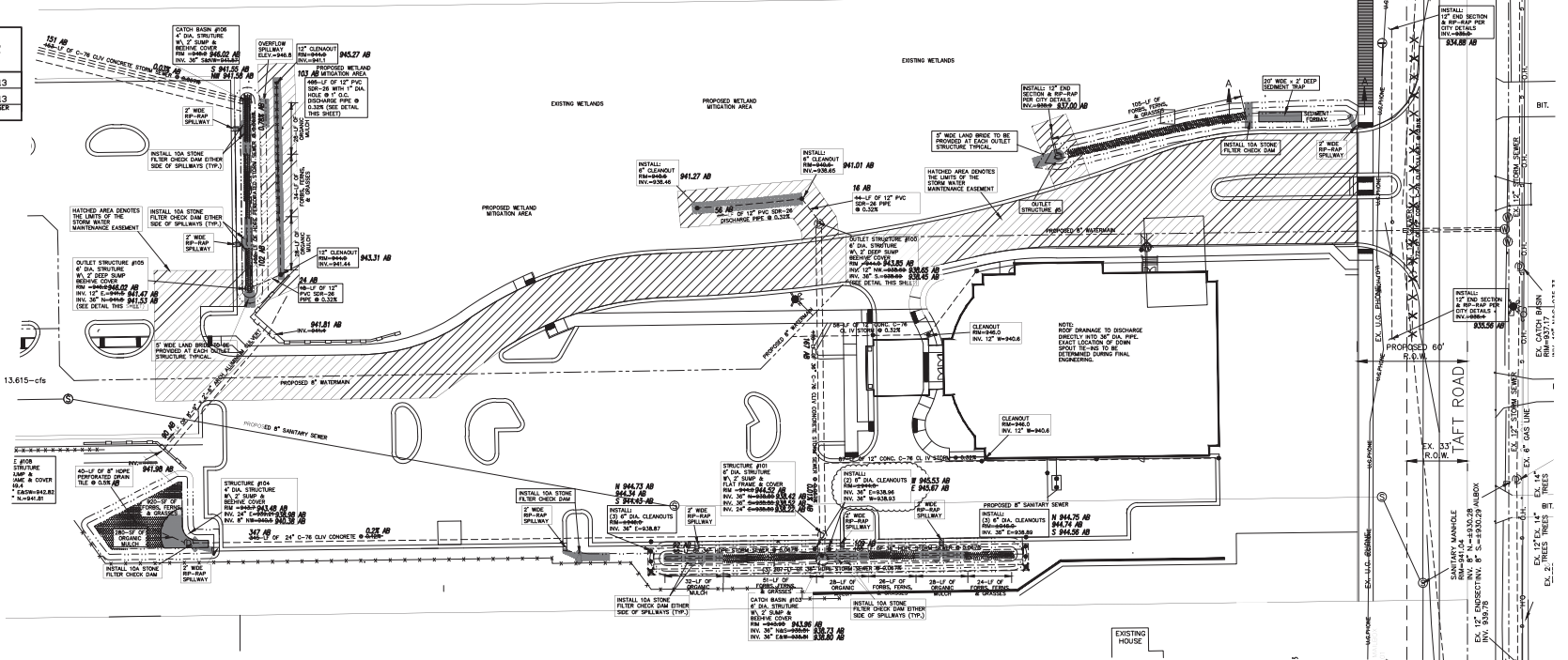
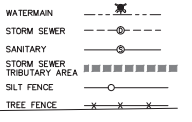
AREA #6
 TOTAL AREA = 0.347 ACRES
 BUILDING = 0.275 ACRES X 0.95 = 0.33
 C' = 0.33 / 0.346 = 0.95

AREA 5&6
 TOTAL AREA = 2.087 ACRES
 C' = (1.740+0.86)+(0.347+0.95)/2.087 = 0.875

AREA #7
 TOTAL AREA = 0.42 ACRES
 PAVEMENT = 0.275 ACRES X 0.95 = 0.261
 LAWN = 0.145 X 0.35 = 0.051
 C' = (0.261 + 0.051) / 0.42 = 0.74

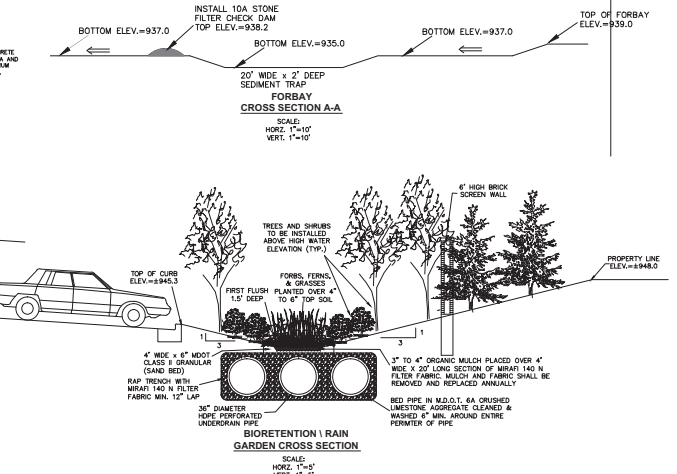
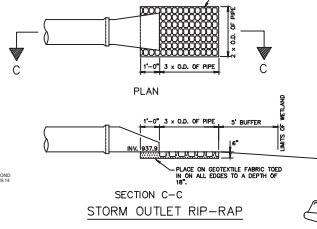
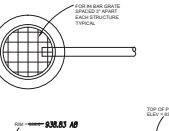
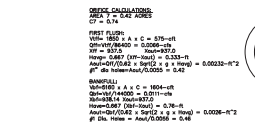
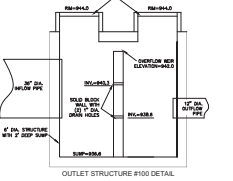
Pre-development runoff = $Q_{10} = 10 \text{ ACRES} \times 0.35 \times 3.89 \text{ IN/HR} = 13.615 \text{ cfs}$
 Post-development runoff = $(5.084 \text{ ACRES} \times 0.15) + (4.936 \text{ ACRES} \times 0.35 \times 3.89 \text{ IN/HR}) = 7.48 \text{ cfs} < 13.615 \text{ cfs}$

LEGEND



STRUCTURE CASTING SCHEDULE

OUTLET #100	(2) EJIW 1040 TYPE "B"
MH #101	EJIW 1040 TYPE "B"
MH #102	EJIW 1040 TYPE "B"
CB #103	EJIW 1040 TYPE 02 BEEHIVE
CB #104	EJIW 1040 TYPE 02 BEEHIVE



NOTE:
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REVISIONS	DESCRIPTION	DATE
7-8-08	REVISED PER CITY'S 4-10-08 REVIEW COMMENTS	11-14-08
10-9-08	REVISED PER CITY'S 8-27-08 REVIEW COMMENTS	7-1-10
1-29-09	REVISED PER ZBA & OWNER'S COMMENTS	9-1-10
4-13-09	REVISED PER CITY'S 2-13-09 REVIEW COMMENTS	
6-01-09	REVISED PER CITY'S 5-18-09 REVIEW COMMENTS	
9-02-09	REVISED PER CITY'S 8-10-09 REVIEW COMMENTS	
10-09-09	REVISED PER SILTFENCE STAKING REVIEW	

SECTION: 16
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

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Sri Venkateswara Temple and Cultural Center

STORM WATER MANAGEMENT PLAN NO. 1

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
 29482 Valley Bend Drive
 Farmington Hills, MI 48331

DDC

DIFFIN Development Consultants

CIVIL ENGINEERING *SURVEYING *CONSTRUCTION SERVICES

24353 TARA DRIVE, SOUTH LYON MICHIGAN 48178
 PH: (248) 943-8244, FAX: (866) 690-4307
 WEB: www.diffindevelopment.com

Date: 9-1-10
Drawn By: DDC
P.E. Matthew J. Diffin
SCALE: HORIZ. 1"=30'-0"
VERT. 1"=4'-0"
Job No.: 070805
Sheet No.
9 OF 24

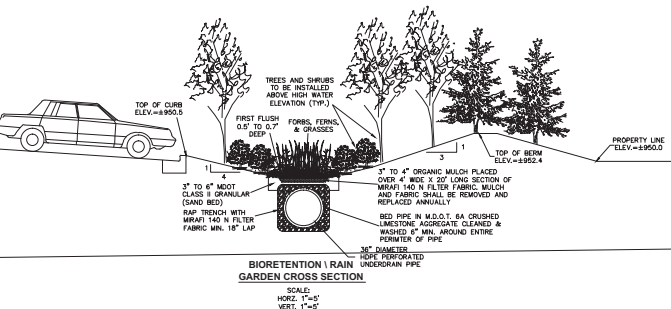
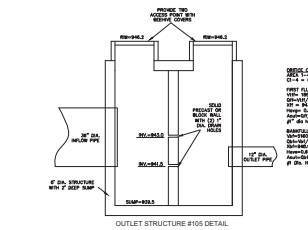
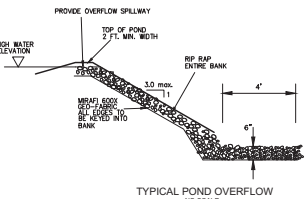
RUNOFF COEFFICIENT:
 AREA #1
 TOTAL AREA = 1.07 ACRES
 PAVEMENT = 0.815 ACRES X 0.95 = 0.772
 LAWN = 0.2568 X 0.35 = 0.090
 C' = (0.772 + 0.09) / 1.07 = 0.81

AREA #2
 TOTAL AREA = 0.386 ACRES
 BUILDING = 0.386 ACRES X 0.95 = 0.367
 C' = 0.367 / 0.386 = 0.95

AREA #3
 TOTAL AREA = 0.42 ACRES
 PAVEMENT = 0.277 ACRES X 0.95 = 0.26
 LAWN = 0.143 X 0.35 = 0.050
 C' = (0.26 + 0.05) / 0.42 = 0.74

AREA #4
 TOTAL AREA = 0.681 ACRES
 BUILDING = 0.488 ACRES X 0.95 = 0.464
 LAWN = 0.193 X 0.35 = 0.068
 C' = (0.464 + 0.068) / 0.681 = 0.78

OVERALL AREA 1-4
 TOTAL AREA = 2.556 ACRES
 C' = (1.07x0.81)+(0.386x0.95)+(0.42x0.74)+(0.68x0.7)/2.556 = 0.812

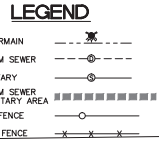
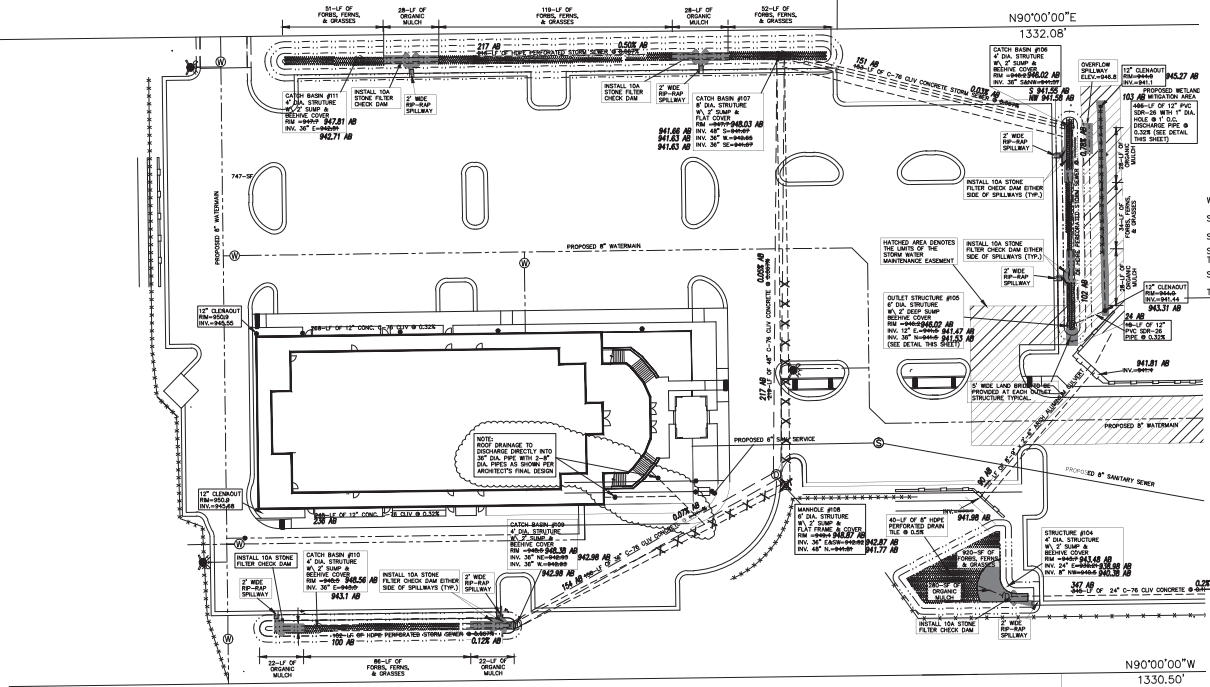


REVISIONS	SECTION: 16
7-8-08 REVISED PER CITY'S 4-10-08 REVIEW COMMENTS	2-26-10 REVISED PER MANYAM'S FINAL DESIGN
10-4-08 REVISED PER CITY'S 8-12-08 REVIEW COMMENTS	TOWN 1 NORTH, RANGE 8 EAST
1-29-09 REVISED PER ZBA & OWNERS COMMENTS	CITY OF NOVI
4-13-09 REVISED PER CITY'S 2-13-09 REVIEW COMMENTS	OAKLAND COUNTY, MICHIGAN
6-01-09 REVISED PER CITY'S 5-18-09 REVIEW COMMENTS	
9-02-09 REVISED PER CITY'S 8-1-09 REVIEW COMMENTS	
11-14-09 REVISED PER CITY'S 11-12-09 SHOP DRAWING REVIEW	

40/59 GRAND RIVER
 CITY OF NOVI, MI 48374
 OAKLAND COUNTY

RECORD DRAWING BY:
 SPALDING DEBECKER
 ASSOCIATES, INC.

DATE: 02-25-13
 DATE: 02-25-13
 PROJECT MANAGER: M. DeBECKER
 DEPARTMENT: G. PLATZ



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

NOTE:
 SEE SHEET 11 OF 24 FOR DETAILED DETENTION
 CALCULATIONS.

PARCEL ID: 50-22-16-451-034
 ACREAGE: ±8.00 AC
 ZONED: R-1
 INHEE, HAN
 TAFT RD
 CITY OF NOVI, MI 48374
 OAKLAND COUNTY

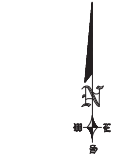
STRUCTURE CASTINGS SCHEDULE

OUTLET #105	EAW 1040 TYPE 02 BEDLINE
CB #106	EAW 1040 TYPE 02 BEDLINE
CB #107	EAW 1040 TYPE 02 BEDLINE
MH #108	EAW 1040 TYPE "M"
CB #109	EAW 1040 TYPE 02 BEDLINE
CB #110	EAW 1040 TYPE 02 BEDLINE
CB #111	EAW 1040 TYPE 02 BEDLINE

CULVERT CALCULATIONS:
 DRAINAGE AREA = ±320 ACRES
 320 ACRES X 0.2-CFS/ACRE = 64-CFS
 8'-9" X 2'-6" CULVERT CROSS SECTIONAL AREA = 18.4 SQ. FT.

