



# COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals

**ZONING BOARD APPEALS DATE:** October 13, 2020

**REGARDING:** 801 Griswold, Parcel # 50-22-35-351-002 (PZ20-0042)

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

Living & Learning Enrichment Center

**Variance Type**

Dimensional Variance

**Property Characteristics**

Zoning District:	Residential Acreage
Location:	East of Novi Road and South of Eight Mile Road
Parcel #:	50-22-35-351-002

**Request**

The applicant is requesting a variance from the Novi Zoning Ordinance Section 3.6.2.B for a proposed front yard parking setback of 16 feet (75 feet required by code, a variance of 59 feet). Variances are also requested from Section 4.19.1 to add an alpaca shed (196 square feet), which will result in a total of 6,592 square feet and 8 accessory structures on the site (2,500 square feet permitted by code, a variance of 4,092 square feet; and 2 accessory structures permitted by code, a variance of 6 structures). The existing accessory structures contain 6,400 square feet in 7 structures. These variances would accommodate repurposing the existing buildings and grounds for use as a non-profit educational and enrichment center for teens and young adults with autism. Per Section 4.19.1.K, the applicant also seeks ZBA review and approval of the use of the proposed shed to shelter alpacas. This property is zoned Residential Acreage (R-A).

### II. STAFF COMMENTS:

### III. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ20-0041**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.

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

\_\_\_\_\_.

(b) The property is unique because\_\_\_\_\_.

(c) Petitioner did not create the condition because\_\_\_\_\_.

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

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

(f) The variance granted is subject to:

1. \_\_\_\_\_.

2. \_\_\_\_\_.

3. \_\_\_\_\_.

4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ20-0041**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has not shown practical difficulty requiring \_\_\_\_\_.

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

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

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that \_\_\_\_\_.

(d) The variance would result in interference with the adjacent and surrounding properties by\_\_\_\_\_.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to\_\_\_\_\_.





# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

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

### B. SIGN CASES (ONLY)

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

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

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

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

Applicant Signature

**9/8/2020**

Date

### B. PROPERTY OWNER

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

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

Property Owner Signature

Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

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

Chairperson, Zoning Board of Appeals

Date



## Community Development Department

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

## REVIEW STANDARDS USE VARIANCE

For Use Variances: A use variance may be granted by the Zoning Board of Appeals only in cases where the applicant demonstrates in the official record of the public hearing that undue hardship exists by showing all of the following:

In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards.

### **Standard #1. Cannot Be Reasonably Used.**

Explain how the land, building or structure cannot be reasonably used for any of the uses permitted by right or by special land use permit in the zoning district in which it is located.

### **Standard #2. Circumstances or Physical Conditions.**

Explain how the need for the requested variance is due to unique circumstances or physical conditions of the property involved, such as narrowness, shallowness, shape, water, topography, or similar physical conditions and is not due to the applicant's personal or economic hardship.

### **Standard #3. Character of the Neighborhood.**

Explain how the proposed use will not alter the essential character of the neighborhood.

### **Standard #4. Not Self-Created.**

Explain how the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

## **Zoning Board of Appeals Variance Requests:**

### **Standard #1. Cannot Be Reasonably Used.**

Applicant Response:

**Accessory Structures - Number and Area:** The existing site already has 7 existing accessory structures on the 14.79 Ac. site totaling 6,400 s.f. The new Alpaca Shed will add 192 s.f., new lot coverage area for all structures will be 1.56% of the site area.

**75' Parking Setback:** The Existing Main Residence at the front of the property will be the center of operations for the Living & Learning Enrichment Campus (LLEC). The existing one-way driveway in front of the Existing Residence will be the main entrance for LLEC client drop off.

### **Standard #2. Circumstances or Physical Conditions.**

Applicant Response:

**Accessory Structures - Number and Area:** The 7 existing Accessory Structures already exceed the number and area of allowed Accessory Structure. The new Alpaca Shed is needed to provide shelter from the elements, including harsh winter snow and winds and extreme temperatures. The Alpaca Farm will provide multiple programming and revenue opportunities, including: job training and short and long-term employment, revenue from shearing and selling the valuable alpaca fiber, and revenue from breeding and selling offspring.

**75' Parking Setback:** Given the sloping topography and existing layout of the site, parking in front of the Existing Main Residence is the best location for the parking required for the site. As discussed in Standard #1, the Existing Main Residence is the center of operations for the Campus.

### **Standard #3. Character of the Neighborhood.**

Applicant Response:

**Accessory Structures - Number and Area:** The new Alpaca Shed will be located 126.4' from the Griswold Road ROW and 281.8' from the 8 Mile Road ROW. Additionally, existing trees will screen the new shed from both roadways. Addition of the new Alpaca Shed will not alter the existing look of the site significantly.

**75' Parking Setback:** As noted in the City of Novi Planning review packet dated August 28, 2020, the proposed parking is screened from Griswold Street, and due to site topography and the existing layout of the site, there is not a better location for the proposed parking. Addition of the new parking spaces will not alter the existing look of the site significantly.

### **Standard #4. Not Self Created.**

Applicant Response:

**Accessory Structures - Number and Area:** The existing site already has 7 existing Accessory Structures. Addition of the new Alpaca Shed will be an essential addition to the Living and Learning Enrichment Campus

**75' Parking Setback:** The Site Plan utilizes the existing driveway configuration of the property. Additionally, site topography does not allow for another location of the parking reasonably close to the Existing Main residence.

Response Comments to Plan Review Center Report dated August 28, 2020:

**Zoning Board of Appeals Variance Requests:**

- 1) **Parking Setbacks (Section 3.6.2.B):** For non-residential uses in residential districts, the ordinance requires a front parking setback equal to the front building setback, or 75 feet.

*Applicant Response:* ZBA variance request from the front parking setback requirement of 75 feet. The Existing Main Residence at the front of the property will be the center of operations for the Living & Learning Enrichment Campus (LLEC). The existing one-way driveway in front of the Existing Residence will be the main entrance for LLEC client drop off and will provide 17 parking spaces. Additionally, 9 staff parking spaces are provided on the west side of the Existing Main Residence accessed from Baseline Road. Given the sloping topography and existing layout of the site, parking in front of the Existing Main Residence is the best location for the parking required for the site.

- 13 of the parking spaces along Griswold Road will require a variance with spaces ranging from 16.2' – 60.5' from the proposed 30' Right-of Way Line.
- 11 of the parking spaces along Baseline Road may require a variance with spaces ranging from 31.4' – 75' from the existing Baseline Road back of curb.

- 2) **Accessory Buildings – Area (Section 4.19.1):** The aggregate of accessory buildings shall not exceed 1,500 s.f.

*Applicant Response:* ZBA variance request from the accessory building maximum requirement of 1,500 s.f. The applicant is requesting an additional 192 s.f. Alpaca Shed accessory building for use by the LLEC and its clients. Currently none of the existing accessory buildings are in a suitable location for reuse to house the Alpaca. The location shown in the Site Plan will allow daily use and viewing of the animals. The purpose of the Alpaca shed is to provide shelter from the elements, including harsh winter snow and winds and other, unpleasantly cold, wet, or excessively hot weather. The Alpaca Farm will provide multiple programming and revenue opportunities, including: job training and short and long-term employment, revenue from shearing and selling the valuable alpaca fiber, and revenue from breeding and selling offspring.

The following is a list of the existing accessory structures on site:

- Existing Guest House	= 1,063 s.f
- Existing Garage	= 950 s.f.
- Existing Well House	= 203 s.f.
- Existing Greenhouse / Shed	= 424 s.f.
- Existing Shed	= 112 s.f.
- Existing Carriage House	= 1,677 s.f.
- Existing Tool Barn	= <u>1,971.s.f.</u>
Total Area	= 6,400 s.f.

The total floor area for the existing structures will be added to the Preliminary Site Plan as requested.

- 3) Accessory Building – Number (Section 4.19.1):** No more than 2 detached accessory buildings are permitted on lots over 21,780 s.f.

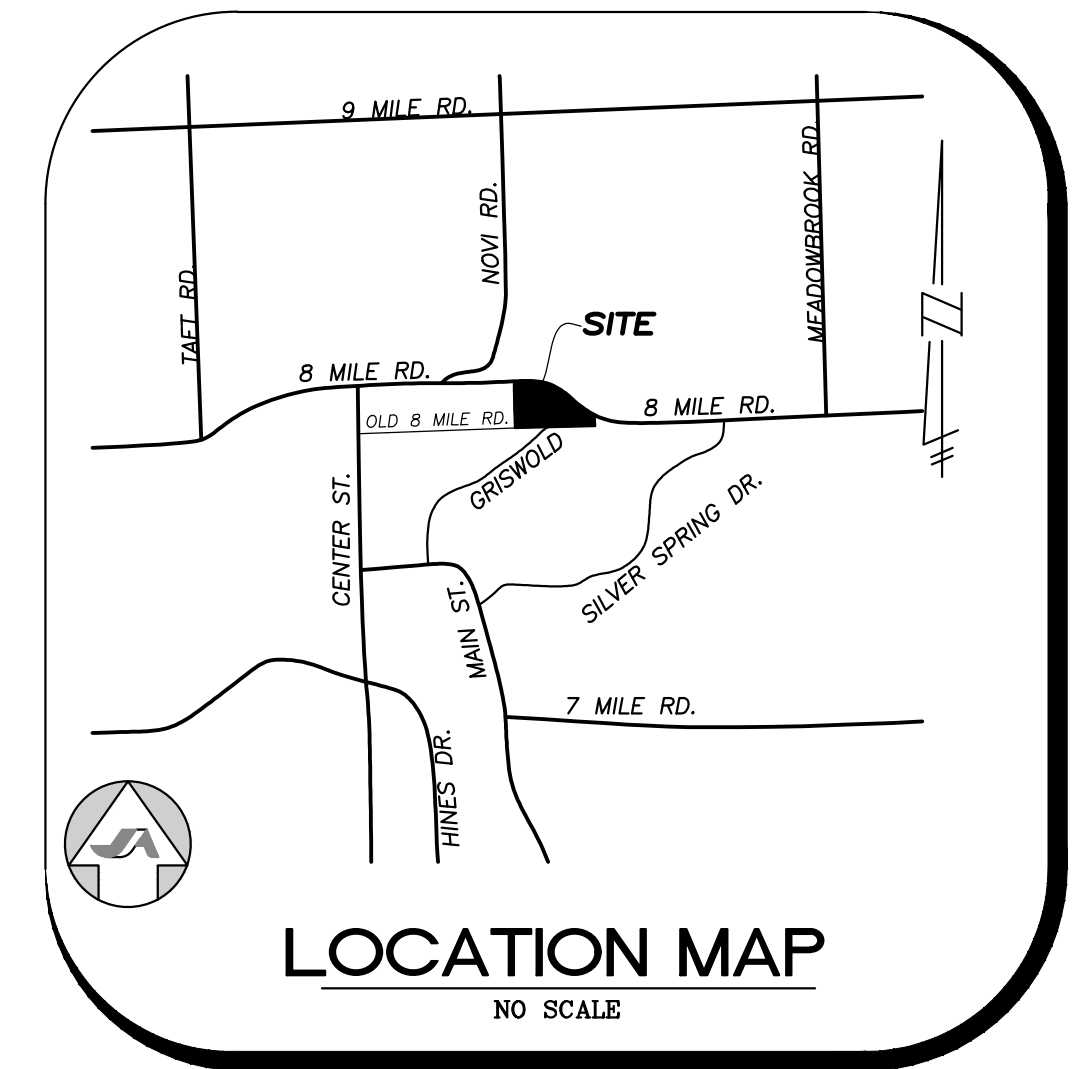
*Applicant Response:* ZBA variance request to add an additional accessory building for the Alpaca Shed as discussed above. Adding the Alpaca Shed will bring the total number of accessory buildings to eight (8). The total area of the existing property is 14.79 Acres and the addition of the 192 s.f. Alpaca Shed is small relative to the remainder of the site.



PRELIMINARY SITE PLAN

# LIVING AND LEARNING ENRICHMENT CAMPUS

SECTION 35, TOWN 1 N,  
RANGE 8 E, CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN  
PREPARED FOR:  
LIVING AND LEARNING ENRICHMENT CENTER  
801 GRISWOLD  
NORTHVILLE MI, 48167  
248.321.4626

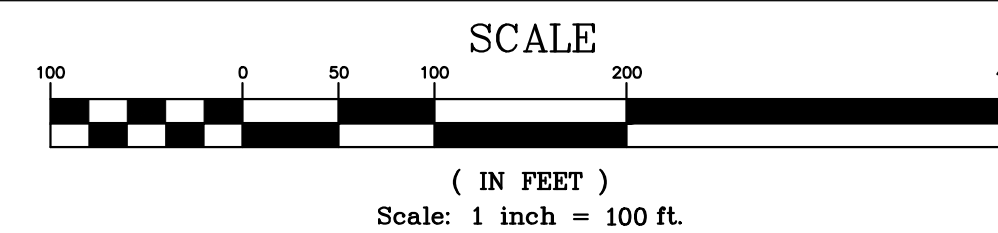


### LEGAL DESCRIPTION

TOWN 1 NORTH, RANGE 8 EAST, SECTION 35, THAT PART OF THE SOUTHWEST ¼ LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, EAST OF THE EAST RIGHT-OF-WAY LINE OF NOVI ROAD & AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD & NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A LINE DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87°33'03" WEST, 1540.02 FEET FROM THE SOUTH ¼ CORNER, THENCE NORTH 02°26'57" WEST 60 FEET, THENCE ALONG A CURVE TO THE LEFT, RADIUS 298.10 FEET, CHORD BEARS NORTH 65°03'03" EAST 228.15 FEET, A DISTANCE OF 234.13 FEET, THENCE NORTH 42°33'03" EAST 65 FEET TO THE POINT OF ENDING. 14.79 ACRES.

### NOTES

1. ALL WORK SHALL CONFORM TO THE CITY OF NOVI'S CURRENT STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR MUST OBTAIN A PERMIT FROM THE CITY OF NOVI FOR ANY WORK WITHIN THE RIGHT-OF-WAY OF GRISWOLD STREET AND BASE LINE ROADS.
3. ALL PAVEMENT MARKINGS, TRAFFIC CONTROL SIGNS, AND PARKING SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE 2011 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



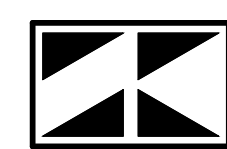
### SHEET INDEX

1. COVER SHEET
2. TOPOGRAPHIC SURVEY PROVIDED BY JEKABSON & ASSOCIATES, P.C.
3. PRELIMINARY SITE PLAN
4. GRADING AND STORM WATER MANAGEMENT PLAN
5. ALPACA SHED PLAN
6. EXISTING RESIDENCE FLOOR PLAN
- L1-L4 LANDSCAPE PLANS

### BENCHMARKS

**BENCH MARK**  
NORTH CORNER OF  
NORTH BRIDGE PIER  
ELEVATION = 833.44

**BENCH MARK**  
NORTH EDGE OF FLAG  
POLE BASE FLANGE  
ELEVATION = 837.32



**SEIBER, KEAST ENGINEERING, L.L.C.**

CONSULTING ENGINEERS  
100 MAINCENTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167  
PHONE: 248.308.3331 FAX: 248.308.3335

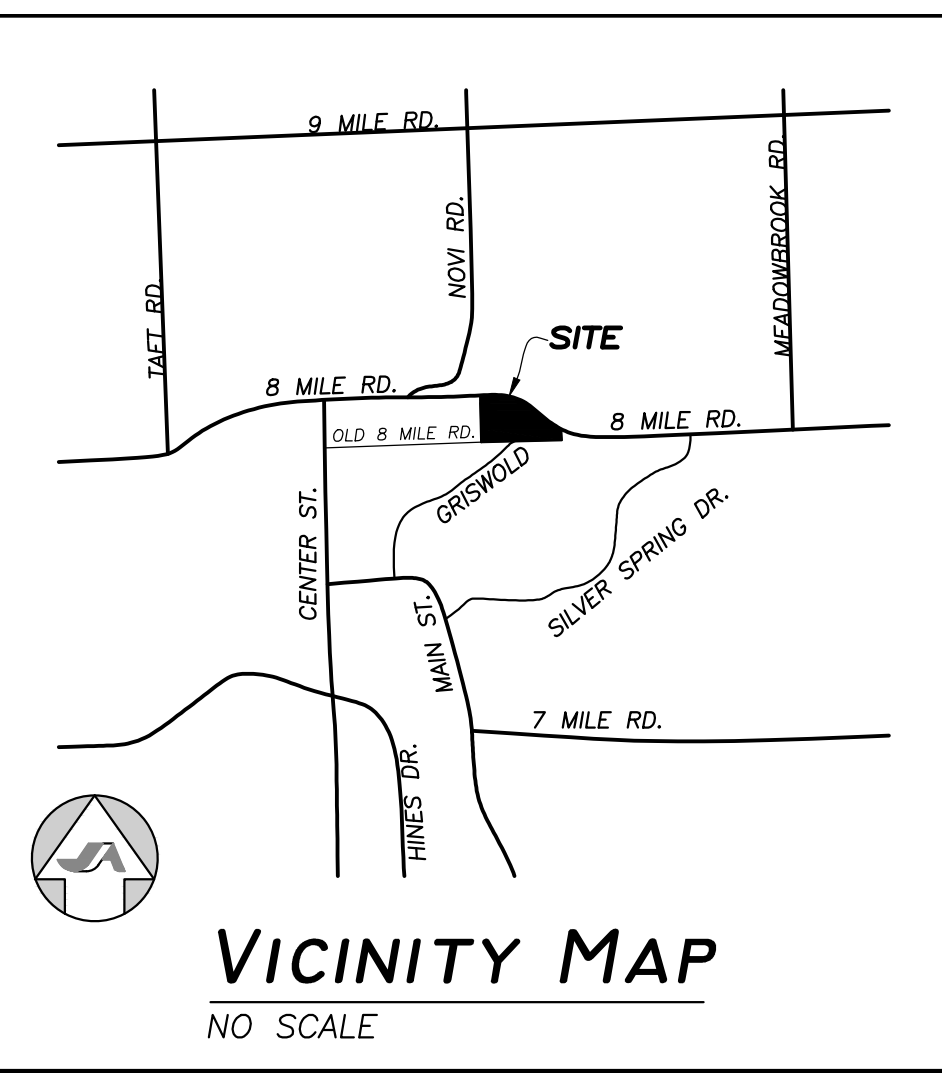
LANDSCAPE PLANS PREPARED BY:  
ALLEN DESIGN, LLC  
LANDSCAPE ARCHITECTURE  
557 CARPENTER  
NORTHVILLE, MICHIGAN 48167  
PHONE: 248.467.4668

SURVEY PROVIDED BY:  
JEKABSON & ASSOCIATES, P.C.  
PROFESSIONAL LAND SURVEYORS  
1320 GOLDSMITH  
PLYMOUTH, MICHIGAN 48170  
PHONE: 734.414.7200