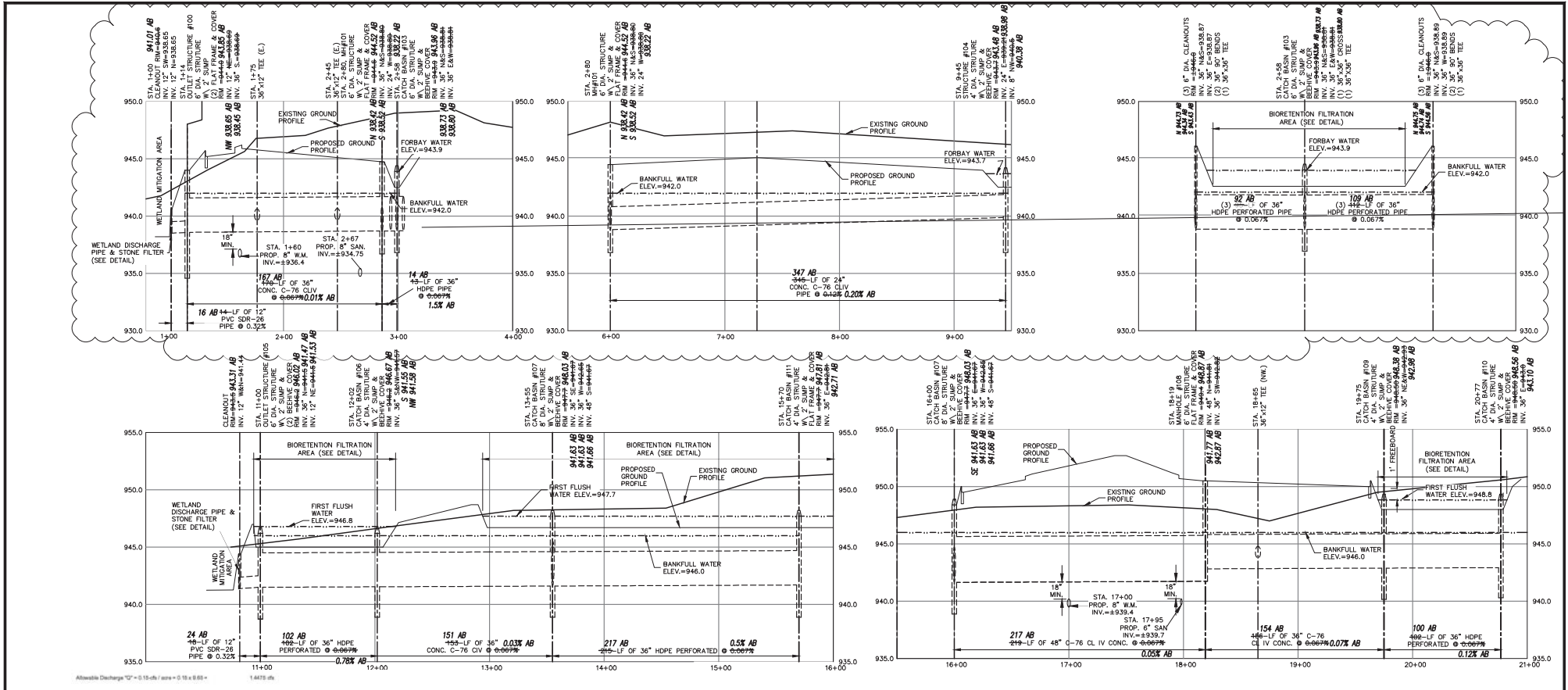
Culvert Calculator
 Entered Data
 Shape Rectangular
 Number of Barrels 1
 Soling for Headwater
 Chart Number 1
 Scale Number 1
 Chart Description CONCRETE PIPE CULVERT; NO BEVELED RING ENTRANCE
 Scale Description SQUARE EDGE ENTRANCE WITH HEADWALL
 Overlapping Off
 Flowrate 64.0000 cfs
 Manning's n 0.0240
 Roadway Elevation 947.0000 ft
 Inlet Elevation 942.2000 ft
 Outlet Elevation 941.4000 ft
 Height 30.0000 ft
 Width 91.2000 ft
 Length 88.0000 ft
 Entrance Loss 0.0000
 Tailwater 941.4000 ft
 Computed Results:
 Headwater 0.0000 ft
 Slope 0.0091 ft/ft
 Velocity 0.0000 fpm
 Messages:
 Tailwater must be < the roadway height.

DIS-CHARGE WATER CONTROL	HEAD-DEPTH	INLET-DEPTH	CONTROL FLOW DEPTH	NORMAL FLOW DEPTH	CRITICAL FLOW DEPTH	OUTLET FLOW DEPTH	TAILWATER FLOW DEPTH
Flow	Elev.	Depth	Type	In	In	In	Vel. Depth
cfs	ft	ft		ft	ft	ft	ft/s
12.80	942.86	0.65	0.00	NA	5.93	5.34	3.41
25.60	943.27	1.07	0.00	NA	9.22	8.48	6.37
38.40	943.62	1.42	0.00	NA	11.99	11.11	5.06
51.20	943.94	1.74	0.00	NA	14.50	13.46	6.56
64.00	944.25	2.05	0.00	NA	16.83	15.62	8.01
76.80	944.55	2.35	0.00	NA	19.03	17.64	6.37
89.60	944.85	2.65	0.00	NA	21.15	19.54	6.69
102.40	945.14	2.94	0.00	NA	23.19	21.36	6.97
115.20	945.40	3.23	0.00	NA	30.00	30.00	6.06
128.00	945.67	3.47	0.00	NA	30.00	30.00	6.74
140.80	946.05	3.85	0.00	NA	30.00	30.00	7.41
153.60	946.46	4.26	0.00	NA	30.00	30.00	8.08
166.40	946.92	4.72	0.00	NA	30.00	30.00	8.76

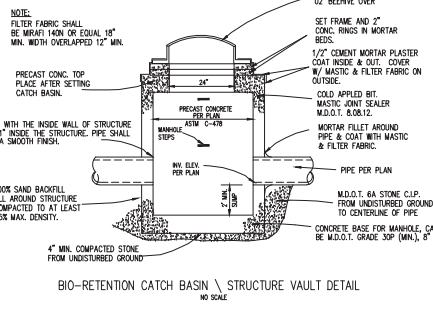


Seal & Signature:

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TOTAL REQUIRED DETENTION VOLUME FOR AREAS 5 & 6 = 6654-CFT
 36" DIA = 804-LF x 1.5'-2 x 3.14 = 5680-CFT
 24" DIA = 345-LF x 1'-2 X 3.14 = 1083-CFT
 TOTAL PROVIDED VOLUME = 6763-CFT



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

Allowable Discharge 12" = 0.15-0.16 in/s = 0.15 x 8.8 = 1.32 in/s

Area No.	#1 (Storm) Area (SqFt)	Weighted V ₁ (CFT)	Revised Detention Volume (CFT)	Bank Full Volume (CFT)	Allowable Discharge (CFT)	Detention Area (SqFt)	Detention Depth (ft)	#1 Dia. (in)	Volume (CFT)
1	1,07	0.15	163	4472	2869	406	0.1505	0.15824	3,986,235
2	1,08	0.16	168	4560	2916	411	0.1510	0.15870	4,000,000
3	1,02	0.14	153	4284	2754	393	0.1475	0.15318	3,819,176
4	1,08	0.16	168	4560	2916	411	0.1510	0.15870	4,000,000
5	1,04	0.14	153	4284	2754	393	0.1475	0.15318	3,819,176
6	1,04	0.14	153	4284	2754	393	0.1475	0.15318	3,819,176
7	1,02	0.14	153	4284	2754	393	0.1475	0.15318	3,819,176

Area 1 - Rain Garden Storage Analysis					Area 4 - Rain Garden Storage Analysis				
Elevation	Area (sq ft)	Area (sq ft)	Cumulative Volume (cft)	Total Volume (cft)	Elevation	Area (sq ft)	Area (sq ft)	Cumulative Volume (cft)	Total Volume (cft)
945.0	324	0	0	0	945.0	288	0	0	0
947.0	2,334	1,428	4,026	1,424	947.0	2,880	1,024	807	807
949.0	4,010	3,132	4,536	1,942	949.0	1,944	1,510	2,117	2,843
First Flush Detention Elevation			947.54		First Flush Detention Elevation			946.93	

Area 3 - Rain Garden Storage Analysis					Area 5 - Rain Garden Storage Analysis					Area 7 - Detention Area Storage Analysis				
Elevation	Area (sq ft)	Area (sq ft)	Cumulative Volume (cft)	Total Volume (cft)	Elevation	Area (sq ft)	Area (sq ft)	Cumulative Volume (cft)	Total Volume (cft)	Elevation	Area (sq ft)	Area (sq ft)	Cumulative Volume (cft)	Total Volume (cft)
945.0	324	0	0	0	945.0	792	0	0	0	945.0	602	0	0	0
947.0	1,034	642	1,642	1,642	947.0	3,120	1,845	1,845	1,845	947.0	1,132	1,132	1,132	1,132
949.0	1,976	1,428	2,087	2,738	949.0	5,520	4,523	4,523	4,523	949.0	2,791	2,727	3,359	4,491
First Flush Detention Elevation			948.71		First Flush Detention Elevation			948.83		First Flush Detention Elevation			938.41	

RECORD DRAWING BY: SPALDING DEDECKER ASSOCIATES, INC.	
DRAWN BY: M.P. DECKER	DATE: 02-25-13
CHECKED BY: M.P. DECKER	DATE: 02-25-13
PROJECT MANAGER: M.P. DECKER	DEPARTMENT MANAGER: G. PLATZ

FOR CONSTRUCTION



REVISIONS	SECTION: 16
7-9-08 REVISED PER CITY'S 4-10-08 REVIEW COMMENTS	TOWN 1 NORTH, RANGE 8 EAST
4-13-09 REVISED PER CITY'S 2-13-09 REVIEW COMMENTS	CITY OF NOVI
6-01-09 REVISED PER CITY'S 5-18-09 REVIEW COMMENTS	OAKLAND COUNTY, MICHIGAN
9-02-09 REVISED PER CITY'S 9-1-09 REVIEW COMMENTS	
10-09-09 REVISED PER SILENCE STAKING REVIEW	
11-14-09 REVISED PER CITY'S SHOP DRAWING REVIEW	
5-26-10 REVISED PER MANYAM'S FINAL DESIGN	

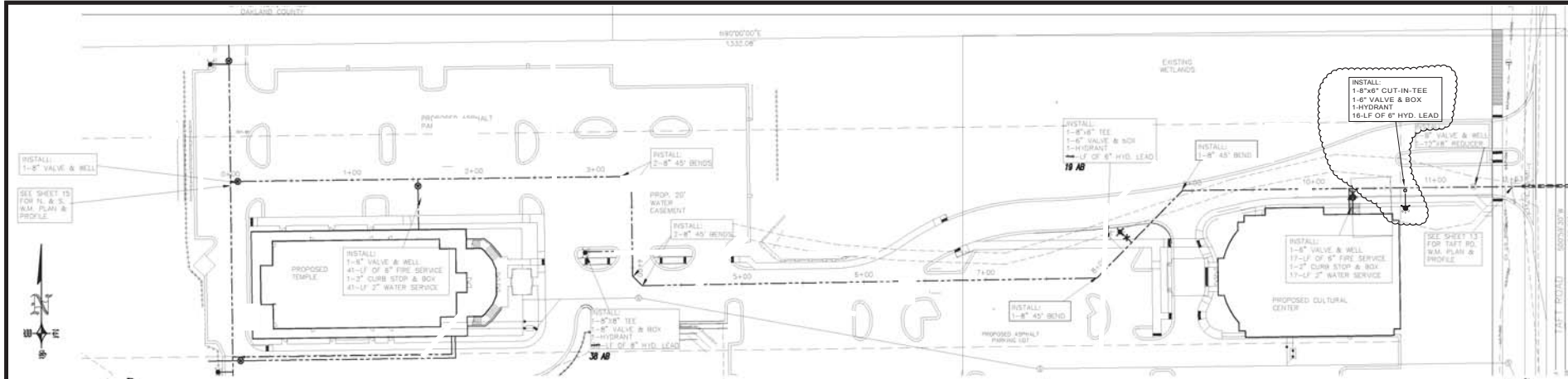
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Sri Venkateswara Temple and Cultural Center
 STORM SEWER PROFILES & CALCULATIONS

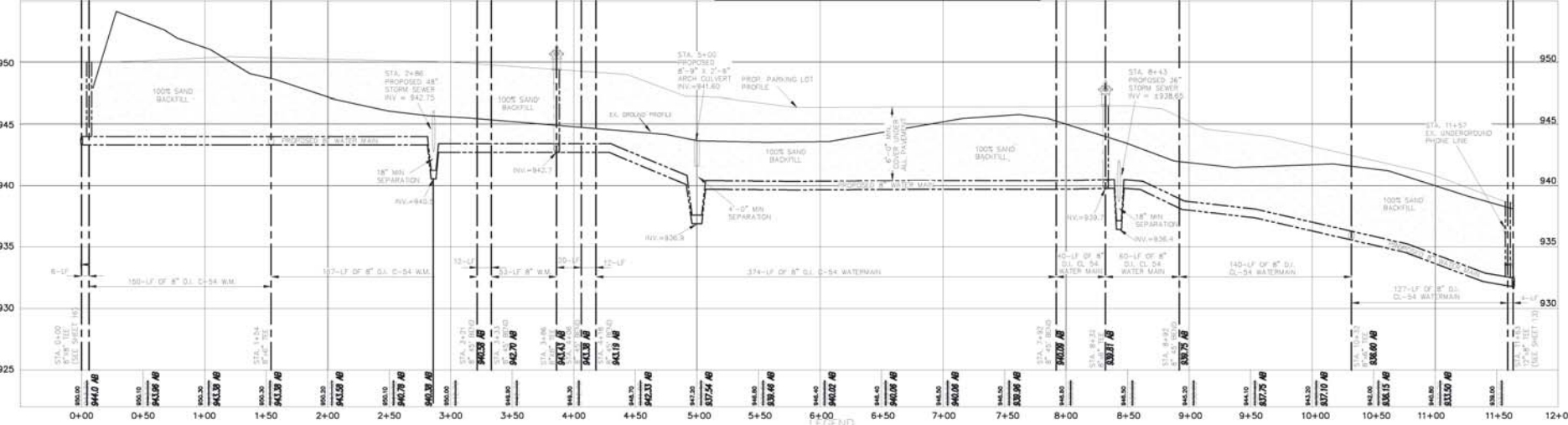
CLIENT: Sri Venkateswara Temple and Cultural Center, Inc.
 29482 Valley Bend Drive
 Farmington Hills, MI 48331

DDC DIFFIN Development Consultants
 CIVIL ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
 24353 TARA DRIVE, SOUTH LYON, MICHIGAN 48178
 PH: (248) 943-8244, FAX: (866) 690-4307
 WEB: www.diffdevelopment.com

Date: 7-1-10
 Drawn By: M.D.
 P.E. Matthew A. Diffin
 SCALE: 1"=40'-0"
 Job No.: 070835
 Sheet No. 11 OF 24



NOTE:
ALL SOIL EROSION MEASURES SHALL BE INSTALLED
AND INSPECTED PRIOR TO THE START OF
CONSTRUCTION.



NOTE:
ALL WORK SHALL CONFORM TO THE CITY OF NOVI
STANDARDS & SPECIFICATIONS.

STATION	STORM INV.	SAN. INV.	WM INV.	PROVIDED SEPARATION
1+85	942.75		940.50	±1.52'
5+00	941.60		936.90	±4.00'
8+43	936.65		936.40	±1.55'

SYMBOL	DESCRIPTION
(Symbol)	CLEAN GUT
(Symbol)	SANITARY SEWER
(Symbol)	WATER MAIN 1/2 HYDRANT VALVE
(Symbol)	STORM SEWER
(Symbol)	STW. CATCH BASIN
(Symbol)	ELEC. RISER
(Symbol)	ELEC. TRANSFORMER
(Symbol)	LIGHT POLE
(Symbol)	ELECTRIC
(Symbol)	UTILITY POLE
(Symbol)	GAS
(Symbol)	IRON
(Symbol)	STEEL IRON
(Symbol)	SET IRON
(Symbol)	FENCE
(Symbol)	GUT FENCE

SIZE	TYPE	REQUIRED
1201-LF	CL-54 DUCTILE IRON	1201-LF
58-LF	K COPPER WATER SERVICE	58-LF
14-LF	CL-54 DUCTILE IRON	14-LF
22	CURB STOP AND BOX	22
22	TEE	22
1	TEE	1
4	VALVE AND BOX	4
4	45 DEGREE BEND	4
1	HYDRANT	1
1	VALVE & WELL	1
1	REDUCER	1

NOTE:
COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR
ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
SEE CITY OF NOVI STANDARD DETAILS AND SPECIFICATION
FOR MATERIAL AND COMPACTION REQUIREMENTS.