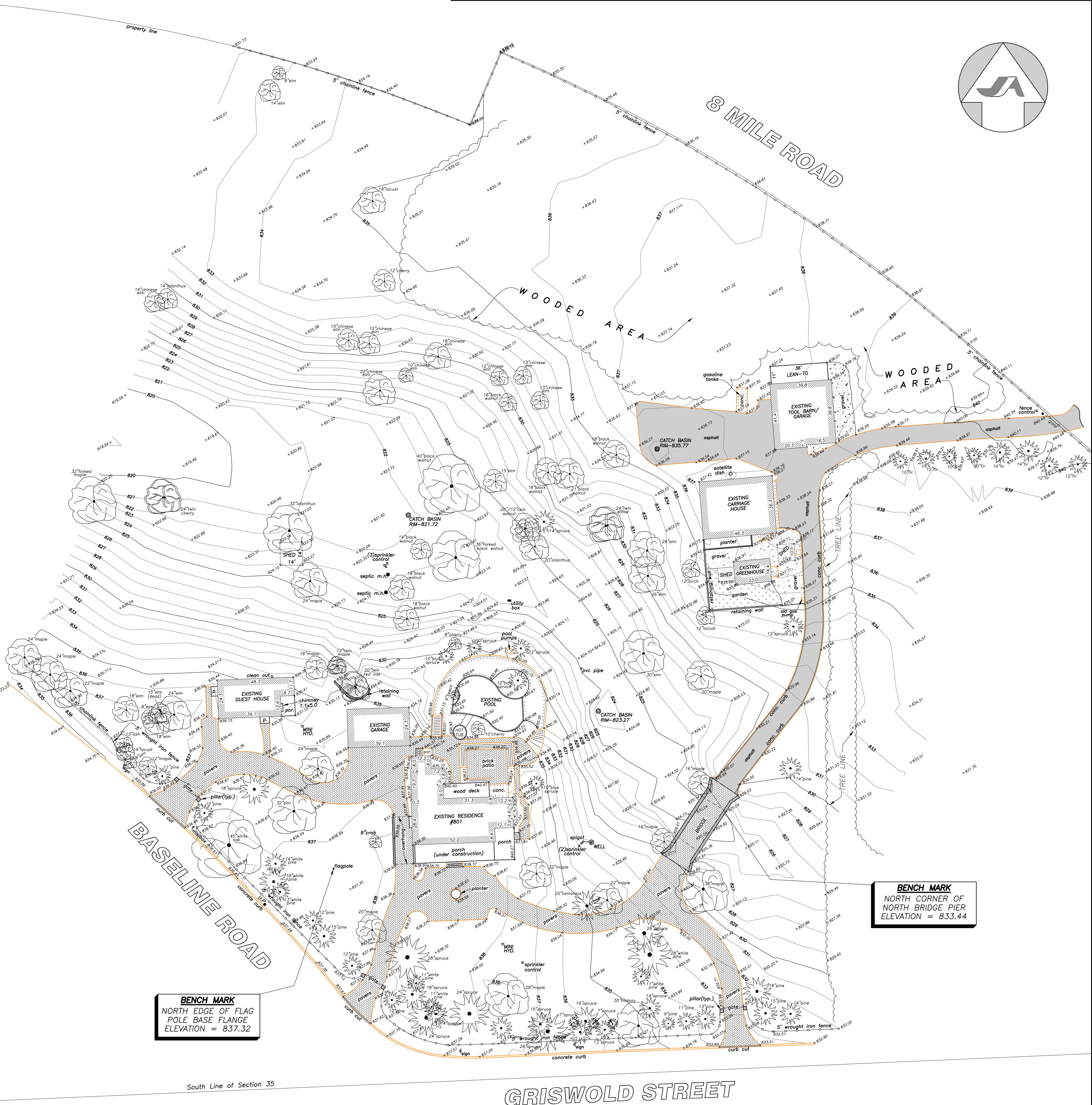
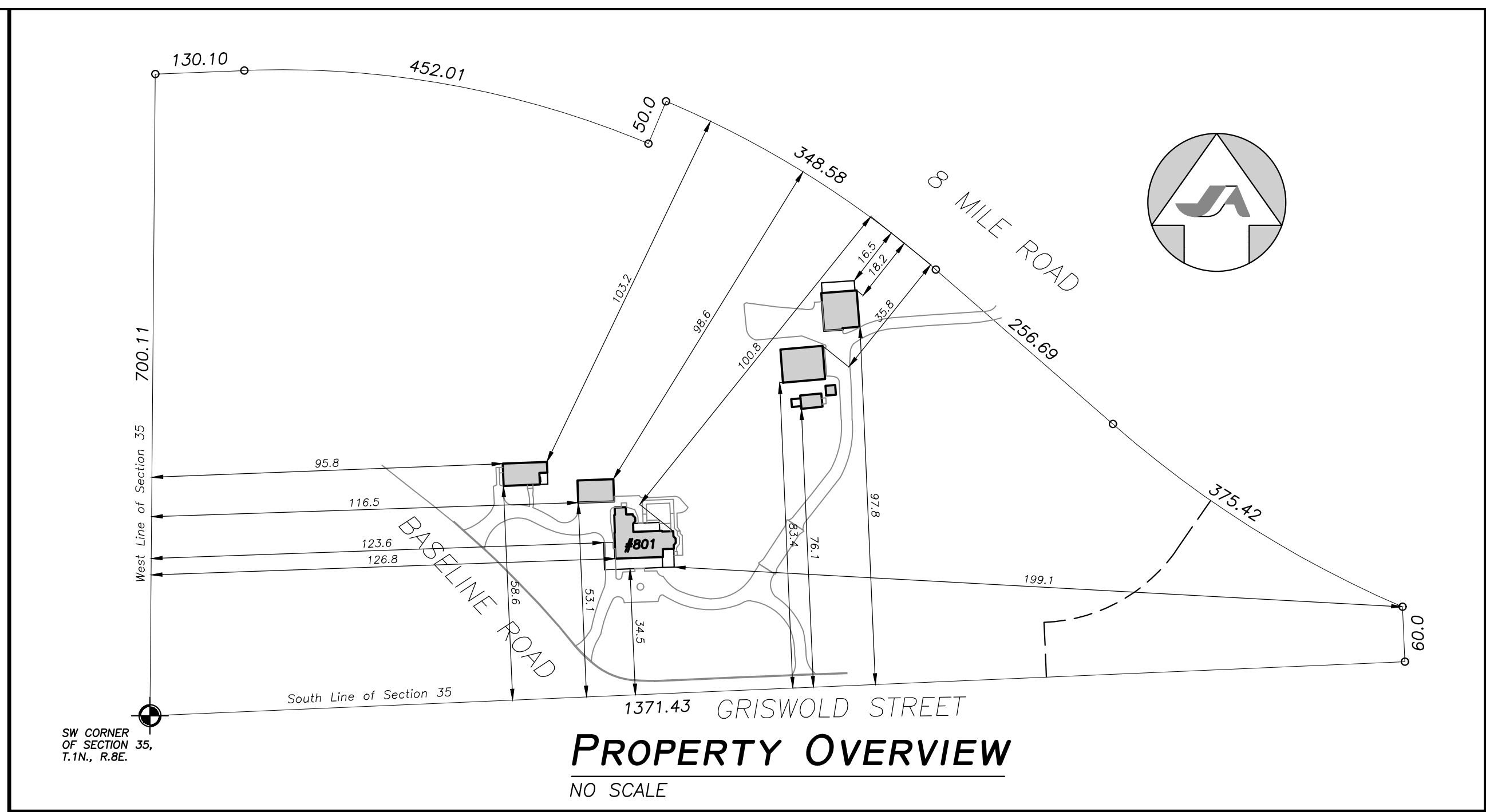
ARCHITECTURAL INFORMATION PROVIDED BY:  
M ARCHITECTS  
114 RAYSON ST, SUITE 2C  
NORTHVILLE, MICHIGAN 48167  
PHONE: 248.349.2708

REVISIONS			ENGINEER'S SEAL
NO.	ITEM	DATE	

DESIGNED BY: A.A. JOB NUMBER: 19-024  
DATE: 06-19-2020 CHECKED BY: R.E. DRAWING FILE: 19-024-CV.dwg



- LEGEND:**
- LINE BREAK
  - ASPHALT PAVEMENT
  - CONCRETE PAVEMENT
  - LIGHT POLE
  - UTILITY POLE
  - SIGN
  - FIP - FOUND IRON PIPE
  - FSB - FOUND STEEL BAR
  - SSB - SET STEEL BAR
  - SRC - SET RIVET IN CONCRETE
  - 1 ACRE - 43,560 SQUARE FEET
  - R - RECORDED
  - M - MEASURED
  - C - CALCULATED
  - HYD. - HYDRANT
  - U.P. - UTILITY POLE



**LEGAL DESCRIPTION**  
TOWN 1 NORTH, RANGE 8 EAST, SECTION 35, THAT PART OF THE SOUTHWEST 1/4 LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF BASELINE ROAD, EAST OF THE EAST RIGHT-OF-WAY LINE OF NOVI ROAD & AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF EIGHT MILE ROAD & NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF A LINE DESCRIBED AS BEGINNING AT A POINT DISTANT SOUTH 87°33'03" WEST, 1540.02 FEET FROM THE SOUTH 1/4 CORNER, THENCE NORTH 02°26'57" WEST 60 FEET, THENCE ALONG A CURVE TO THE LEFT, RADIUS 298.10 FEET, CHORD BEARS NORTH 65°03'03" EAST 228.15 FEET, A DISTANCE OF 234.13 FEET, THENCE NORTH 42°33'03" EAST 65 FEET TO THE POINT OF ENDING. 14.79 ACRES.

TOPOGRAPHIC SURVEY	
PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN.	PLAN N/A
prepared for: MR. & MRS. MASSEY	DATE 19 MAR 10
JEKABSON & ASSOCIATES, P.C. Professional Land Surveyors 1320 Goldsmith, Plymouth, MI 48170 (734) 414-7200 (734) 414-7272 fax	JOB NO. 10-03-001
	SCALE 1" = 30'
	DRAWN JRN
	CHECKED JGE
	SHEET 1 OF 1

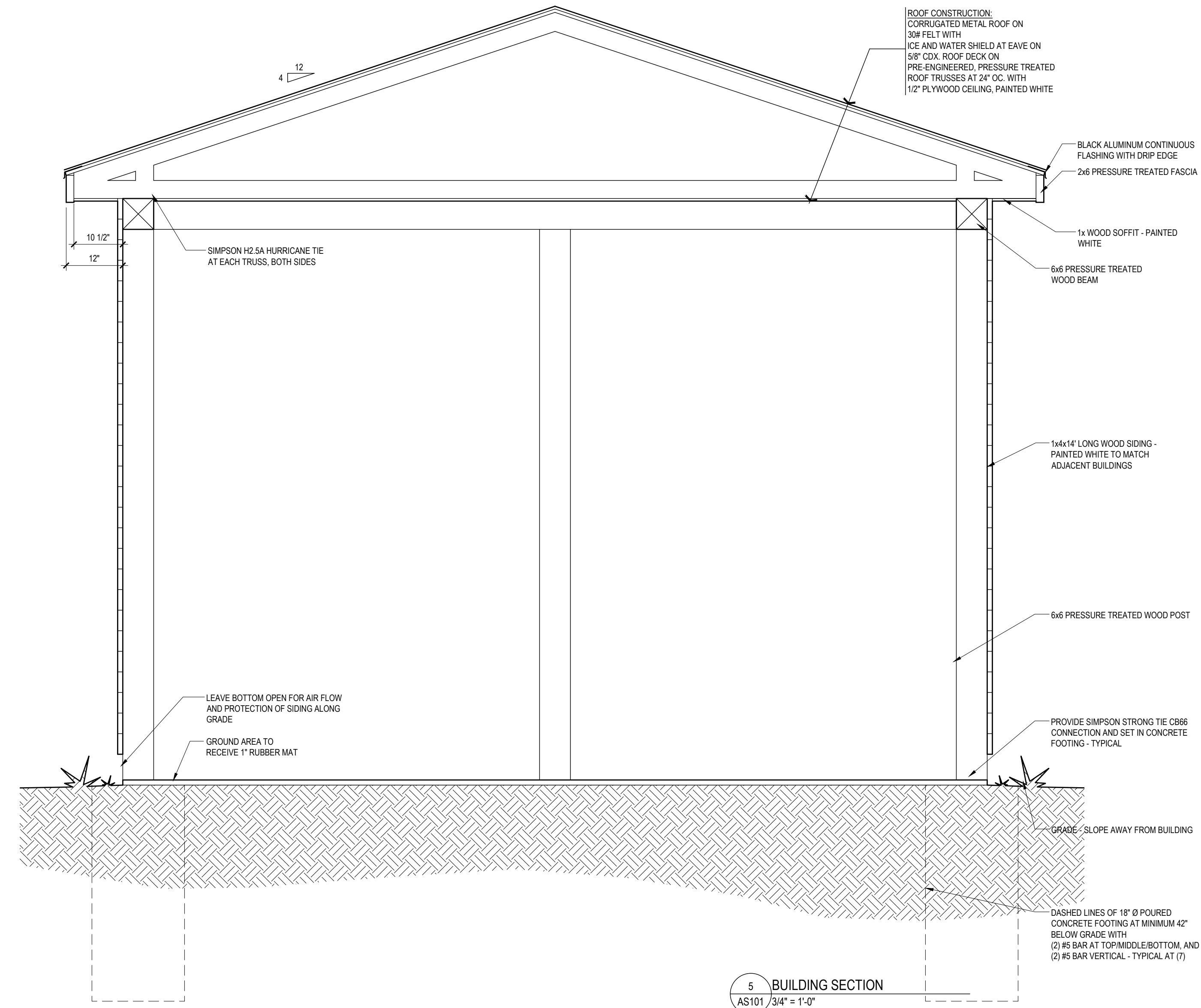
3 WORKING DAYS | BEFORE YOU DIG | CALL MISS DIG | 1-800-482-7171 | (TOLL FREE)



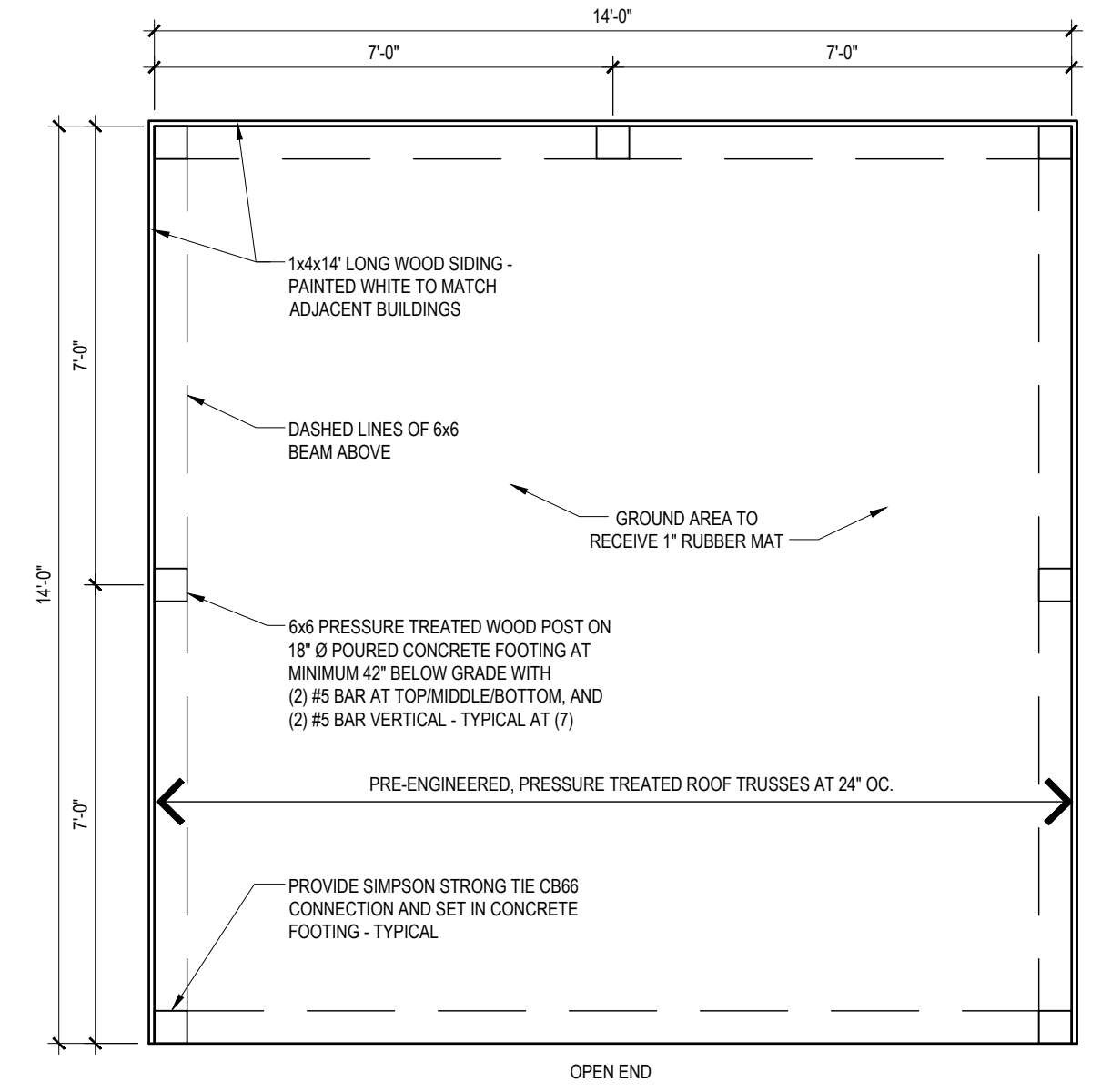


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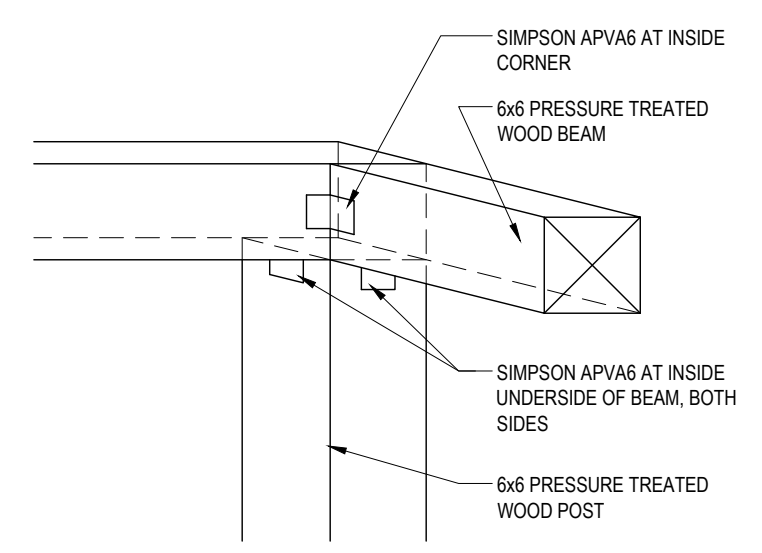
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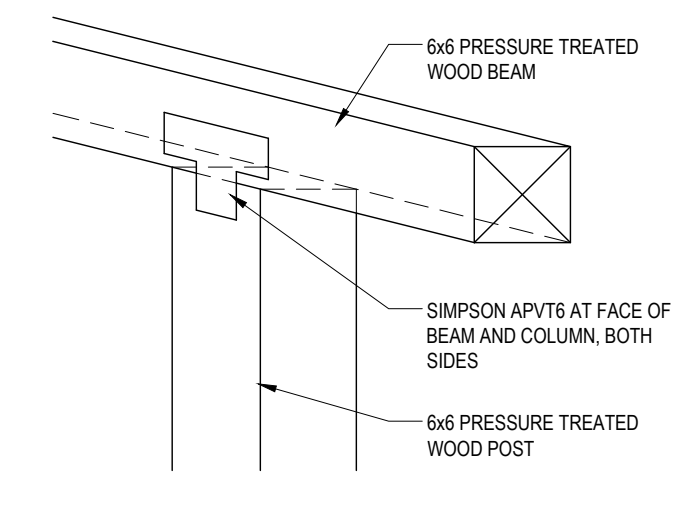
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