RECORD DRAWING BY
SPALDING DeDECKER
ASSOCIATES, INC.

Seal & Signature:

72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)

Difin-Umlor & ASSOCIATES
Civil Engineering • Surveying • Landscaping • Construction Services
49287 WEST ROAD
WIXOM, MI 48393
(P) 248-437-7803
(F) 866-960-4307

REVISIONS
ADDED HYDRANT PER
CITY'S 6-14-18 REVIEW

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
AS CONSTRUCTED
WATERMAIN PLAN & PROFILE NO. 3

These drawings are instruments of service in compliance with the Professional Engineers Act of the State of Michigan. The Engineer shall not be held responsible for any errors or omissions in these drawings. The Engineer shall not be held responsible for any errors or omissions in these drawings. The Engineer shall not be held responsible for any errors or omissions in these drawings.

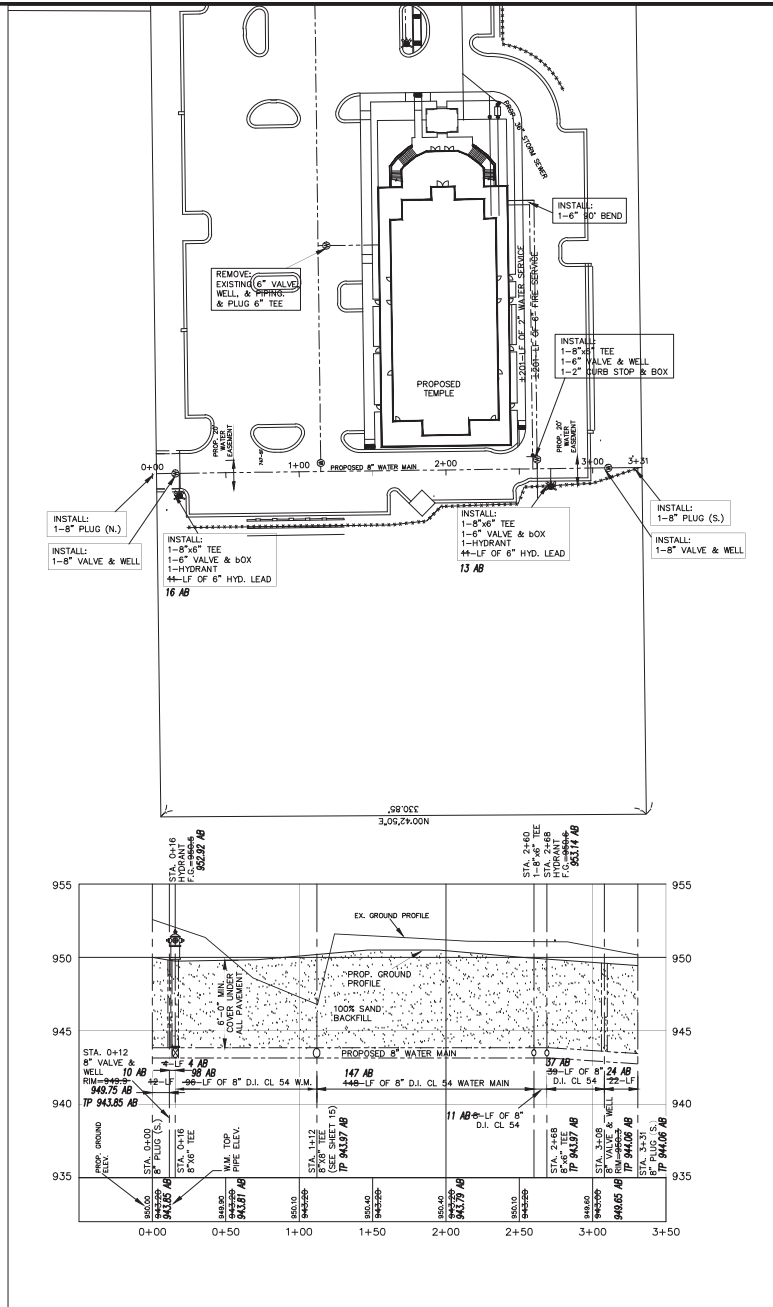
SECTION 16
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

Date: 7-15-18
Drawn By: MD
Checked By: Matthew A. Difin
Scale: Horiz. 1" = 40'
Vert. 1" = 10'
Job No.: 170805
Sheet No.: 14 OF 24

NOTE:
ALL SOIL EROSION MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO THE START OF CONSTRUCTION.

NOTE:
COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS. SEE CITY OF NOVI STANDARD DETAILS AND SPECIFICATION FOR MATERIAL AND COMPACTION REQUIREMENTS.

WATERMAIN CONSTRUCTION MATERIALS		
SIZE	TYPE	REQUIRED
8 INCH	CL-54 DUCTILE IRON	331-LF
6 INCH	CL-54 DUCTILE IRON	22-LF
8X6 INCH	TEE	2
6 INCH	VALVE AND BOX	2
6 INCH	HYDRANT	2
8 INCH	VALVE & WELL	2
8 INCH	PLUG	2



LEGEND	
SYMBOL	DESCRIPTION
•	CLEAN OUT
—○—	SANITARY SEWER
—●—	WATER MAIN \ HYDANT \ VALVE
—○—	STORM SEWER
□	STM. CATCH BASIN
⊠	ELEC. RISER
⊞	ELEC. TRANSFORMER
⊙	LIGHT POLE
⊚	ELECTRIC UTILITY POLE
—○—	GAS
⊕	SION
⊖	FOUND IRON
●	SET IRON
—	FENCE
*****	SILT FENCE

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

RECORD DRAWING BY:
SPALDING DeDECKER ASSOCIATES, INC.

PREPARED BY	DATE
DESIGNED BY	DATE
PROJECT MANAGER	DEPARTMENT/ENGINEER
M DeDECKER	S PLATZ



72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)



DIFFIN Development Consultants
 CIVIL ENGINEERING \ SURVEYING \ CONSTRUCTION SERVICES
 24353 TARA DRIVE, SOUTH LYON, MICHIGAN 48178
 TEL: 586-946-9400 FAX: 586-946-9407
 WWW.DIFFINCONSULTANTS.COM

DDC

REVISIONS

REVISED PER CITY'S 5-18-09 REVIEW

REVISED WATER & FIRE SERVICE 6-8-10

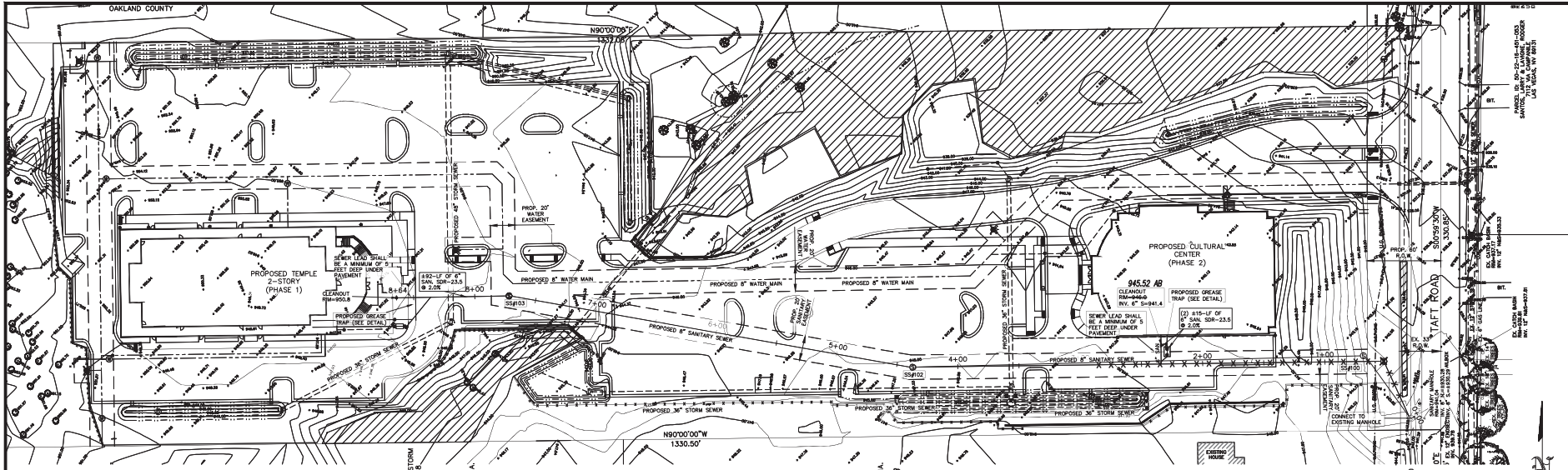
CLIENT: Sri Venkateswara Temple and Cultural Center, Inc.

WATER MAIN PLAN & PROFILE NO. 4

SECTION 16
 TOWN 1 NORTH, RANGE 8 EAST
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

Date: 6-8-10
 Drawn By: MD
 P.E. Matthew A. Duffin
 Scale: Horiz. 1" = 40'
 Vert. 1" = 10'

Job No.: 070809
 Sheet No.: 15 OF 24



RECORD DRAWING BY:
SPALDING DeDECKER
ASSOCIATES, INC.

PROJECT	DATE
N. POOLE	02-25-13
DRAWN	DATE
C. SAPP	02-25-13
PROJECT MANAGER	DEVELOPMENT MANAGER
M. DeDECKER	G. PLATZ

LEGEND

SYMBOL	DESCRIPTION
○	CLEAN OUT
—○—	SANITARY SEWER
—○—	WATER MAIN \ HYDANT \ VALVE
—○—	STORM SEWER
□	STM. CATCH BASIN
□	ELEC. RISER
□	ELEC. TRANSFORMER
○	LIGHT POLE
○	ELECTRIC
○	UTILITY POLE
○	GRG
○	SOI
○	FOUND IRON
○	SET IRON
○	FENCE
○	SILT FENCE

BASIS OF DESIGN

Church:
Temple Prayer Hall = ±582 seats
0.008 per seat (unit assignment factor per Oakland Co.)
Equivalent units = 582 x 0.008 = 4.656
Flow = 400 gpd x 3.2 x 4.656 = 5980 gpd

Multi Purpose Room (Banquet Hall) = ±5040-sf (441 seats)
0.13 per seat x 25% (unit assignment factor per Oakland Co.)
Equivalent units = 441 seats x 0.13 x 0.25 = 14.33
Flow = 400 gpd x 3.2 x 14.33 = 18,342 gpd

Total Flow = 24,342 gpd or 16.89 gpm
Capacity 8" pipe diameter @ 0.004 Minimum slope = 405 gpm

Flow Comparison:
Design Flow (16.89 gpm) < Sewer Capacity (405 gpm/min)
Note: water system flows will equal sewer systems flow + irrigation

SANITARY SEWER CONSTRUCTION MATERIALS

SIZE	TYPE	REQUIRED
6 INCH	SDR-23.5 PVC	175'-L.F.
6 INCH	SANITARY CLEAN OUT	1'-L.F.
8 INCH	SDR-35 PVC	772'-L.F.
48 INCH	MANHOLE	1

NOTE:
ALL WORK SHALL CONFORM TO THE CITY OF NOVI
STANDARDS & SPECIFICATIONS.



**72 HOURS
(3 WORKING DAYS)
BEFORE YOU DIG
CALL MISS DIG
800-482-7171
(TOLL FREE)**

UTILITY CROSSING TABLE:

STATION	STORM INV.	SAN. INV.	WM INV.	PROVIDED SEPARATION
3+57	938.70	935.54		±2.46'
7+03	942.20	938.77		±2.72'
8+36	942.80	940.76		±1.54'



DIFFIN Development Consultants
CIVIL ENGINEERING SURVEYING CONSTRUCTION SERVICES
24353 TARA DRIVE, SOUTH LYON, MICHIGAN 48178
PH: 586-946-9400 (CELL) 586-980-4307
WWW.DIFFINENGINEERINGCONSULTANTS.COM

DDC

REVISIONS

REVISED PER CITY'S 5-18-09 REVIEW

REVISED PER CITY'S 9-1-09 REVIEW

CLIENT: Sri Venkateswara Temple and Cultural Center, Inc.

SANITARY SEWER PLAN & PROFILE

These documents are instruments of service prepared by the engineer in accordance with the professional seal and signature of the engineer. The engineer shall be held responsible for the accuracy of the information provided to him and for the accuracy of the information provided to the client. The engineer shall not be held responsible for the accuracy of the information provided to the client by the client or for the accuracy of the information provided to the client by the client's representatives. The engineer shall not be held responsible for the accuracy of the information provided to the client by the client's representatives.

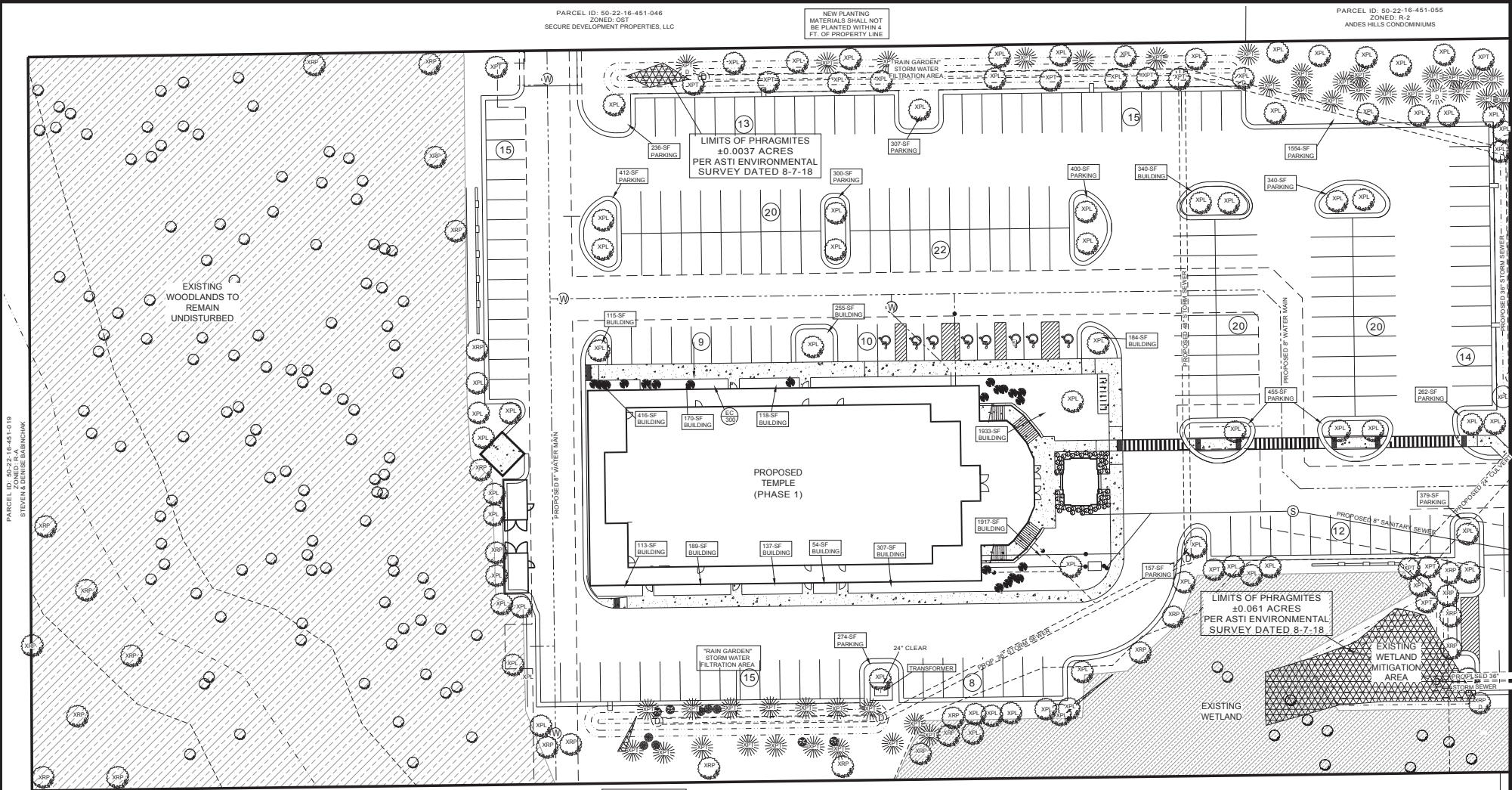
SECTION 16
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOV
OAKLAND COUNTY, MICHIGAN

Date: 9-2-09
Drawn By: MD
P.E. Matthew A. Diffin
Scale: Horiz. 1" = 40'
Vert. 1" = 20'
Job No.: 070809
Sheet No.: 16 OF 24

PARCEL ID: 50-22-16-451-046
 ZONED: OST
 SECURE DEVELOPMENT PROPERTIES, LLC

NEW PLANTING
 MATERIALS SHALL NOT
 BE PLANTED WITHIN 4
 FT. OF PROPERTY LINE

PARCEL ID: 50-22-16-451-055
 ZONED: R-2
 ANDES HILLS CONDOMINIUMS



PARCEL ID: 50-22-16-451-034
 ACREAGE: 48.00 AC
 ZONED: R-1
 BASILIAN FATHERS OF MILFORD
 26995 TAIT RD
 CITY OF NOVI, MI 48374
 OAKLAND COUNTY

NOTE:
 ALL LANDSCAPE INSTALLATION SHALL CONFORM TO CITY OF NOVI
 "LANDSCAPE DESIGN MANUAL AND DETAILS" REVISED JUNE 5, 2017.