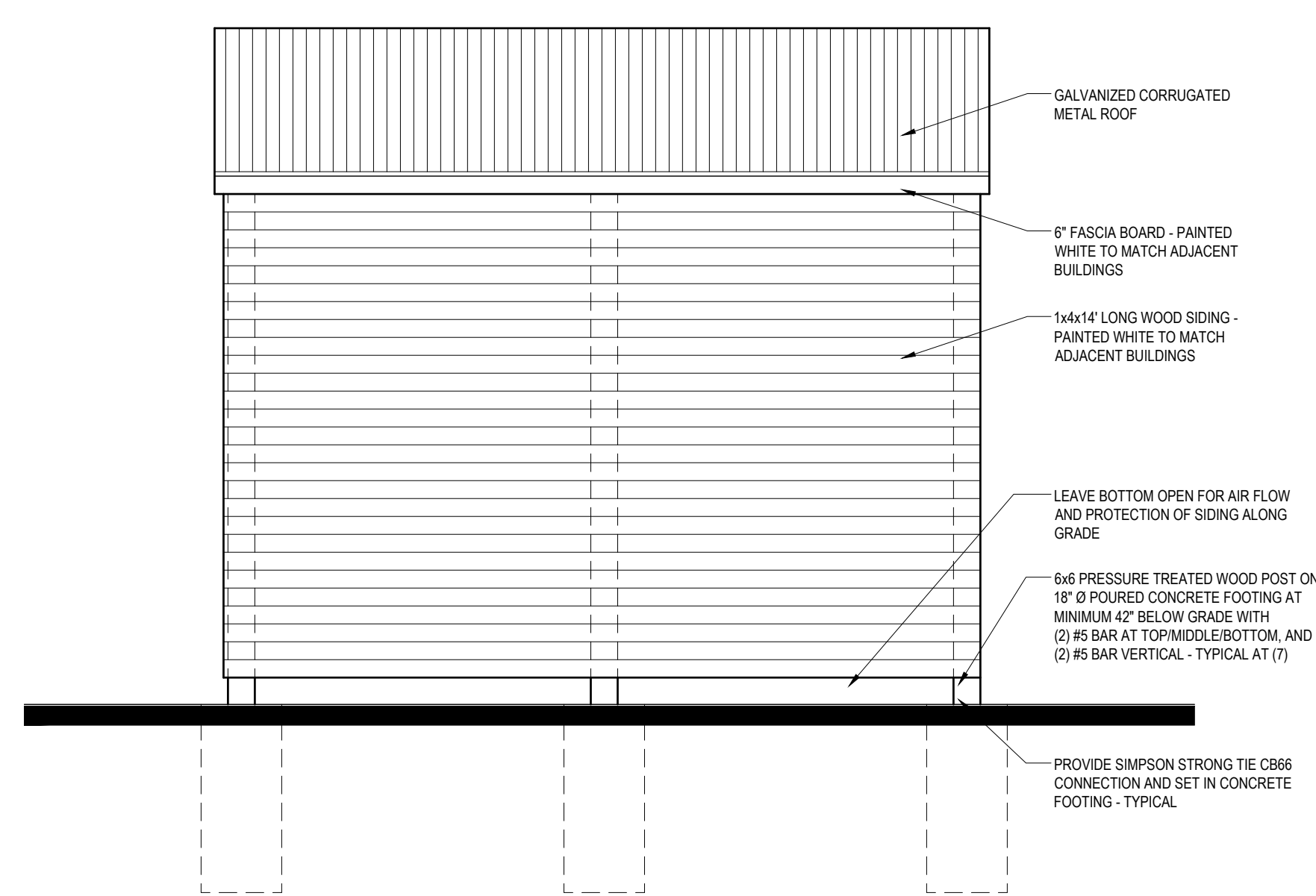
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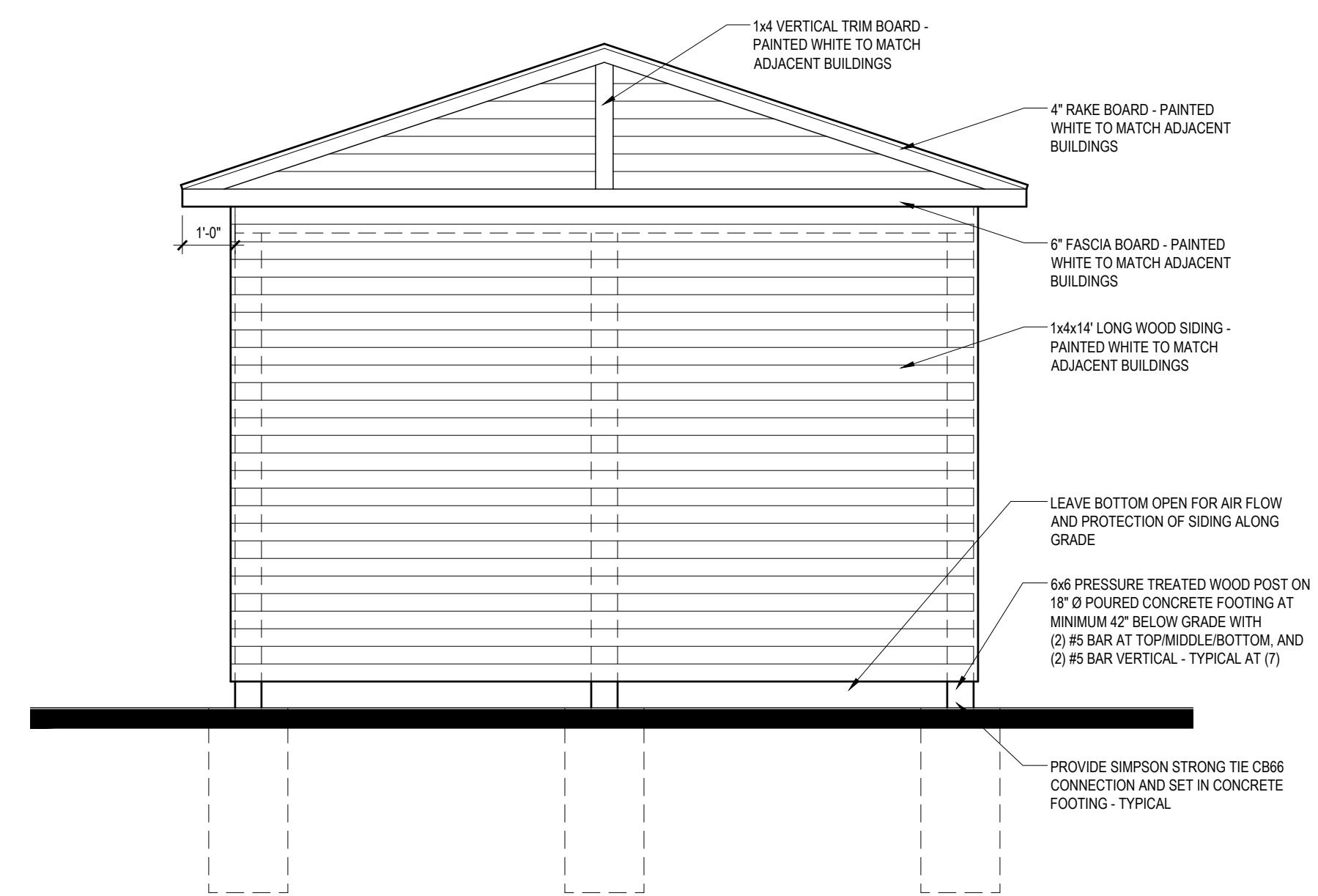
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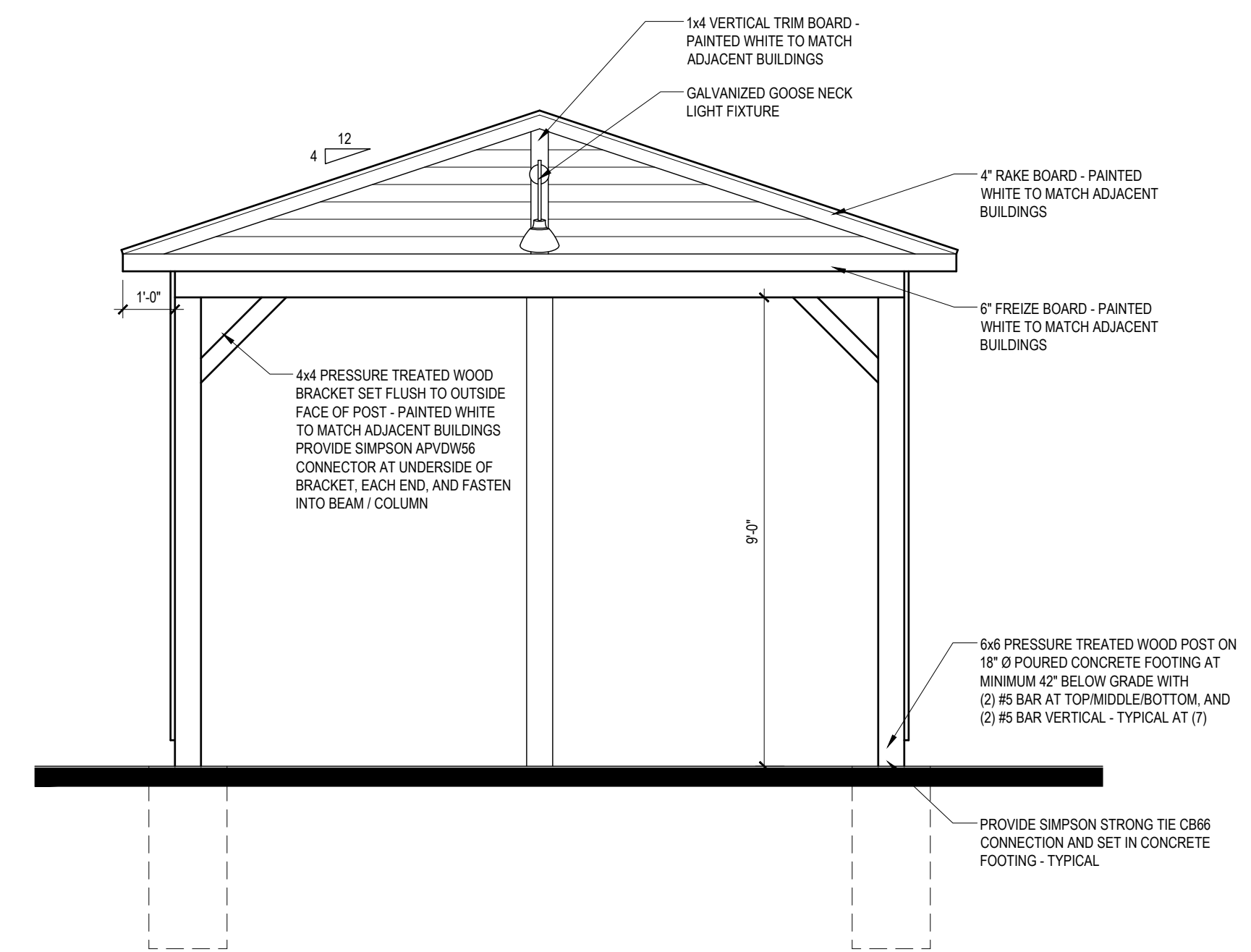
6 FRAMING DETAIL  
AS101 / 1" = 1'-0"