NEW PLANTING
 MATERIALS SHALL NOT
 BE PLANTED WITHIN 4
 FT. OF PROPERTY LINE

Phragmites australis Removal Recommendation
 • Herbicide treatment timeframe: September through October
 • Herbicide application method: Backpack sprayer
 • Recommended herbicide: 2% solution of Aquanet glyphosate plus surfactant
 • Total area requiring treatment: 16,335 square feet ±0.35 acres
 • Must be applied by a certified Commercial Pesticide Applicator

LEGEND

XRW	EXISTING RIGHT-OF-WAY TREES	WATER MAIN	
XST	EX. STREET TREES	STORM SEWER	
XPL	EX. PARKING LOT TREES	SANITARY	
XPT	EX. PERIMETER TREES	EX. REGULATE TREE	
XRP	EX. REPLACEMENT TREES	EX. WETLANDS	
	HARDWOOD MULCH	CONSERVATION AREA	
		EX. PHRAGMITES	

REVISIONS	SECTION: 16
	TOWN 1 NORTH, RANGE 8 EAST
	CITY OF NOVI
	OAKLAND COUNTY, MICHIGAN

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Sri Venkateswara Temple and Cultural Center
 PHASE 1
 AS-CONSTRUCTED
 LANDSCAPE PLAN NO. 2

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
 29482 Valley Bend Drive
 Farmington Hills, MI 48331

Diffin-Umlor & ASSOCIATES
 Civil Engineering • Surveying • Landscaping • Construction Services

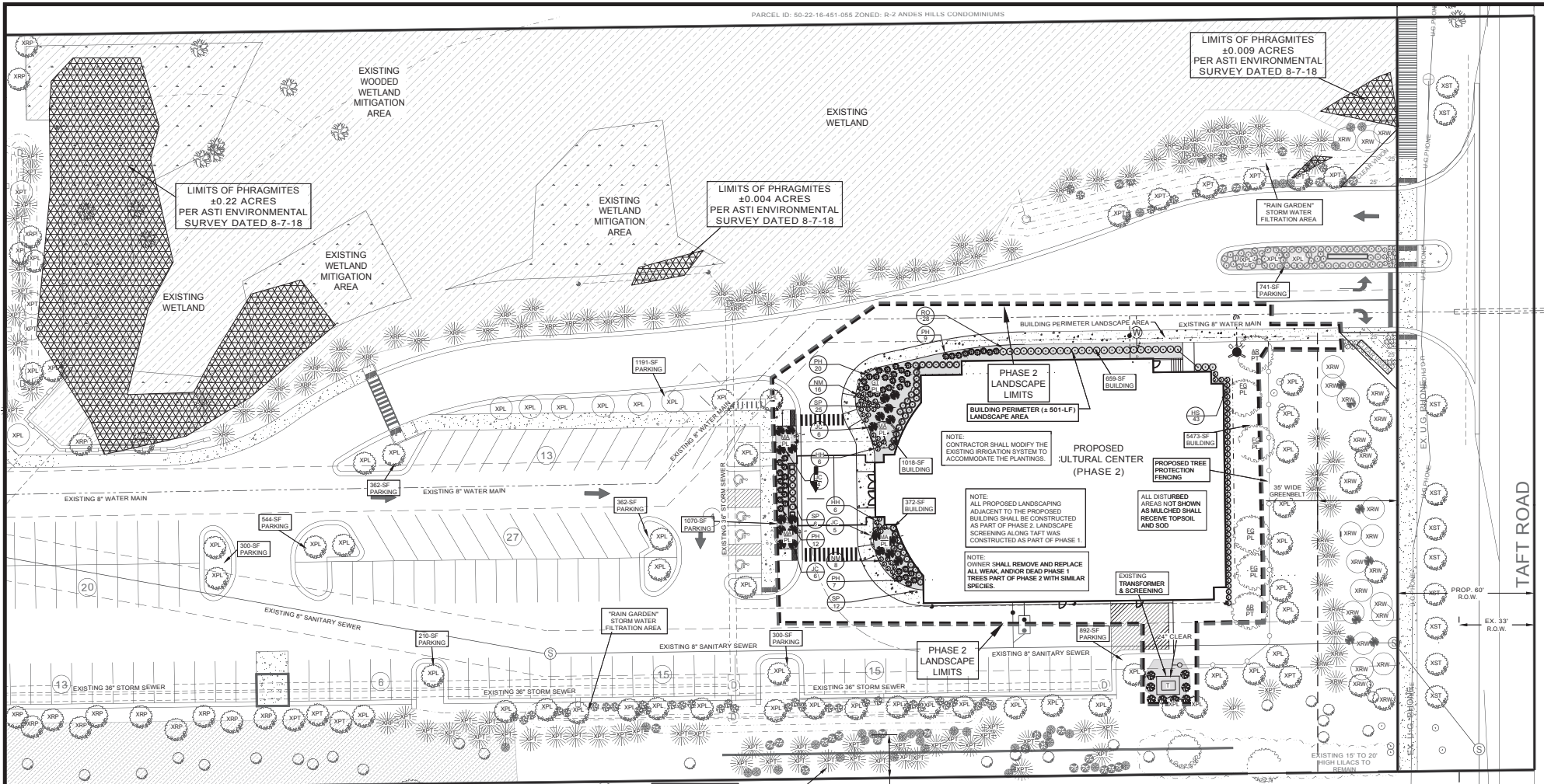
49287 WEST ROAD
 WIXOM, MI 48393
 (P): 248-437-7803
 (F): 866-960-4307

UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.

811
 Know what's below.
 Call before you dig.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ANTIQUITY. RELOCATION OF ALL UTILITIES MAY INTERFERE WITH CONSTRUCTION.

Seal & Signature



NEW PLANTING MATERIALS SHALL NOT BE PLANTED WITHIN 4 FT. OF PROPERTY LINE

6" HIGH BRICK VENEER SCREEN WALL

NEW WETLAND BUFFER ZONE 4 FT

PARCEL ID: 50-22-16-451-033
 ZONED: R-A
 SRI VENKATESWARA TEMPLE & CULTURAL CENTER

RIGHT-OF-WAY LANDSCAPE SCREENING REQUIREMENTS	PARKING LOT LANDSCAPE REQUIREMENTS	BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
REQUIRED GREENBELT WIDTH	50 FT. PARKING SPACE X 10%	REQUIRED BUILDING LANDSCAPE SQ. FT.
PROVIDED BERM OR WALL HEIGHT	(279-SPACES X 171-SF X 0.10)	BUILDING PERIMETER X 8'
PROVIDED BERM	4754-SF	
REQUIRED CANOPY TREES (1 TREE / EACH 35-LF FRONTAGE)	SO FT. OTHER PAVED AREA X 5%	PHASE 1 TEMPLE
REQUIRED ORNAMENTAL TREES (1 TREE / EACH 20-LF FRONTAGE)	(96,304-SF X 0.05)	REQUIRED (552-LF X 8')
REQUIRED STREET CANOPY TREES (1 TREE / EACH 35-LF FRONTAGE)	4,932-SF	PROVIDED
PROVIDED STREET CANOPY TREES (1 TREE / EACH 35-LF FRONTAGE)	9,686-SF	PHASE 2 CULTURAL CENTER
PROVIDED STREET CANOPY TREES (1 TREE / EACH 35-LF FRONTAGE)	TOTAL REQUIRED ISLAND SQ. FT.	REQUIRED (551-LF X 8')
	11,843-SF	PROVIDED
		TOTAL REQUIRED SQ. FT.
		PROVIDED BUILDING SQ. FT.
		8,624-SF
		12,976-SF

LEGEND	
XRW	EXISTING RIGHT-OF-WAY TREES
XST	EX. STREET TREES
XPL	EX. PARKING LOT TREES
XPT	EX. PERIMETER TREES
XRP	EX. REPLACEMENT TREES
	HARDWOOD MULCH
	WATERMAIN
	STORM SEWER
	SANITARY
	EX. REGULATE TREE
	EX. WETLANDS
	CONSERVATION AREA
	EX. PHRAGMITES

Phragmites australis Removal Recommendation:
 - Herbicide treatment timeframe: September through October
 - Herbicide application method: Backpack sprayer
 - Recommended herbicide: 2% solution of Aquarant glyphosate plus surfactant
 - Total area requiring treatment: 15,335 square feet ± 35 acres
 - Must be applied by a certified Commercial Pesticide Applicator

NOTE: ALL LANDSCAPE INSTALLATION SHALL CONFORM TO CITY OF NOVI "LANDSCAPE DESIGN MANUAL AND DETAILS" REVISED JUNE 4, 2017.
 SOIL SURVEY DATA CAN BE FOUND ON SHEET 2.

UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER AND NOT FIELD LOCATED.
 Know what's below. Call before you dig.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

LANDSCAPE ARCHITECT
 ANITA C. SILVERMAN
 320 W. 7TH STREET
 TRAVERSE CITY, MICHIGAN 49684
 PHONE: (231) 932-1925
 acsilverman@charter.net



REVISIONS	SECTION: 16
	TOWN 1 NORTH, RANGE 8 EAST
	CITY OF NOVI
	OAKLAND COUNTY, MICHIGAN

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Sri Venkateswara Temple and Cultural Center
 PHASE 1 AS-CONSTRUCTED & PHASE 2 LANDSCAPE PLAN NO. 1

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
 29482 Valley Bend Drive
 Farmington Hills, MI 48331

Diffin-Umlor & ASSOCIATES
 Civil Engineering • Surveying • Landscaping • Construction Services

49287 WEST ROAD
 WIXOM, MI 48393
 (P): 248-437-7803
 (F): 866-980-4307

Drawn By: MD
 P.E.: Matthew A. Diffin
 SCALE: 1 inch = 20 ft.
 Job No.: 079855
 Sheet No.: 18 OF 24



**D-Series Size 1
LED Area Luminaire**

Specifications

Site:	120°
Beam:	120°
Height:	120"
Length:	120"
Width:	120"
Weight:	120 lbs
Power:	120 W

Capable Luminaire

This luminaire is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

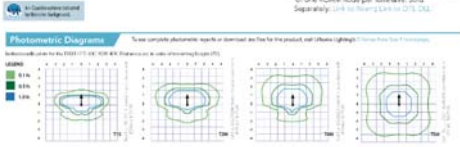
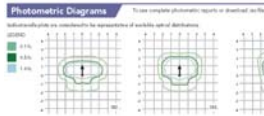
- All configurations of this luminaire meet the A+ Capable Luminaire specification for photometric consistency.
- This luminaire is A+ Certified under standard safety DTL controls marked by a **Capable Luminaire** DTL. D+ equipped luminaires meet the A+ specification for luminaires to photometric interoperability.
- This luminaire is part of an A+ Certified solution for ICANN and Open W Wireless control systems, providing out-of-the-box control compatibility with service interoperability, when ordered with drivers and controllers marked by a **Capable Luminaire**.



**ASW1 LED
LED Wall Luminaire**

Specifications

Width:	18"
Depth:	12"
Height:	12"
Weight:	12 lbs



LITHONIA LIGHTING • One Lithonia Way • Conley, Georgia 30121 • Phone: 770.270.0101 • www.lithonia.com

**MOUNTING HEIGHT = 20' AFG
PROPOSED POLES MEET 100 MPH WINDS**

Numeric Summary				
Label:	Min	Max	Avg	Available
Length:	2.7'	0.1'	1.9'	1.00:1

Luminaire Schedule				
Project:	All Projects			
Symbol	Qty	Label	Mounting Height	Arrangement
●	10	A	20'	18" DOUBLE
●	10	B	20'	SINGLE
●	11	C	15'	WALK TRACK

Label	Description
A	LITHONIA DSK 1 LED P3 50K TS WM VOLT
B	LITHONIA DSK 1 LED P3 50K TS WM VOLT
C	LITHONIA ASW1 LED 42C 350 30K 3R3 50VOLT

Introduction

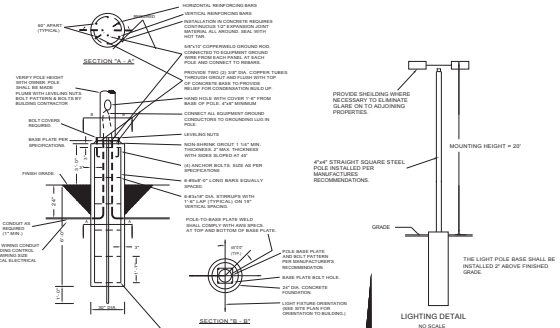
The ASW1 family combines sleek, fluid forms and crisp edges with a striking architectural aesthetic that can be echoed throughout entire sites.

The ASW1 LED integrates the latest LED technology with the designer aesthetics of the ASW1 family for elegant, high performance illumination that lasts. The ASW1 LED is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 40% and expected service life of over 100,000 hours.

NOTES:
TENTATIVE HOURS OF OPERATION - SHALL BE 6 A.M. TO 10 P.M. DEPENDING ON FINAL USE. ALL LIGHT FIXTURE SHALL BE SET ON A TIMER THAT AUTOMATICALLY TURNS OFF AFTER HOURS OF OPERATION.

- Required conditions. When site plan approval is required for the installation or modification of exterior lighting, the following conditions shall apply:
- Light fixtures shall not be mounted in excess of the maximum height limitation of the district in which they are located. For lighting in residential districts and for uses adjacent to residential districts or uses, light fixtures shall not be mounted in excess of twenty-five (25) feet above grade. Fixture height shall be measured from the grade of the illuminated surface to the bottom of the fixture.
 - No flashing light shall be permitted.
 - Glare control shall be accomplished primarily through the proper selection and application of lighting equipment. Only after those means have been exhausted shall landscaping, fencing and screen scattering methods be considered acceptable means for reducing glare.
 - Outdoor lighting shall be designed to achieve uniform illumination levels. The ratio of the average light level of the surface being lit to the lowest light of the surface being lit, measured in foot-candles, shall not exceed 4:1.2.3

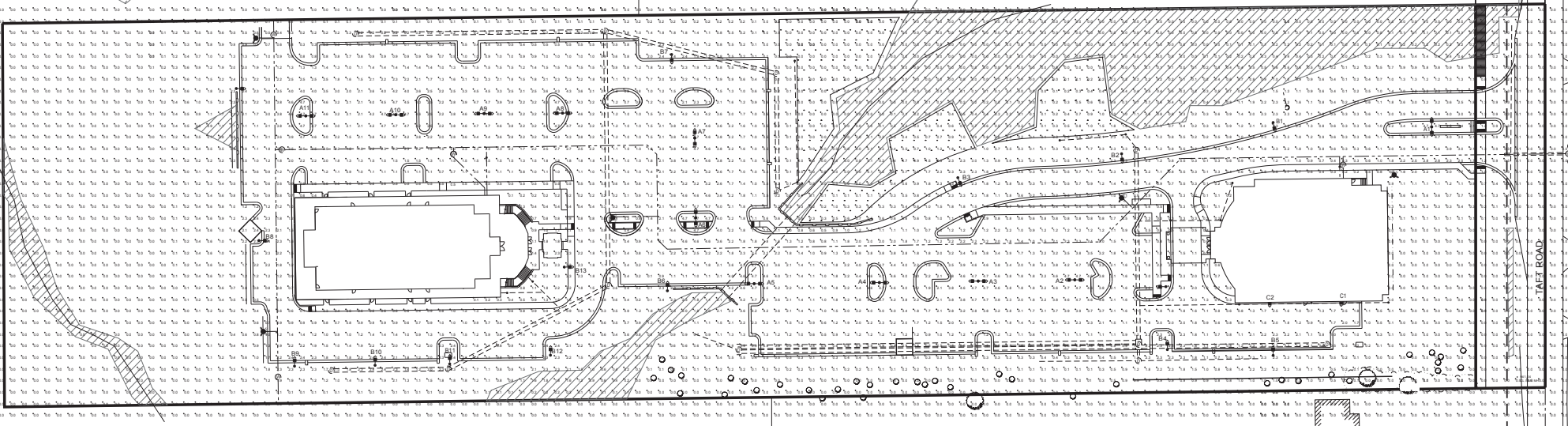
NOTE: ALL WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.



NOTES

- SEE POLE OR DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE AS SHOWN.
- IF AVOIDING CONCRETE AREA, POLE SHALL BE INSTALLED TO BE SET IN EXISTING CONCRETE. CONCRETE SHALL BE PROTECTED FROM DAMAGE BY THE FOUNDATION CONSTRUCTION.
- FOUNDATION SHALL BE SET BY A LICENSED SURVEYOR OR PROFESSIONAL CIVIL ENGINEER IN ACCORDANCE WITH LOCAL ORDINANCES.

NOTE:
ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITE'S HOURS OF OPERATION.



REVISIONS

No.	Description

SECTION: 16

TOWN 1 NORTH, RANGE 8 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

These documents are instruments of service in respect of the Project and any reuse without written verification or adaptation by User Development Consultants (UDC) for the specific purpose intended will be at User's sole risk without liability or hold harmless to UDC and User's liability, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such verification or adaptation will entitle UDC to further compensation at rates to be agreed upon by User and UDC.

Sri Venkateswara Temple and Cultural Center
AS-CONSTRUCTED
LIGHTING PHOTO METRIC
PLAN

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
29482 Valley Bend Drive
Farmington Hills, MI 48331

Diffin-Umlor & ASSOCIATES
Civil Engineering • Surveying • Landscaping • Construction Services

48287 WEST ROAD
WIXOM, MI 48393
(P): 248-437-7803
(F): 866-960-4307

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH MICHIGAN DEPARTMENT OF TRANSPORTATION MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE CITY OF NOVI STANDARDS & SPECIFICATIONS.
- ALL SURPLUS FILL MATERIAL AND TOPSOIL SHALL BE REMOVED FROM SITE.
- CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FROM CITY OF NOVI PRIOR TO THE START OF CONSTRUCTION.
- THE EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE LOCATIONS. THE CONTRACTOR SHOULD CONTACT THE APPROPRIATE UTILITY COMPANY FOR THE EXACT LOCATION AND DEPTH OF EACH UTILITY.
- THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL COSTS FOR LOCATING, REMOVING, REPAIRING, OR RELOCATING THESE UTILITIES SHALL BE INCIDENTAL TO CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY THE DEPTH AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES BEFORE ANY WORK IS STARTED. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY HAND DIGGING.
- CONTRACTOR SHALL NOTIFY PROPER GOVERNMENTAL INSPECTION AGENCY 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- COMPACTED SAND BACKFILL M.D.O.T. CLASS 8 LIMITED TO 1" MAXIMUM SIZE OR APPROVED EQUAL IS TO BE USED EXCLUSIVELY IN ALL UTILITY TRENCHES UNDER ALL PAVED AREAS OR WITHIN A 10' INFLUENCE OF THE PAVED AREA THROUGHOUT THE COURSE OF THE PROJECT UNLESS OTHERWISE SPECIFIED COMPACT TO 95% OF ITS MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D 1557-78.
- THE CONTRACTOR SHALL ABIDE BY ALL REQUIREMENTS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION REGARDING CONSTRUCTION MAINTAINING TRAFFIC, BACKFILLING, BACKFILL AND RESTORATION. THERE WILL BE NO ADDITIONAL COMPENSATION DUE TO THE CONTRACTOR FOR COMPLYING WITH THESE REQUIREMENTS.
- THE CONTRACTOR SHALL BE REQUIRED TO COMPLETE ALL WORK IN AN EXPEDITIOUS MANNER AND SHALL NOT STOP CONSTRUCTION FOR EXTENDED PERIODS ONCE CONSTRUCTION HAS BEGUN.
- THE CONTRACTOR SHALL FURNISH THE OWNER & THE CITY OF NOVI ONE COMPLETE SET OF "AS-BUILT" DRAWINGS UPON COMPLETION OF THE PROJECT. REFER TO ARTICLE 11-301-C1 FOR CITY OF NOVI "AS-BUILT" REQUIREMENTS.
- THE CONTRACTOR SHALL MAINTAIN IN SERVICE, ALL EXISTING SANITARY SEWER, WATER OR STORM SEWER SERVICE CONNECTIONS.
- THE CONTRACTOR SHALL REMOVE OFF SITE ALL TREES, VEGETATION, CONCRETE, STUMPS, FOOTING, AND FOUNDATIONS FROM PROJECT SITE AND DISPOSED OF AT A DISPOSAL SITE APPROVED TO ACCEPT THESE DEBRIS. PROVIDE OWNER WITH LOCATIONS OF DISPOSAL SITES.
- QUIMPSTER ENCLOSURE TO BE CMU CONSTRUCTION. CONTRACTOR TO SUBMIT FENCE GATE AND ENCLOSURE DETAILS TO ENGINEER PRIOR TO CONSTRUCTION.
- THE CONTRACTORS SHALL NOT ADJUST STRUCTURES TO FINAL GRADE UNTIL FINAL CURB AND PAVEMENT ELEVATIONS HAVE BEEN STAKED. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STRUCTURES, AND MATERIAL CERTIFICATIONS FOR APPROVAL PRIOR TO ORDERING MATERIALS.

GENERAL NOTES BITUMINOUS PAVING

- CONTRACTOR TO THOROUGHLY CLEAN PAVEMENT PRIOR TO PLACEMENT OF 3" MIN. LIFT BITUMINOUS SURFACE.
- ALL WORK TO BE DONE IN ACCORDANCE WITH M.D.O.T. 1999 STANDARD SPECIFICATIONS FOR CONSTRUCTION. SECTION 4.00.04 THRU 4.00.19, TABLE 7.02.2.
- BITUMINOUS MIXTURE TO BE IN ACCORDANCE WITH M.D.O.T. 7.10.08, TABLE 7.02.2.
- BITUMINOUS MIX TO BE M.D.O.T. NO. 1190T 3&A AND M.D.O.T. NO. 1190L 2&A, A.C. 120-150 OR APPROVED EQUAL. THICKNESS IS SPECIFIED ON DETAIL.
- ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- PAVEMENT STRIPING SHALL BE MOOT FAST DRY PAVEMENT MARKING. ALL ARROWS, STOP BARS, AND LINES WILL BE WHITE SINGLE LINE BETWEEN TURN LANES AND LANES IN THE SAME DIRECTION OF TRAVEL SHALL BE WHITE LINES SEPARATING OPPOSITE DIRECTIONS OF TRAFFIC SHALL BE 4" WIDE DOUBLE YELLOW BARRIER FREE SPACE MARKINGS AND MATCHING SHOULD BE BLUE AND ALL OTHER MARKING MAY BE EITHER WHITE OR YELLOW. ALL PEDESTRIAN CROSS WALKS SHALL BE STRIPED WITH 12" WIDE WHITE DIAGONAL LINES AT 45° ANGLES SPACED 24" APART (TYP.).

STORM SEWER

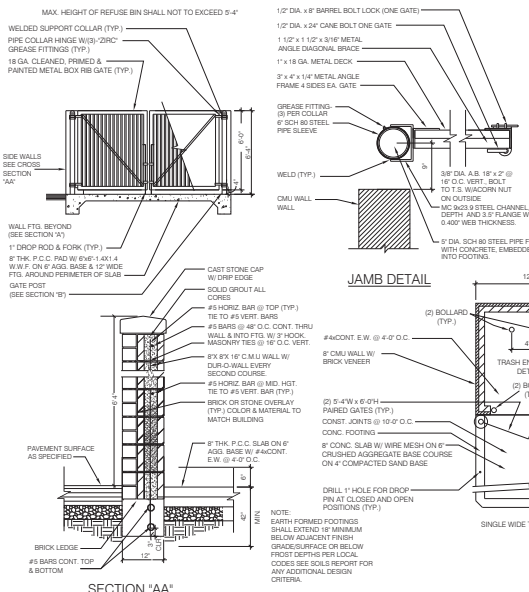
- REINFORCED CONCRETE C-76 CL IV W/ PREMIUM JOINT.
- PRIOR TO CONSTRUCTION ANY DRAINAGE STRUCTURE, THE CONTRACTOR SHALL DETERMINE FOR HIMSELF WHAT TYPE OF TOP SECTION HE SHALL USE IN ESTABLISHING THE DESIGNATED RISE ELEVATIONS.
- CASTINGS AND FRAMES WITHIN PARKING AREA SHOULD BE EJW I330 WAY TYPE M2 COVER. USE SOLID COVER HEAVY DUTY ON ALL I330 MANHOLES.
- CASTINGS WITHIN 18" CURB & GUTTER SHALL BE EJW 720SM MANHOLES.

WATERMANS

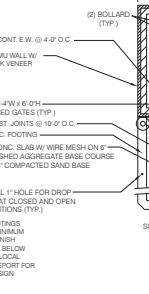
- MINIMUM COVER TO TOP OF WATERMAN SHALL BE 6 FEET FROM FINISHED GRADE.
- MINIMUM HORIZONTAL DISTANCE BETWEEN WATERMANS AND SEWERS SHALL BE 10 FEET.
- ALL PRESSURE TAPS TO EXISTING WATERMANS SHALL BE MADE ONLY UNDER CITY OF NOVI SUPERVISION. CONTRACTOR SHALL NOTIFY THE CITY OF NOVI FOR OPENING AND/OR CLOSING EXISTING VALVES OR WHEN CONNECTING TO EXISTING STUBS, AND FOR ALL PRESSURE TAPS.
- ALL MATERIALS TO BE APPROVED BY THE CITY OF NOVI PRIOR TO THE START OF CONSTRUCTION.

SANITARY SEWER

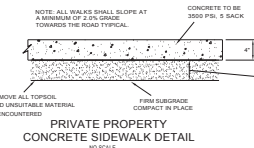
- SANITARY SEWER PIPE:
 - MAINLINE - 18" DR-20 P.V.C. OR ABS TRUSSELWEG JOINTS.
 - SEWER SERVICES - P.V.C. 4" M 3038 SDR 21.5.
- ALL CONSTRUCTION MATERIALS SHALL CONFORM TO THE LATEST CITY OF NOVI STANDARD SPECIFICATIONS AND STANDARD DETAILS FOR SANITARY SEWER CONSTRUCTION.
- ALL SEWER WILL BE INSPECTED AND GIVEN FINAL APPROVAL BY THE CITY OF NOVI BEFORE BACKFILLING IS ALLOWED.
- ALL TRENCHES TO BE COMPACTED TO 95% MAXIMUM DENSITY ASTM D-1557.



JAMB DETAIL



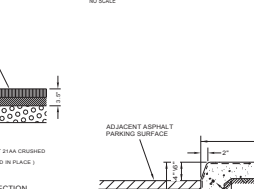
REINFORCED CONC. PAVEMENT DETAIL



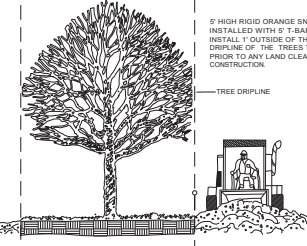
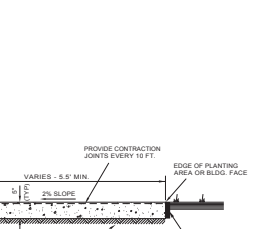
CITY OF NOVI SIDEWALK/PATH DETAIL



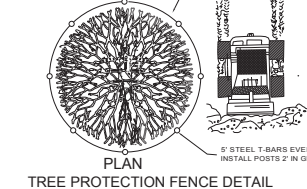
PRIVATE PROPERTY CONCRETE SIDEWALK DETAIL



INTEGRAL CURB & WALK DETAIL



SECTION

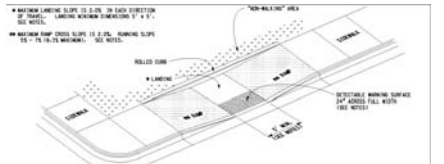


TREE FENCE NOTE:

- EITHER PLASTIC OR WOOD ORANGE SNOW FENCING SHALL BE INSTALLED AT OR BEYOND THE DIAPHRANE, UNLESS MORE SUBSTANTIAL FENCING IS REQUIRED.
- STAKES SHALL BE METAL 1/2" P.S. SPACED NO FURTHER APART THAN 8' ON CENTER.
- FENCING SHALL NOT BE INSTALLED CLOSER TO THE TREE THAN THE DIAPHRANE OF THOSE TREES TO BE SAVED. SPECIAL CIRCUMSTANCES SHALL BE REVIEWED BY THE CITY.
- ALL FENCING SHALL BE ERRECTED PRIOR TO CONSTRUCTION. THE CITY SHALL BE NOTIFIED ONCE THE FENCING IS INSTALLED FOR INSPECTION.
- UNDER NO CIRCUMSTANCES SHALL THE PROTECTIVE FENCING BE REMOVED WITHOUT PROPER ACTIVITY FROM THE CITY.
- NO PERSON SHALL CONDUIT ANY ACTIVITY WITHIN THE AREAS PROPOSED TO REMAIN. THIS SHALL INCLUDE, BUT NOT LIMITED TO:
 - NO SOLVENTS OR CHEMICALS WITHIN PROTECTIVE AREA.
 - NO BUILDING MATERIALS OR CONSTRUCTION EQUIPMENT WITHIN THE PROTECTED AREA.
 - NO GRADE CHANGES INCLUDING FILL WITHIN PROTECTIVE AREA.
 - NO REMOVAL OF VEGETATION FROM THE GROUND UP WITHOUT PERMISSION FROM THE PROPER REVIEWING AUTHORITY, INCLUDING THE WOODLANDS REVIEW BOARD.
 - ANY REQUIRED SWALE ARE APPROVED THROUGH A PROTECTED AREAS. IN INSTANCES WHERE SWALES ARE APPROVED THROUGH THE PROTECTED AREA, THE SWALES NEED TO BE HAND DUG. MACHENERY OF ANY KIND IS PROHIBITED.
- REGULATED WOODLANDS OR REGULATED TREES ADJACENT TO THE PROPERTY ARE ALSO REQUIRED TO BE PROTECTED WHETHER OR NOT THEY ARE SHOWN ON THE PLAN.

NOTE:

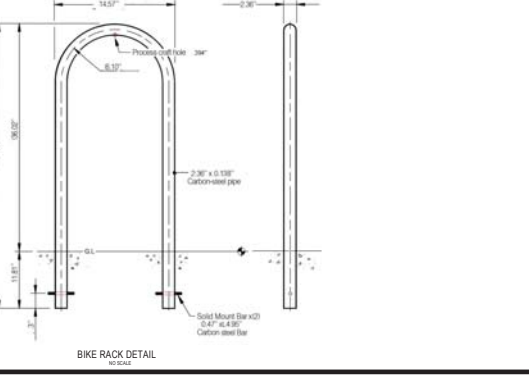
INSTALLATION OF SILT FENCING OR TREE PROTECTION FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING. WHEN NATURAL FEATURES EXIST ON THE SITE, INSPECTION OF STAKING MAY BE REQUIRED PRIOR TO INSTALLATION OF THE FENCING.