3 TYPICAL SIDE ELEVATION  
AS101 / 3/8" = 1'-0"



2 REAR ELEVATION  
AS101 / 3/8" = 1'-0"



1 FRONT ELEVATION  
AS101 / 3/8" = 1'-0"



PROJECT  
NEW LOCATION FOR:  
LIVING AND LEARNING  
CENTER

PROJECT ADDRESS  
801 Griswold Street  
Novi, Michigan

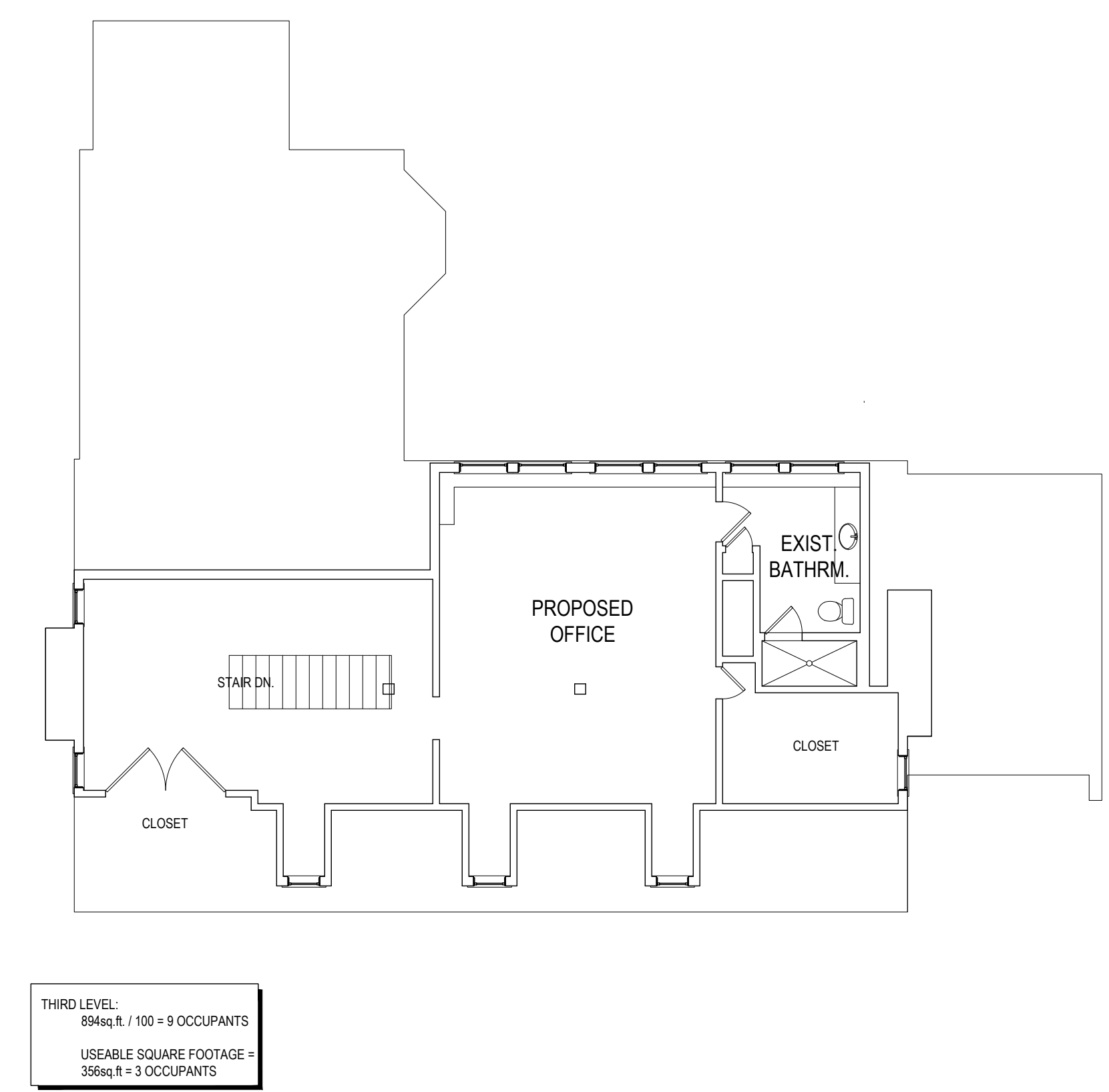
PROJECT NUMBER  
20.06

SHEET NAME  
ALPACA SHED PLAN,  
ELEVATIONS, AND SECTION

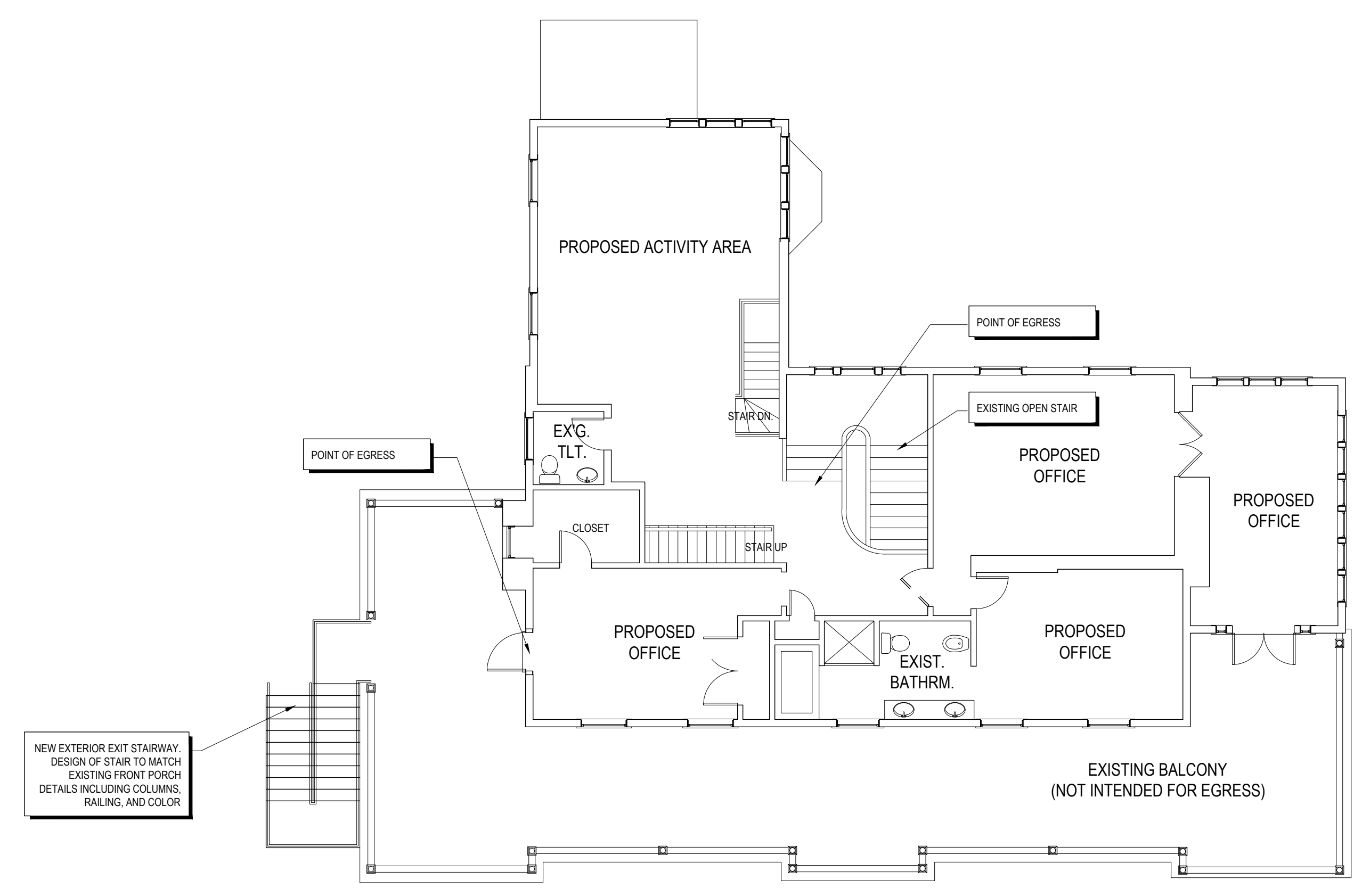
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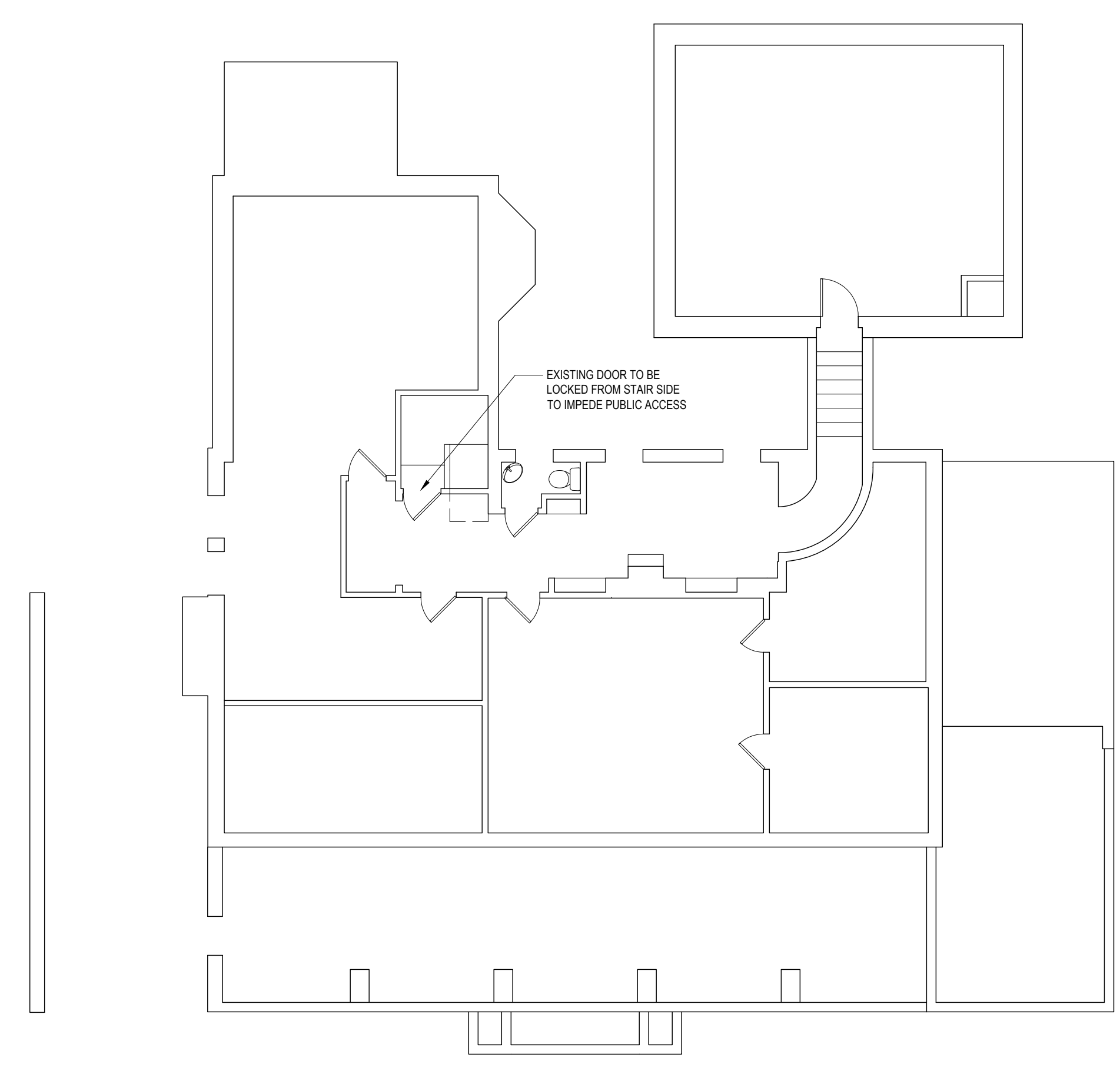
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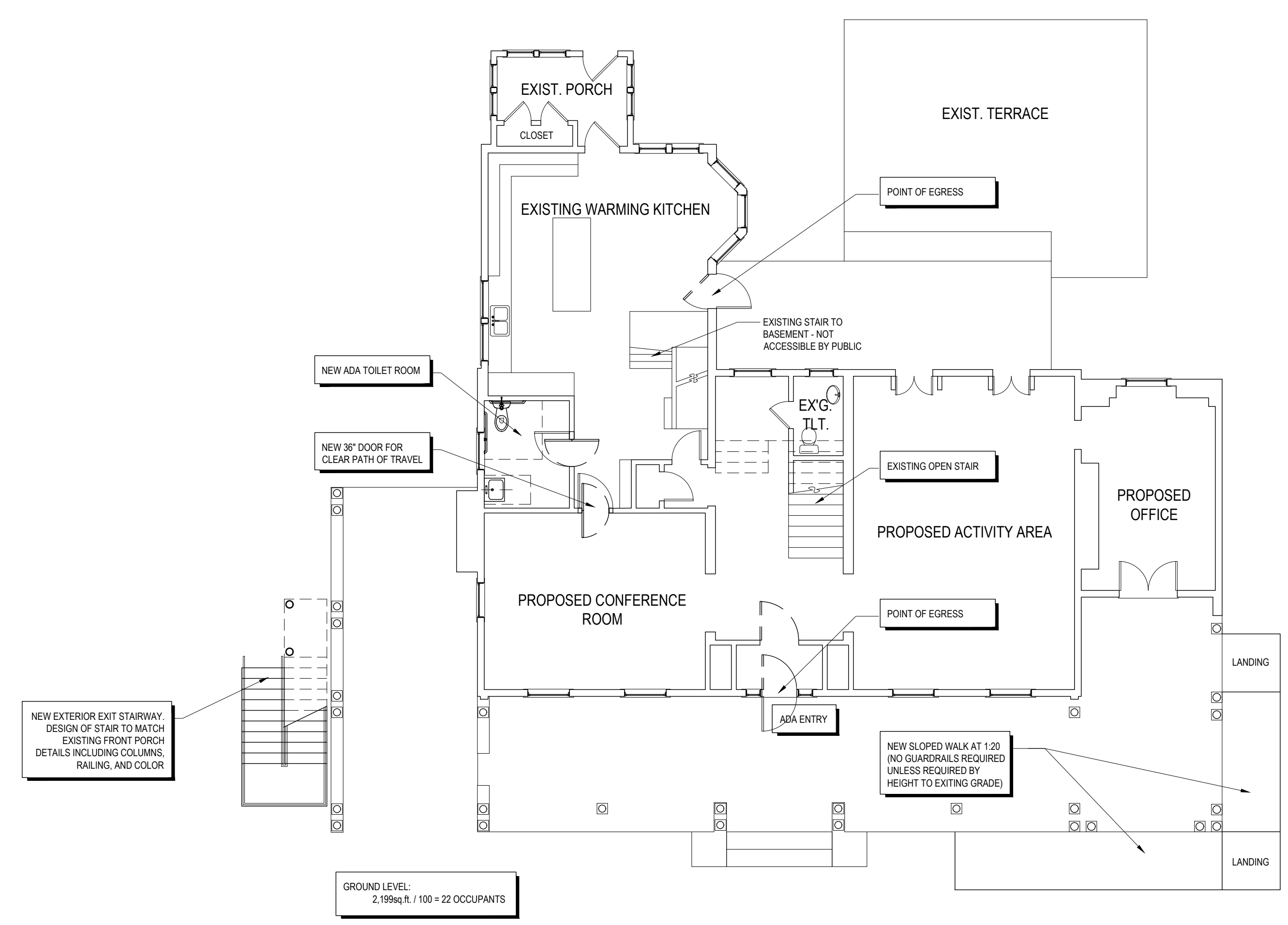
PLAN NORTH  
4  
AS102  
1/8" = 1'-0"  
THIRD LEVEL FLOOR PLAN