SIDEWALK RAMP TYPE P



434-3008 - 3-Bike 2-1/2 Heavy Duty Wave Rack



BIKE RACK DETAIL

Diffin-Umlor & ASSOCIATES
Civil Engineering • Surveying • Landscaping • Construction Services

4927 WEST ROAD
WIXOM, MI 48393
(P): 248-437-7803
(F): 866-960-4307

SECTION 18
TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

Sri Venkateswara Temple and Cultural Center, Inc.
Sri Venkateswara Temple and Cultural Center
DETAIL SHEET

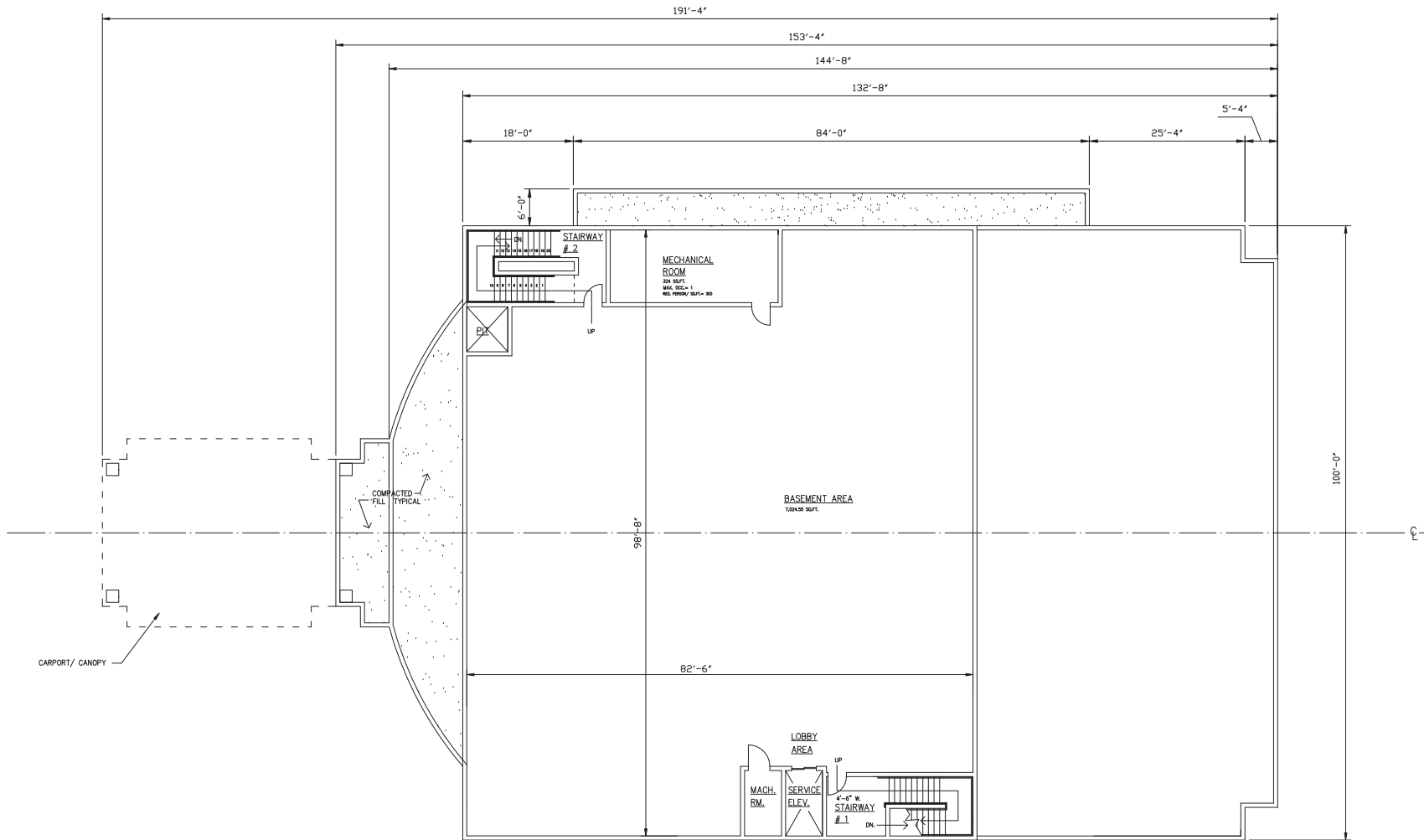
CLIENT

REVISIONS

DATE 7-18-18

SCALE

DR. L.D. CN. M.D.
P.M. MATTHEW A. DIFFIN
BOOK
JOB NO. 078955
FILE NO.
23 OF 24



GENERAL NOTES:

1. BUILDING CODE: 2012 MICHIGAN BUILDING CODE
2. BUILDING USE & OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A, A-3 COMMUNITY HALLS
EXIT ACCESS TRAVEL DISTANCE = 250 FT
3. BUILDING WILL BE FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
4. ALL SINGLE SWING DOORS SHALL BE 3'-0" WIDE. DOORS SWING INTO HALLS AND OR CORRIDORS SHALL BE EQUIPPED WITH DOOR CLOSURES.
5. ALL DOUBLE DOORS SHALL BE (2) 3'-0" WIDE LEAFS. DOORS SWING INTO HALLS AND OR CORRIDORS SHALL BE EQUIPPED WITH DOOR CLOSURES.

BASEMENT FLOOR PLAN

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



MANYAM GROUP
 200 N. WASHINGTON ST.
 ANN ARBOR, MI 48106
 ARCHITECTURE INTERIORS CONSULTING INCORPORATED

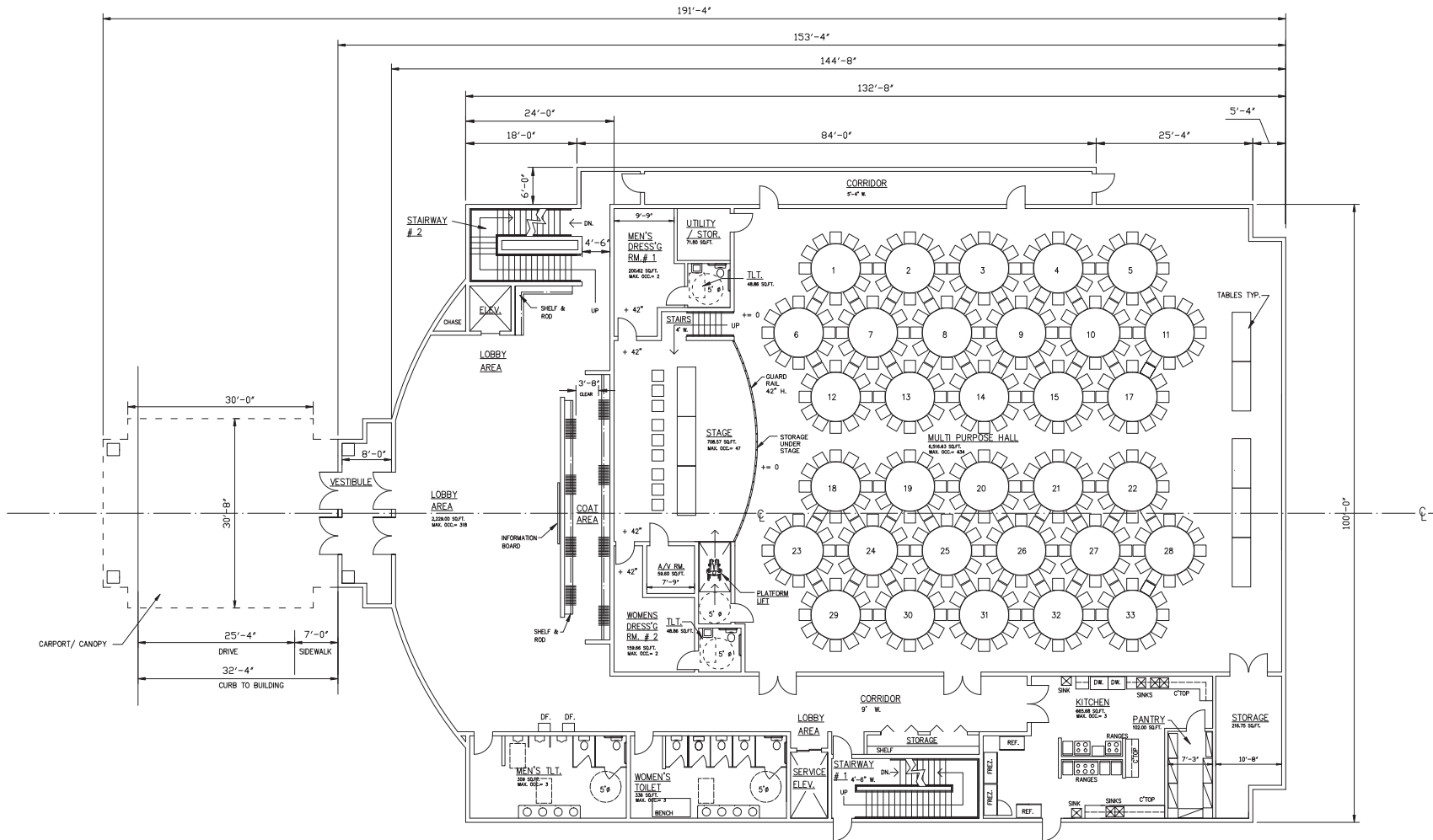


PHASE II : CULTURAL CENTER - BASEMENT FLOOR PLAN
SV TEMPLE AND CULTURAL CENTER
 NOV, MICHIGAN

REVISION / NOTES	DATE	DESIGNED BY	CHECKED BY	SCALE	DATE	JOB NUMBER	HEET NUMBER
REV. 1: MACH. ROOM LAYOUT REV. 2: SERVICE ELEV. LAYOUT REV. 3: CORRIDOR LAYOUT REV. 4: STAIRWAY LAYOUT	10-14-2015	PM	PM	1/8" = 1'-0"	4-9-2015	-	A300

DATE: 10-14-2015
 DESIGNED BY: PM
 CHECKED BY: PM
 SCALE: 1/8" = 1'-0"
 DATE: 4-9-2015
 JOB NUMBER: -

HEET NUMBER
A300



GENERAL NOTES:

- BUILDING CODE: 2012 MICHIGAN BUILDING CODE
- BUILDING USE & OCCUPANCY CLASSIFICATION:
ASSEMBLY GROUP A, A-3 COMMUNITY HALLS
EXIT ACCESS TRAVEL DISTANCE = 250 FT
- BUILDING WILL BE FULLY EQUIPPED THROUGHOUT
WITH AN AUTOMATIC SPRINKLER SYSTEM.
- ALL SINGLE SWING DOORS SHALL BE 3'-0" WIDE.
DOORS SWING INTO HALLS AND OR CORRIDORS SHALL
BE EQUIPPED WITH DOOR CLOSURES.
- ALL DOUBLE DOORS SHALL BE (2) 3'-0" WIDE LEAFS.
DOORS SWING INTO HALLS AND OR CORRIDORS SHALL
BE EQUIPPED WITH DOOR CLOSURES.
- OCCUPANCY BASED ON MULTI-PURPOSE HALL,
SQ.FT. = 6,516.63 REVD SQ. FT./ PERSON = 15 , TOTAL
OCCUPANCY = 434
NUMBER OF 8 FT. DIAMETER TABLES, TOTAL = 36
SEATING PER TABLE = 12 SEATS
TOTAL OCCUPANTS BASED ON NUMBER OF TABLES
AND SEATING PER TABLE, TOTAL OCCUPANTS FOR
MULTI-PURPOSE HALL, TOTAL OCCUPANTS = 396
- OCCUPANCY BASED ON STAGE, SQ.FT = 708.57
REVD SQ.FT. / PERSON = 15 , TOTAL OCCUPANCY = 47
NUMBER OF 8 FT x 3 FT. TABLES, TOTAL = 2
SEATING PER TABLE = 3 SEATS
TOTAL OCCUPANTS BASED ON NUMBER OF TABLES
AND SEATING PER TABLE, TOTAL OCCUPANTS FOR
STAGE, TOTAL OCCUPANTS = 9

FIRST FLOOR PLAN

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



MANYAM GROUP
205 N. WASHINGTON ST.
ANN ARBOR, MI 48106
PH: 734.769.1234
WWW.MANYAMGROUP.COM



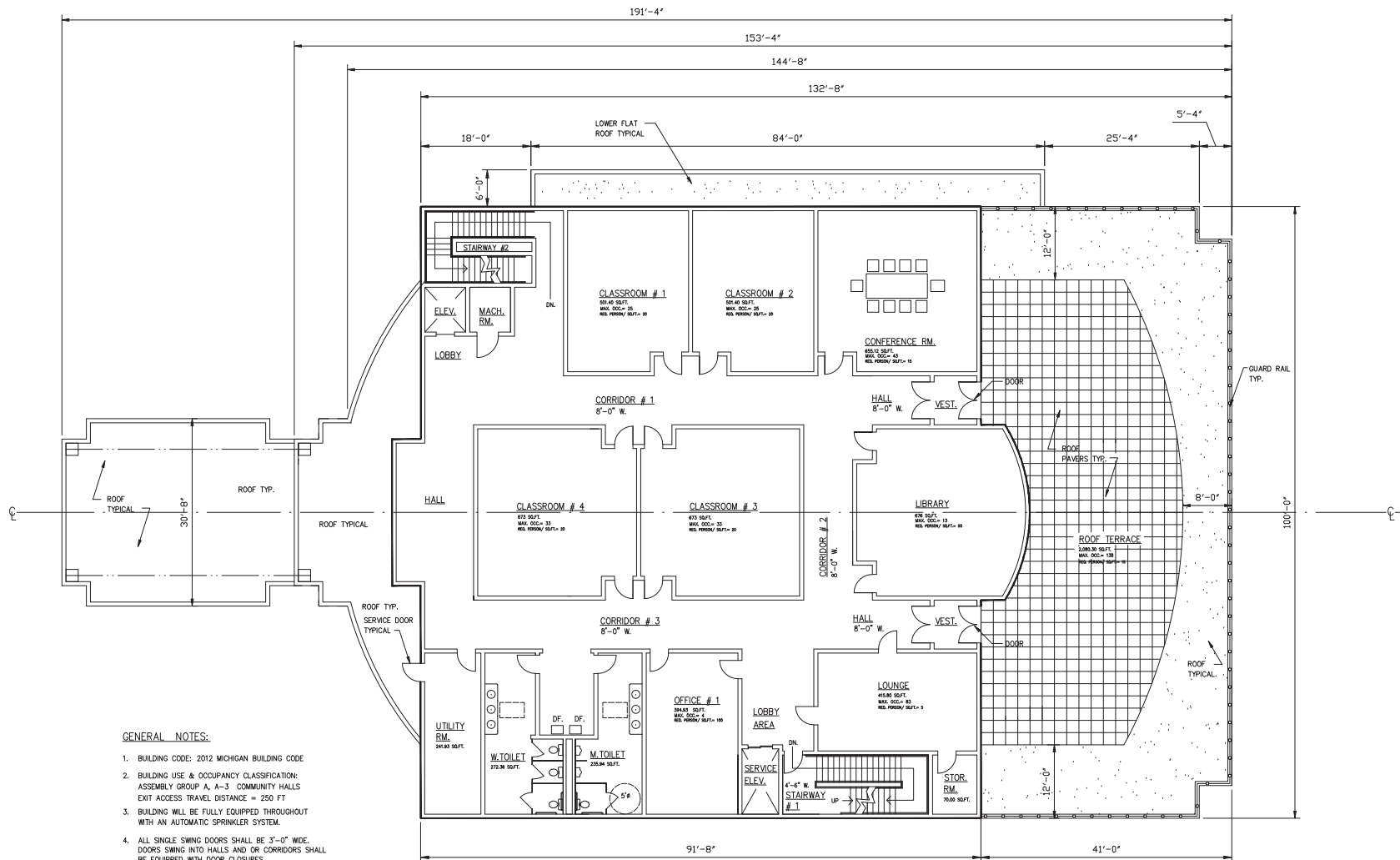
PHASE II - CULTURAL CENTER - FIRST FLOOR PLAN
SV TEMPLE AND CULTURAL CENTER
NOV, MICHIGAN

REVISION / DATE	DESCRIPTION
1	PRELIMINARY LAYOUT
2	REV. PRELIMINARY LAYOUT
3	REV. PRELIMINARY LAYOUT
4	REV. PRELIMINARY LAYOUT

DATE	4-9-2018
DESIGNED BY	DF
CHECKED BY	PM
SCALE	1/8" = 1'-0"
DATE	4-9-2018
JOB NUMBER	-

HEET NUMBER
A301

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GENERAL NOTES:

1. BUILDING CODE: 2012 MICHIGAN BUILDING CODE
2. BUILDING USE & OCCUPANCY CLASSIFICATION:
ASSEMBLY GROUP A, A-3 COMMUNITY HALLS
EXIT ACCESS TRAVEL DISTANCE = 250 FT
3. BUILDING WILL BE FULLY EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
4. ALL SINGLE SWING DOORS SHALL BE 3'-0" WIDE. DOORS SWING INTO HALLS AND OR CORRIDORS SHALL BE EQUIPPED WITH DOOR CLOSURES.
5. ALL DOUBLE DOORS SHALL BE (2) 3'-0" WIDE LEAFS. DOORS SWING INTO HALLS AND OR CORRIDORS SHALL BE EQUIPPED WITH DOOR CLOSURES.

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



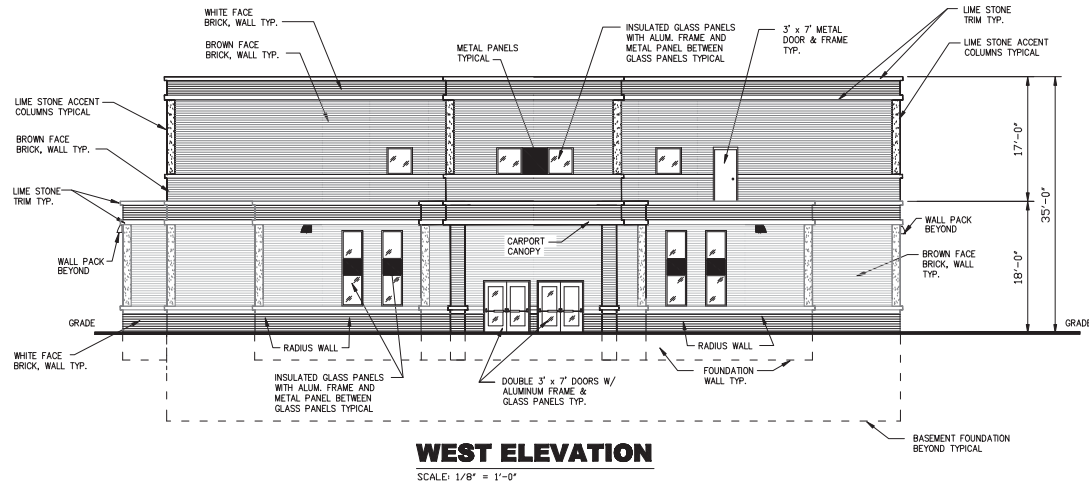
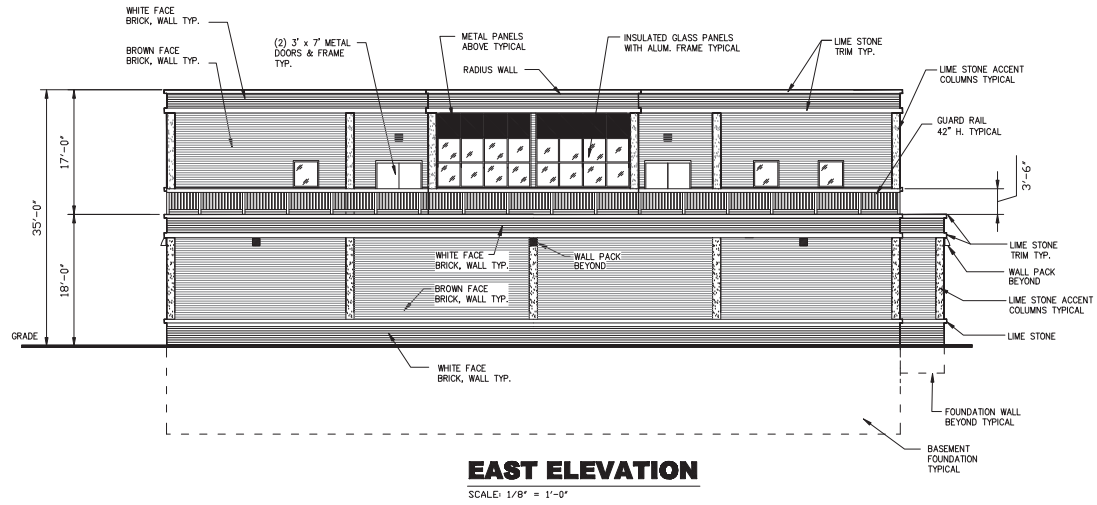
MANYAM GROUP
1325 N. BARKLEY ST.
ANN ARBOR, MI 48106
PHONE: 734.769.8800
WWW.MANYAMGROUP.COM



PHASE II: CULTURAL CENTER - SECOND FLOOR PLAN
SV TEMPLE AND CULTURAL CENTER
NOV, MICHIGAN

REVISION / NOTES	DATE	DRAWN BY
REV. 1: CORR. LAYOUT	11-24	JT
REV. 2: CORR. LAYOUT	12-18	JT
REV. 3: CORR. LAYOUT	1-10	JT
DATE	BY	CHECKED BY
4-9-2018	PM	
SCALE	DATE	JOB NUMBER
1/8" = 1'-0"	4-9-2018	-
CLIENT NAME		
A302		

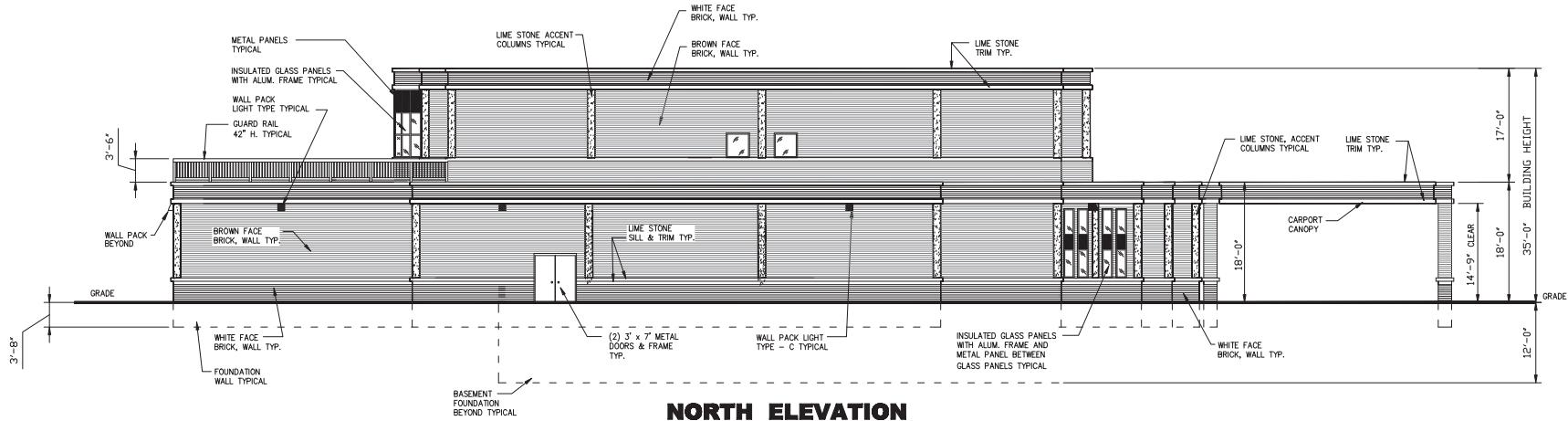
A302



DATE	REVISION / NUMBER
05-25-2018	01
06-25-2018	02
07-25-2018	03
08-25-2018	04
09-25-2018	05
10-25-2018	06
11-25-2018	07
12-25-2018	08
01-25-2019	09
02-25-2019	10
03-25-2019	11
04-25-2019	12
05-25-2019	13
06-25-2019	14
07-25-2019	15
08-25-2019	16
09-25-2019	17
10-25-2019	18
11-25-2019	19
12-25-2019	20
01-25-2020	21
02-25-2020	22
03-25-2020	23
04-25-2020	24
05-25-2020	25
06-25-2020	26
07-25-2020	27
08-25-2020	28
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06-25-2024	74
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11-25-2024	79
12-25-2024	80

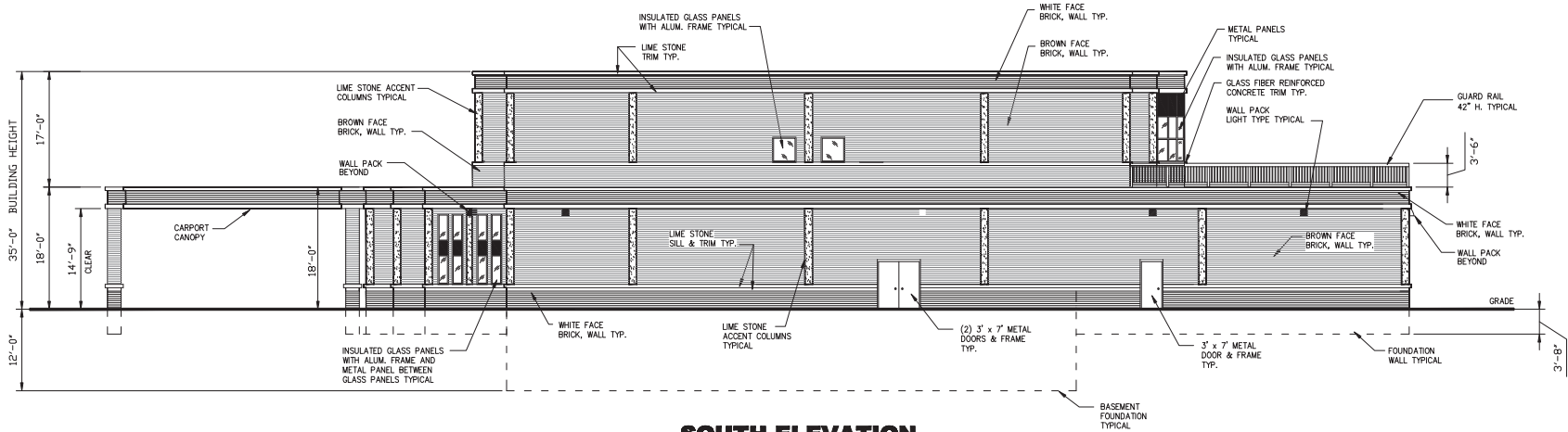
SHEET NUMBER
A305

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NORTH ELEVATION

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



SOUTH ELEVATION

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

MANYAM GROUP
 ARCHITECTS
 1000 W. WALKER ST.
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 WWW.MANYAMGROUP.COM

PHASE II : CULTURAL CENTER - NORTH & SOUTH BUILDING ELEVATIONS
SV TEMPLE AND CULTURAL CENTER
 NOV, MICHIGAN

DATE	REVISION / AUTHOR
05-25-2008	CONTRACTOR

DESIGNED BY: []
 CHECKED BY: []
 SCALE: 1/8" = 1'-0"
 DATE: 5-25-2008
 JOB NUMBER: []

SHEET NUMBER

A306

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PC ACTION SUMMARY



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

October 3, 2018 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Greco (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Beth Saarela, City Attorney

APPROVAL OF AGENDA

Motion to approve the October 3, 2018 Planning Commission Agenda. *Motion carried 5-0.*

PUBLIC HEARINGS

1. VILLAS AT STONEBROOK JSP17-62

Public hearing at the request of Pulte Homes of Michigan, LLC for approval of the Special Land Use Permit, Preliminary Site Plan, wetlands permit, woodlands permit and Stormwater Management Plan. The subject property is approximately 26 acres and is located on the east side of Wixom Road, north of Eleven Mile Road in Section 17. The applicant is proposing a 43 duplex (86 total units) "age-targeted" ranch style housing units. The subject property is currently zoned I-2, General Industrial with Planned Suburban Low-Rise Overlay. The development also proposes a shared public entrance to Wildlife Woods Park, which is zoned RA and some related minor parking improvements within the park.

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (as the results of the TIA indicated that the development and adjacent roadways will experience acceptable levels-of-service and delays);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities;
- c. The proposed use is compatible with the natural features and characteristics of the land (because necessary mitigation measures are proposed for the proposed impacts to natural features on the site);

- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the PSLR agreement and all standards for a two family detached home*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;
- f. The proposed use will promote the use of land in a socially and economically desirable manner;
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Preliminary Site Plan, described as the alternate plan, with a maximum total of 42 buildings/84 units, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. SRI VENKATESWARA CULTURAL CENTER JSP18-32

Consideration at the request of Manyam Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 9.65 acres and is located in Section 16, on the west side of Taft Road and south of Grand River

Avenue. The site contains the Sri Venkateswara Temple building, which received Special Land Use and Site Plan approval in 2009. The applicant is proposing to construct phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site. The parking, drive areas, and utilities were previously constructed in phase 1, with only minor changes proposed now.

In the matter of Sri Venkateswara Cultural Center JSP18-32, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.D for deficiency of the required foundation plantings (73% provided, 75% required) because additional landscaping is provided in alternate locations, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D for location of foundation plantings away from the building because the area is close to the building and will beautify the entryway, which is hereby granted;
- c. The applicant providing the required 3250 gallons per minute fire flow as required by IFC 2012 Table B105.1 and the Fire Chief approving all hydrant locations;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

In the matter of Sri Venkateswara Cultural Center JSP18-32, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ADJOURNMENT

The meeting was adjourned at 7:30 PM.

**Actual language of the motions subject to review.*

PC MINUTES



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

October 3, 2018 7:00 PM

Council Chambers | Novi Civic Center

45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Avdoulos, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Greco (excused)

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Beth Saarela, City Attorney

PLEDGE OF ALLEGIANCE

Member Maday led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Lynch and seconded by Member Avdoulos.

VOICE VOTE TO APPROVE THE OCTOBER 3, 2018 AGENDA MOTION MADE BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS.

Motion to approve the October 3, 2018 Planning Commission Agenda. *Motion carried 5-0.*

AUDIENCE PARTICIPATION

Nobody in the audience wished to speak.

CORRESPONDENCE

There was no correspondence.

COMMITTEE REPORTS

There were no Committee Reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA

There were no items on the consent agenda.

PUBLIC HEARINGS

1. **VILLAS AT STONEBROOK JSP17-62**

Public hearing at the request of Pulte Homes of Michigan, LLC for approval of the Special Land Use Permit, Preliminary Site Plan, wetlands permit, woodlands permit and Stormwater Management Plan. The subject property is approximately 26 acres and is located on the east side of Wixom Road, north of Eleven Mile Road in Section 17. The applicant is proposing a 43 duplex (86 total units) "age-targeted" ranch style housing units. The subject property is currently zoned I-2, General Industrial with Planned Suburban Low-Rise Overlay. The development also proposes a shared public entrance to Wildlife Woods Park, which is zoned RA and some related minor parking improvements within the park.

Planner Komaragiri said this is a familiar project, as the Planning Commission has reviewed the layout as part of the Planned Suburban Overlay Concept Plan approval process. A public hearing was held on February 7, 2018 and a favorable recommendation was made to City Council. The City Council considered the application on February 26 and provided tentative approval with some additional clarifications to be provided. At their August 27, 2018 meeting, the Concept Plan and the PSLR Agreement were finally approved. Minutes from all previous meetings are included in your packets.