PLAN NORTH  
3  
AS102  
1/8" = 1'-0"  
SECOND LEVEL FLOOR PLAN



PLAN NORTH  
2  
AS102  
1/8" = 1'-0"  
BASEMENT LEVEL FLOOR PLAN



PLAN NORTH  
1  
AS102  
1/8" = 1'-0"  
GROUND LEVEL FLOOR PLAN



PROJECT  
NEW LOCATION FOR:  
LIVING AND LEARNING  
CENTER

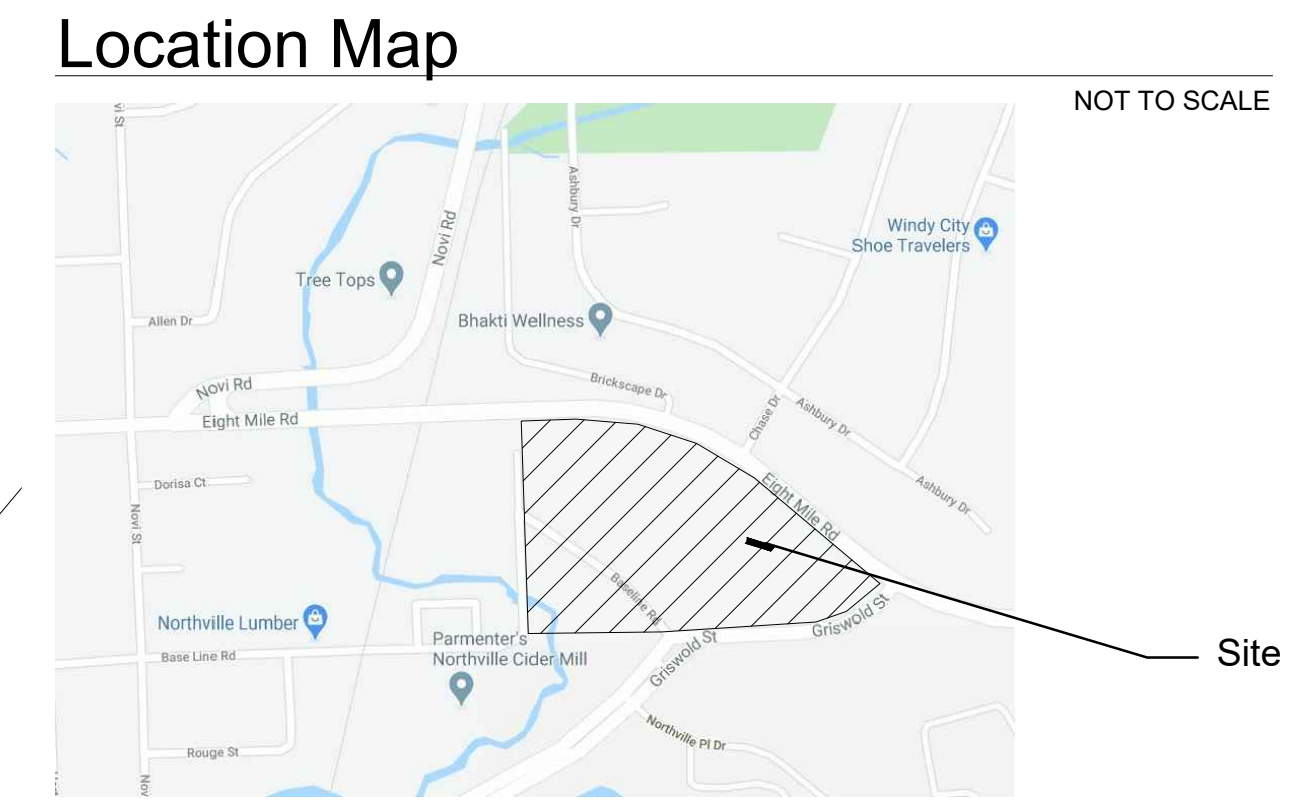
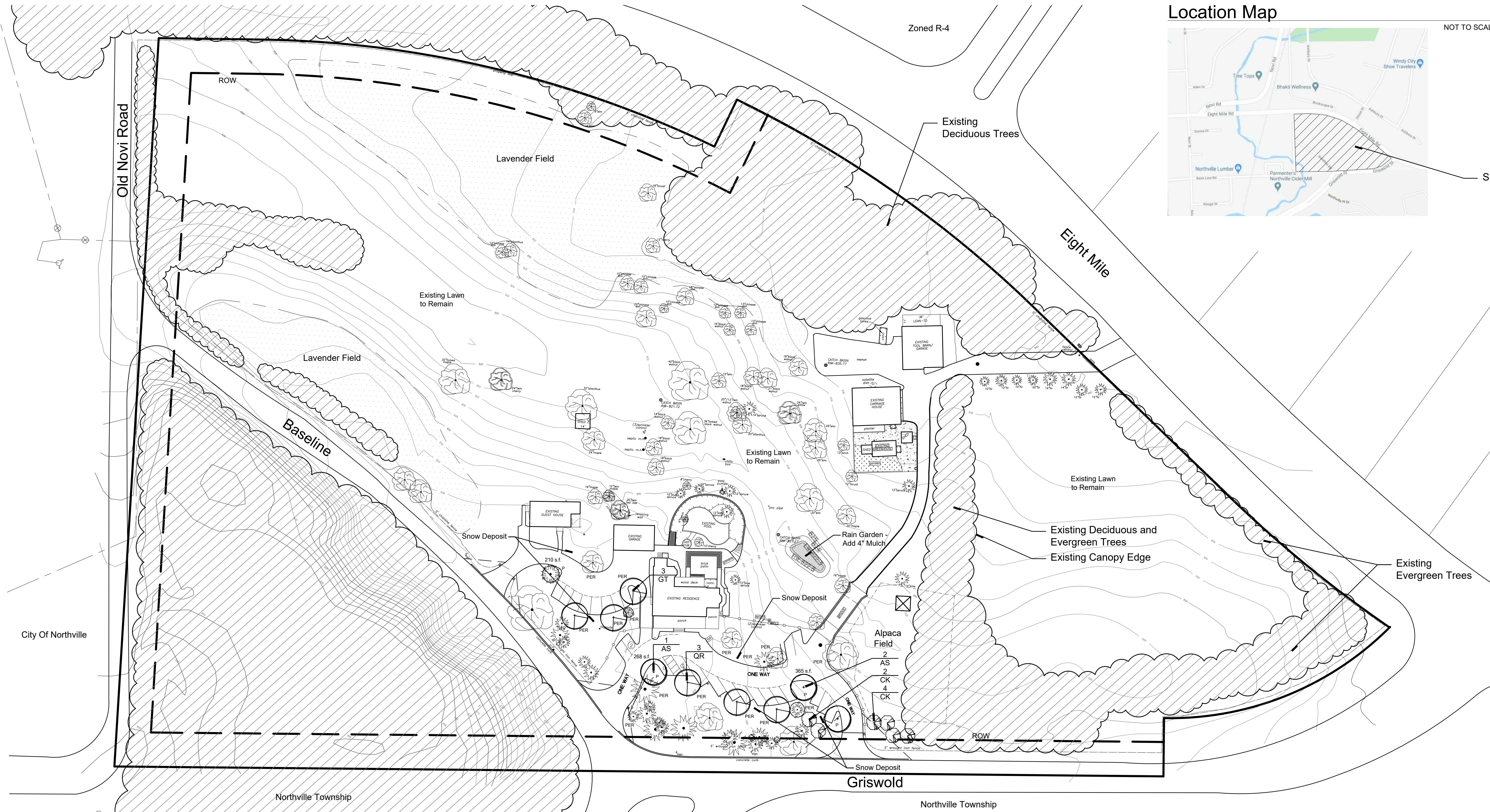
PROJECT ADDRESS  
801 Griswold Street  
Novi, Michigan

PROJECT NUMBER  
20.06

SHEET NAME  
ALPACA SHED PLAN,  
ELEVATIONS, AND SECTION

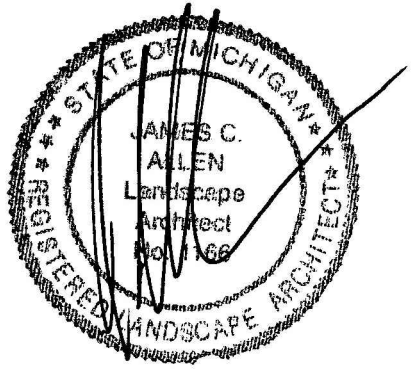
SHEET NUMBER  
AS102

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**ALLEN DESIGN**  
 LAND PLANNING / LANDSCAPE ARCHITECTURE  
 557 CARPENTER • NORTHVILLE, MI 48167  
 248.467.4668 • Fax 248.349.0559  
 Email: jca@wideopenwest.com

Seal: \_\_\_\_\_



Title:  
**Landscape Plan**

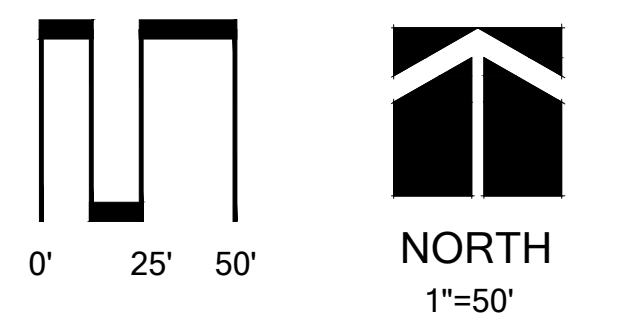
Project:  
**Living and Learning  
 Novi, Michigan**

Prepared for:  
 Living and Learning Enrichment Center  
 315 Griswold  
 Northville, Michigan 48167  
 248.308.3592

Revision: \_\_\_\_\_ Issued: \_\_\_\_\_  
 Submission \_\_\_\_\_ July 10, 2020

Job Number:  
 20-038

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
 jca jca



Sheet No. \_\_\_\_\_

**Landscape Summary**

Existing Zoning	RA
Parking Lot Landscaping	
Vehicular Use Area	16,292 s.f.
Landscape Area Required	815 s.f.
16,292 s.f. x 5% = 815 s.f.	
Landscape Area Shown	843 s.f.
Canopy Trees Required	4 Trees (815 / 200)
Canopy Trees Shown	4 Trees (1 Existing)
Parking Lot Perimeter	
Perimeter	528 l.f.
Trees Required	15 Trees (528 l.f. / 35')
Trees Shown	15 Trees (9 Existing)
Building Foundation Landscaping	
Perimeter of Buildings	838 l.f.
Landscape Area Required	6,704 s.f. (838 l.f. x 8')
Landscape Area Shown	No New Landscaping is Proposed
Greenbelt Plantings	
Street Frontage	2,781 l.f. (2,881' - 100' drive openings)
Trees Required	70 Trees (2,781 l.f. / 40')
Trees Shown	102 Trees (102 Existing)
Sub-Canopy Trees Required	111 Trees (2,781 l.f. / 25')
Sub-Canopy Trees Shown	6 Trees
Street Lawn	
Street Frontage	2,781 l.f. (2,881' - 100' drive openings)
Trees Required	79 Trees (2,781 l.f. / 35')
Trees Shown	81 Trees (81 Existing)

- Notes:
- Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.
  - Trees Shall not be Planted within 4' of Property Lines.
  - No Utility Boxes Exist or Planned.
  - No Phragmites are Present on this Site.
  - No Overhead Power Lines are Present.