Since the last time you saw this plan in February, there are no major changes to the site layout. The applicant is proposing to construct 43 duplex buildings, 86 homes in total, on the east side of Wixom Road, north of Eleven Mile Road. These are age-targeted, ranch-style homes with an optional loft or basement, which our current Master Plan has identified a need for. The Concept Plan proposes a connection to Providence Park Hospital trail system to the east. The project also proposes additional enhancement to the existing trail system within the hospital campus. The project proposes removal and remediation of the existing industrial facility and brownfield site. A secondary access is provided across the ITC Corridor connecting to Providence Parkway.

The subject property is located west of Providence Park Hospital and north of Wildlife Wood Park. The ITC Corridor abuts the property to the east. The site is currently zoned I-2 General Industrial, with a Planned Suburban Low-Rise Overlay. The subject property is surrounded by I-1 Light Industrial, to the north, R-1 Single Family Residential to the east and south, ITC Corridor to the east, and OSC Office Service and Commercial across the Corridor.

Planner Komaragiri said the Future Land Use map indicated PSLR Overlay for the subject property, Office Research Development and Technology and Community Commercial to the north, Office Commercial across the ITC Corridor. A Special Land Use is required for proposing multiple-family units using the PSLR Overlay option.

Based on the Planning Commission's input from the previous public hearing, the applicant has eliminated all the deviations that were requested from the Façade Ordinance, eliminated one Landscape deviation, and reduced the intensity of another one. A total of nine elevations are provided as part of the current Preliminary Site Plan submittal.

At the Council meeting, there was discussion about the access to the oil well through the proposed residential private road. Following the discussion at the Council meeting, the applicant has contacted the well company and offered to provide a new driveway access point from a location splitting off from a shared access drive on Wixom Road, in

order to avoid well truck traffic traveling through the residential development. The applicant is also offering to install a more convenient parking lot for use by park visitors, as shown on the screen in front of you.

The subject property has regulated woodlands and wetlands on the property. There are a total of eleven areas of wetland that add up to 1.97 acres. Of those, 0.54 acres of wetlands are being impacted and 23,000 cubic feet of wetland fill is being proposed. There are a total of 357 woodland trees on site. 197 trees, approximately 55% of the regulated trees, are proposed to be removed. The Landscape plan indicates a majority of the replacement trees are provided along the perimeter of the site, a few along the entrance drive, and a few along the eastern side of the central courtyard, as indicated in the green shaded areas on the screen. Staff will continue to work with the applicant to identify the final locations for the replacement trees and the remaining will be paid into the tree fund.

The proposed wetlands impacts would require about one acre of wetland mitigation. The applicant has requested to defer the review of off-site mitigation at the time of Final Site Plan, as a condition of the PSLR Agreement. Based on comments from Staff, the applicant has provided an alternative plan indicating that if such off-site mitigation cannot be located, the applicant intends to construct "Plan B" as shown on the screen, with on-site mitigation shown as blue shaded areas on the screen, with the reduction of two units if this alternate plan is implemented. This is in case they cannot find a suitable off-site mitigation elsewhere.

Planner Komaragiri said all reviewers are recommending approval with additional comments to be addressed with Final Site Plan. The Planning Commission is asked tonight to hold a public hearing and to approve or deny the Special Land Use and Preliminary Site Plan. The applicant, Joe Skore, is here tonight with his engineer, Bill Anderson, who I understand wants to give a small presentation, to answer any questions you may have.

Bill Anderson, with Atwell, said I'm here with Joe Skore, Vice President of Pulte Homes of Michigan. Sri gave a nice overview, but I just wanted to add a couple things; since we saw you, a couple of things have been added to the plan and this is the updated rendering that provides it.

We did add an access drive to that City Park to the south, Wildlife Woods Park. It's a pavilion there, so we added drive access down to that park and actually an ADA sidewalk proposed to that pavilion. We're also providing some signage off of Wixom to that City Park, so you'll be able to have public residents coming in and using that access drive down to that pavilion. Again, there are twelve parking spaces there. As part of that drive access, there will be a new access point to that well location as part of it.

This is Plan B that assuming we get favorable recommendations tonight for Preliminary, our Final will show a reduction of a unit, as Sri indicated. If you look on this rendering, it shows that unit on the southeast corner as being removed. So we're actually going to end up with 84 units, so that would be a plan change since you have seen it, as well. So the park improvements, but minus that one building or two units.

Mr. Anderson said and then also, we have finalized all of our off-site easements with the ITC and Providence Hospital. We're looking forward to connecting with their paths – it's

going to be great for our residents and the residents to the west. And then, as you know, we completed the PSLR Agreement and got that approved at the Council meeting last month. So a couple things I just wanted to note, and we're certainly here for any questions you might have on the Preliminary Site Plan.

Chair Pehrson asked if there was anyone in the audience that wished to address the Planning Commission regarding this project. Seeing no one, he asked if there was any correspondence.

Member Lynch said there was no correspondence.

Chair Pehrson closed the public hearing and turned it over to the Planning Commission for their consideration.

Member Lynch said I have a couple things. I guess the first one is kind of a pet peeve of mine – this tree fund thing. There's no place on that site that you could put these trees? You've got to put money into the tree fund? I'm looking at the site plan, and there's no place on there that you could put the trees instead of donating to the tree fund? Is that what I'm hearing?

Planner Komaragiri said they require about 127 replacement trees, and they are showing that all trees are being placed on the site. Staff is still just working with them with a few trees that we don't agree with the locations. It's not many, but they may end up putting those into the tree fund.

Member Lynch said why is anything going into the tree fund? There's plenty of open space to put the trees in.

Planner Komaragiri said as you can see on the screen, the areas in green are where the replacements are being proposed, and the rest of the site is quite landscaped to comply with the landscape requirements. So I think I would like to defer the question to Rick for more clarification.

Landscape Architect Meader said they intend to plant them all on site, it's just a matter of the math. It's not quite right and we disagree with their math. Basically, if they can't fit them, they'll put money in the tree fund, but we think they can fit them all.

Member Lynch said ok, and you know my position. If you take the trees out of one area, they should remain there somewhere.

Landscape Architect Meader said they fully intend to plant them all there, it's just a matter of getting the counts right.

Member Lynch said ok. The second thing is this mitigation plan, can you explain that to me? You're removing a unit, and what was the need for two detention ponds?

Mr. Anderson said there's detention, but if you fill a regulated wetland you need to replace that wetland at 1.5 times, and again we generally try to do that on-site but you can't always do that. In Novi, I believe, you can do off-site mitigation. So if I fill an acre of wetland on property, I can build an acre and a half wetland mitigation somewhere else in

the City. We looked at multiple other sites to do it there, we're going to do that here. It connects and interfaces with some other wetlands on-site, so we're going to do the wetland mitigation right on site. The impact is one building for us.

Member Lynch said so when these detention ponds all fill up and discharge, where do they discharge?

Mr. Anderson said there's a drainage course that runs southwesterly across the site. So all the stormwater goes in there, it does treatment and detention through those.

Member Lynch said so it does do treatment?

Mr. Anderson said it does do quality treatment, absolutely. It treats three different storm events and detains.

Member Lynch said ok, because I think it flows west at the end of the day and that's all part of the Huron River watershed I think.

Mr. Anderson said I think this is the Huron River Watershed.

Member Lynch said ok, so you're going to clean it up before you discharge.

Mr. Anderson said there's a significant wetland bay that runs northeasterly to southwesterly through there.

Member Lynch said ok, I see it. And the final thing is that I'm looking at your renderings, it looks like row housing. The stuff that I got in my package looks like brick row houses.

Mr. Anderson said these are the updated approved renderings.

Member Lynch said ok, I don't remember seeing those before. I take that comment back. Those are all of my comments.

Member Anthony said first, as this one is towards the end, having gone through quite a few approvals, I do like how the zoning was changed so that it created a nice buffer between where we have residential, where we have the school, where we have the hospital, and then the other industrial office area. So I think that was done well.

Thank you for working with the staff on redoing the facades. Looking at that new façade that's up there, I like the peaks and the architectural features there. I think it fits well with Novi. I like how you're working with the staff on the trees. I also agree with trying to keep the trees on site, but thank you for working with the staff to see that that's done. The wetland mitigation, I'm also one that leans towards trying to get it as close to where they're abated. It looks good. So it essentially meets all of the requirements for abatement. Is this a state regulated or city regulated wetland?

Planner Komaragiri said they are both. They are supposed to get an MDEQ permit.

Member Anthony said which is a more difficult requirement to meet.

Mr. Anderson said it's been applied for.

Member Anthony said ok. And when I look at all of these pieces – the zoning, façade, abatement, trees, wetlands – I like this and this is certainly something I can support. I'd be willing to make a motion.

Motion made by Member Anthony and seconded by Member Avdoulos.

Member Maday said I just have a question because I wasn't here the first time around and I was just looking at everybody else's notes. When it comes to, and this could just be mistake on my end, but when it comes to the brownfield issue, is there known contamination on the site from the previous industrial facility?

Joe Skore, with Pulte Homes of Michigan, said yes that is true. The site has contamination.

Member Maday said is it completely 100% delineated?

Mr. Skore said we've done multiple investigations with our environmental consultant and to answer your question, we are going to clean it up to be below residential levels and criteria.

Member Maday said ok that was my question. Just because my biggest concern is with the vapors, especially being that it's residential.

Mr. Skore said we are going to remediate the entire site and remove the contamination.

Member Maday said and do we know, and you may not know this, but the adjacent oil well – from what I've been told, it's owned by the City of Novi being leased. Do we know if that has any contamination on it itself?

Mr. Skore said not to my knowledge.

Member Maday said ok, thank you.

ROLL CALL VOTE TO APPROVE SPECIAL LAND USE MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares *(as the results of the TIA indicated that the development and adjacent roadways will experience acceptable levels-of-service and delays)*;**
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities;**
- c. The proposed use is compatible with the natural features and characteristics of the land *(because necessary mitigation measures are proposed for the proposed impacts to natural features on the site)*;**
- d. The proposed use is compatible with adjacent uses of land *(because the proposed use conforms to the PSLR agreement and all standards for a two family detached home)*;**

- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use;
- f. The proposed use will promote the use of land in a socially and economically desirable manner;
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

City Attorney Saarela said because this is the alternative plan that is being proposed, if you can amend the Preliminary Site Plan motion to indicate approval of the alternative plan with 42 buildings.

Member Anthony said we will amend the motion that it is for 42 buildings, 84 units, instead of the 43 buildings shown on the drawing.

Member Avdoulos seconded.

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Preliminary Site Plan, described as the alternate plan, with a maximum total of 42 buildings/84 units, based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE WETLAND PERMIT MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Wetland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE WOODLAND PERMIT MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Woodland Permit based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable

provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER ANTHONY AND SECONDED BY MEMBER AVDOULOS.

In the matter of Villas at Stonebrook JSP17-62, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

MATTERS FOR CONSIDERATION

1. SRI VENKATESWARA CULTURAL CENTER JSP18-32

Consideration at the request of Manyam Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 9.65 acres and is located in Section 16, on the west side of Taft Road and south of Grand River Avenue. The site contains the Sri Venkateswara Temple building, which received Special Land Use and Site Plan approval in 2009. The applicant is proposing to construct phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site. The parking, drive areas, and utilities were previously constructed in phase 1, with only minor changes proposed now.

Planner Bell said as you mentioned, the subject property is in Section 16 on the west side of Taft Road, south of Grand River Avenue. It is zoned RA Residential Acreage, with parcels to the east, west, and south also zoned RA. The property to the north is zoned OST Office Service Technology on the western portion of the north, and R-2 One Family Residential along the eastern portion to the north. To the south is zoned R-1 One Family Residential along the western portion. One parcel to the east across Taft Road is zoned I-1 Light Industrial.

The Future Land Use map indicates Single Family for this property and for those surrounding it, except for a portion to the north that is planned for Industrial, Research and Technology.

There is a wetland on the northern portion of the site, which is protected by a conservation easement. Conservation easements also protect the western end of the site to the rear of the Temple, and along the southern property line around the center of the site to protect woodland and wetland areas. A total of 3.3 acres of the site are protected by conservation easements. No impacts to regulated woodlands or wetlands are proposed at this time.

The applicant is proposing to construct Phase 2 of the previously approved SV Temple project, which is the Cultural Center. The 24,136 square foot building would be located on the eastern portion of the site, and would contain a multipurpose hall, classrooms, a library, office and meeting spaces, and a roof terrace. The area of construction was prepared for Phase 2 when Phase 1 was completed, including drive aisles, parking, loading area, and much of the landscaping, so limited work is needed at this time.

Planner Bell said the existing driveway off Taft Road provides site access. The applicant has proposed bicycle parking near the entrances to both the Cultural Center and the Temple at this time. Traffic recommends approval of the Preliminary Site Plan.

All stormwater, site utilities, and services were previously constructed in Phase 1. Engineering recommends approval with additional details required a Final Site Plan submittal.

Two Landscape waivers related to foundation landscape requirements are requested, as listed in your motion sheet, which are both supported by staff. Landscape recommends approval.

The building is in full compliance with the Façade Ordinance.

The applicant has been working with the Fire Marshal to determine whether an additional fire hydrant is needed on the site. Flow tests were completed on Monday and Tuesday, and the results indicate that a third hydrant is needed. The applicant has proposed a location just south of the loading area for that hydrant, so that would be right in this area.

Planner Bell said all reviews are recommending approval with additional comments to be addressed in a revised Final Site Plan. The Planning Commission is asked tonight to approve or deny the Preliminary Site Plan and Stormwater Management Plan. Representing the project tonight are the architect Praveen Manyam and engineer Matt Diffin. Staff and consultants are also available to answer any questions you might have. Thank you.

Matt Diffin, with Diffin-Umlor & Associates, said I'm the civil engineer for the project. I'm here with Praveen Manyam, the architect and a member of the temple. We're here to answer any questions that you may have. Like Lindsay said, most of the stuff was built in Phase 1 so other than the building construction, there's not a lot to it. This is just kind of a reiteration of a plan that was already approved, so if there's any questions about how anything functions with the Temple or what the Cultural Center will be used for, Praveen will be more than happy to answer those for you.

Chair Pehrson turned it over to the Planning Commission for their consideration.

Member Avdoulos said I didn't see any color renderings in our package. I've been to the site and I drive by it, so I'm assuming that the materials and everything I was looking at what was in our packet mimics what is already there, so that it will be a cohesive mini complex.

Planner Bell said yes, the Façade consultant did look at it and determine that it was consistent. I do have the Façade board in the office, I'm sorry I forgot to bring it over. It's like a white brick.

Member Avdoulos said I think it's all good. I appreciate the community being able to expand and enhance their site. I appreciate the applicant and the community working with the City. I see all approvals recommended, I see waivers that are staff supported, I'm comfortable that the fire flow calculations will be worked out that we need another hydrant and the applicant is putting that in. With that, I am going to make a motion.

Motion made by Member Avdoulos and seconded by Member Anthony.

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

In the matter of Sri Venkateswara Cultural Center JSP18-32, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.D for deficiency of the required foundation plantings (73% provided, 75% required) because additional landscaping is provided in alternate locations, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D for location of foundation plantings away from the building because the area is close to the building and will beautify the entryway, which is hereby granted;
- c. The applicant providing the required 3250 gallons per minute fire flow as required by IFC 2012 Table B105.1 and the Fire Chief approving all hydrant locations;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER ANTHONY.

In the matter of Sri Venkateswara Cultural Center JSP18-32, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 5-0.*

SUPPLEMENTAL ISSUES

There were no supplemental issues.

AUDIENCE PARTICIPATION

Nobody in the audience wished to speak.

ADJOURNMENT

Moved by Member Lynch and seconded by Member Anthony.

VOICE VOTE ON THE MOTION TO ADJOURN MADE BY MEMBER LYNCH AND SECONDED BY MEMBER ANTHONY.

Motion to adjourn the October 3, 2018 Planning Commission meeting. *Motion carried 5-0.*

The meeting was adjourned at 7:30 PM.