- Waivers Proposed:
- Sec. 5.5.3.D.ii.a. - Building Foundation Landscaping. The Applicant Seeks to Keep the Existing Building Landscaping in its Current Condition. The Ordinance Requirement is Intended for a Commercial Use. The Proposed Use is Located in an Historical Residential Compound and the Intent is to Maintain its Current Appearance.
  - Sec. 5.5.3.B.ii.f. - Right of Way Landscape Screening - Greenbelt. The Entire Frontage is Currently Vegetated so the Spirit and Intent of this Requirement is Met. Adding Additional Plantings will also Alter the Building's Setting. Please See Sheet L-4.
  - Sec. 5.5.3.B.ii.f. - Right of Way Landscape Screening - Street Trees. Existing Vegetation Meets the Requirement. Please see Sheet L-4.

**Plant List**

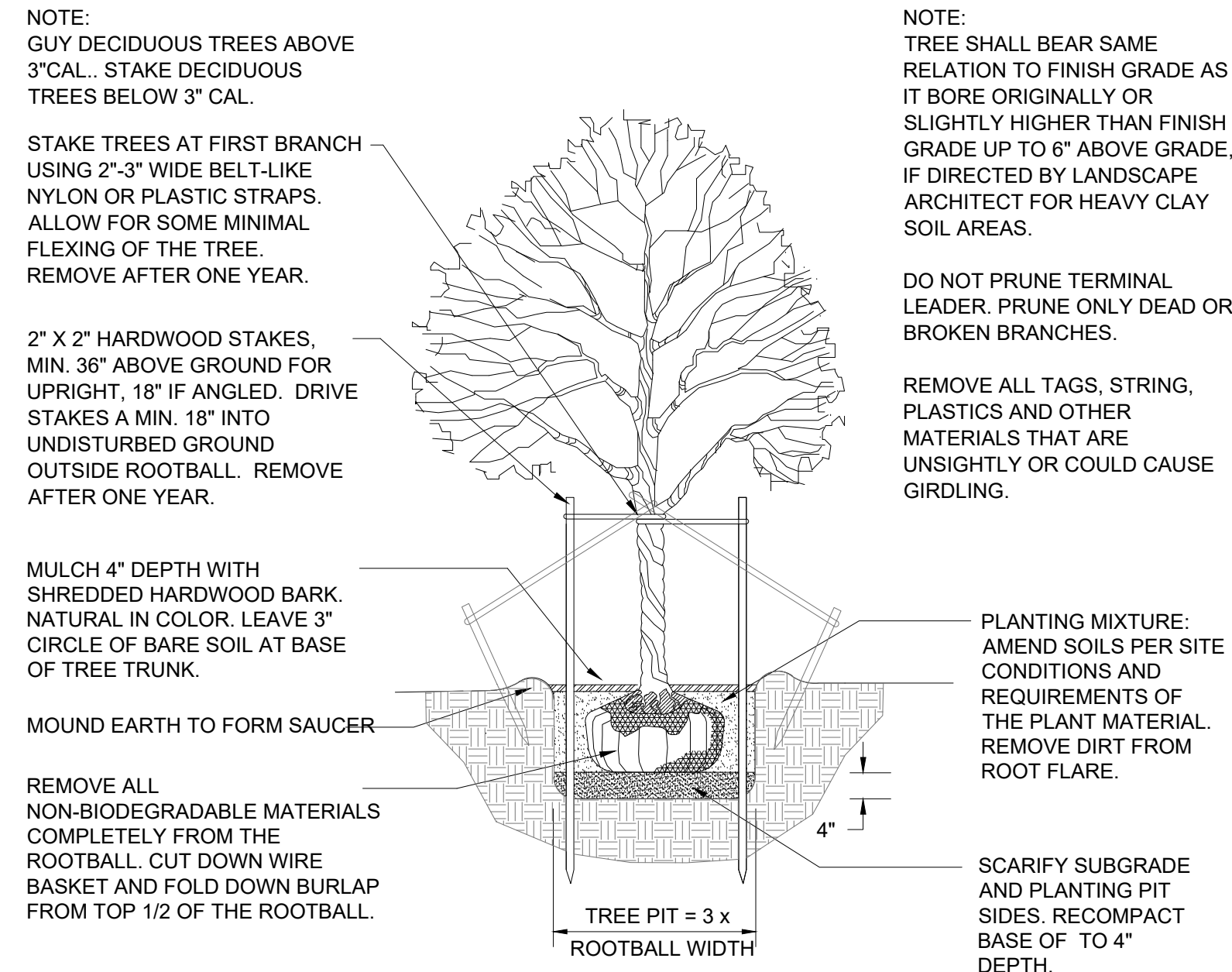
sym	qty	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
AS	3	Acer saccharum 'Green Mountain'	Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00	20%	20%	1	1
GT	3	Gleditsia triacanthos var. Inermis	Thornless Honeylocust	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00	20%	20%	1	1
QR	3	Quercus rubra	Red Oak	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00	20%	20%	1	1
Greenbelt													
CK	6	Cornus kousa	Kousa Dogwood	2.5"	as shown	B&B		\$ 250.00	\$ 1,500.00	40%	40%	1	1
	15										Total	4	4
											% Native	100%	
									\$ 2,000.00				
								\$35	\$ 770.00				
								\$3.00	\$ 633.00				
									<b>\$ 8,503.00</b>				

**Rain Garden Plantings**

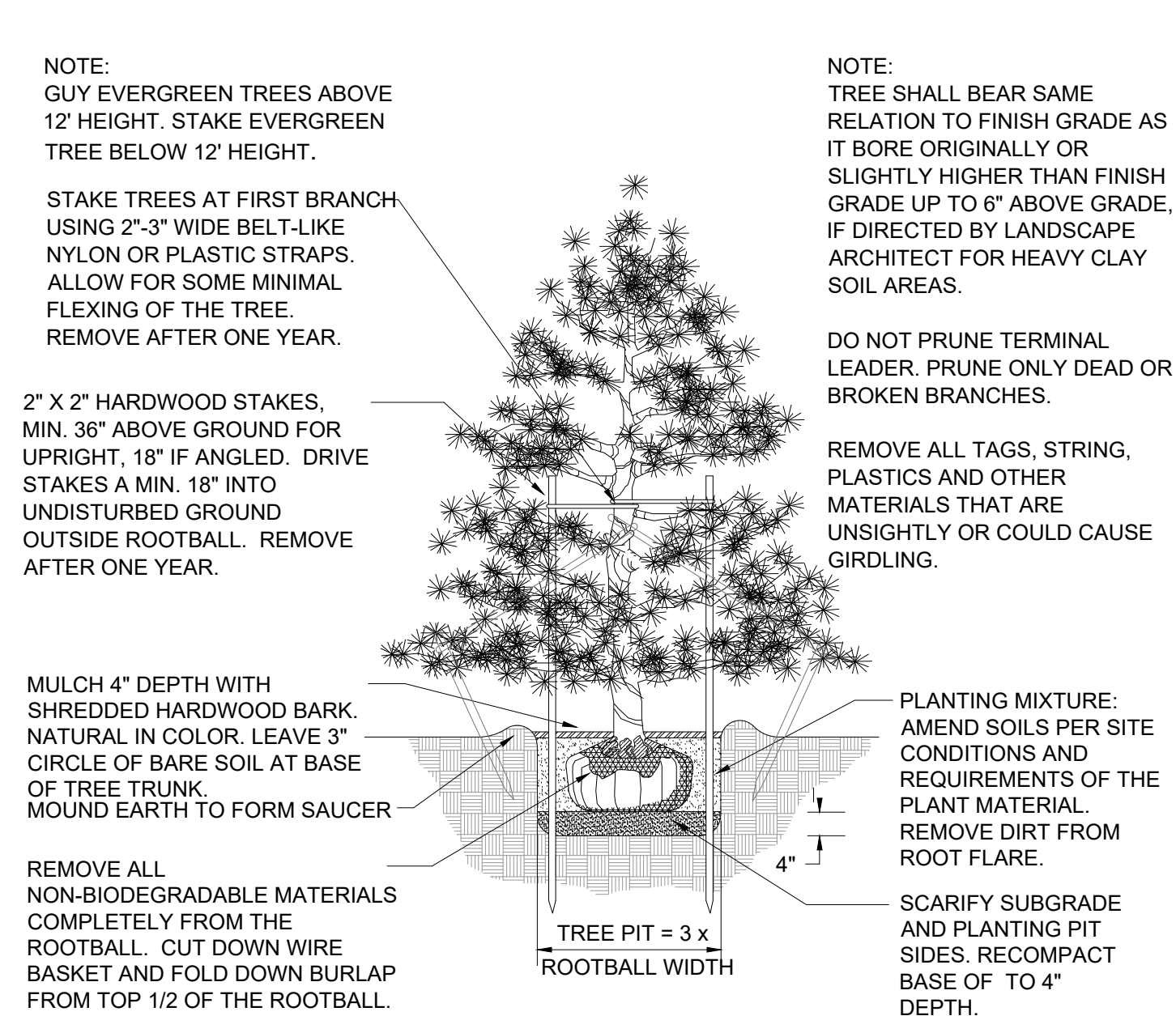
qty	botanical name	common name	spacing	Container
17	Asclepias incarnata	Red Milkweed	24" o.c.	#1
17	Aster novae-angliae	New England Aster	24" o.c.	#1
17	Eupatorium perfoliatum	Boneset	24" o.c.	#1
17	Liatris pycnostachya	Prairie Blazingstar	24" o.c.	#1
17	Lobelia siphilitica	Great Blue Lobelia	24" o.c.	#1
17	Rudbeckia hirta	Black-eyed Susan	24" o.c.	#1
17	Vernonia fasciculata	Ironweed	24" o.c.	#1

494 s.f. of Rain Garden Area

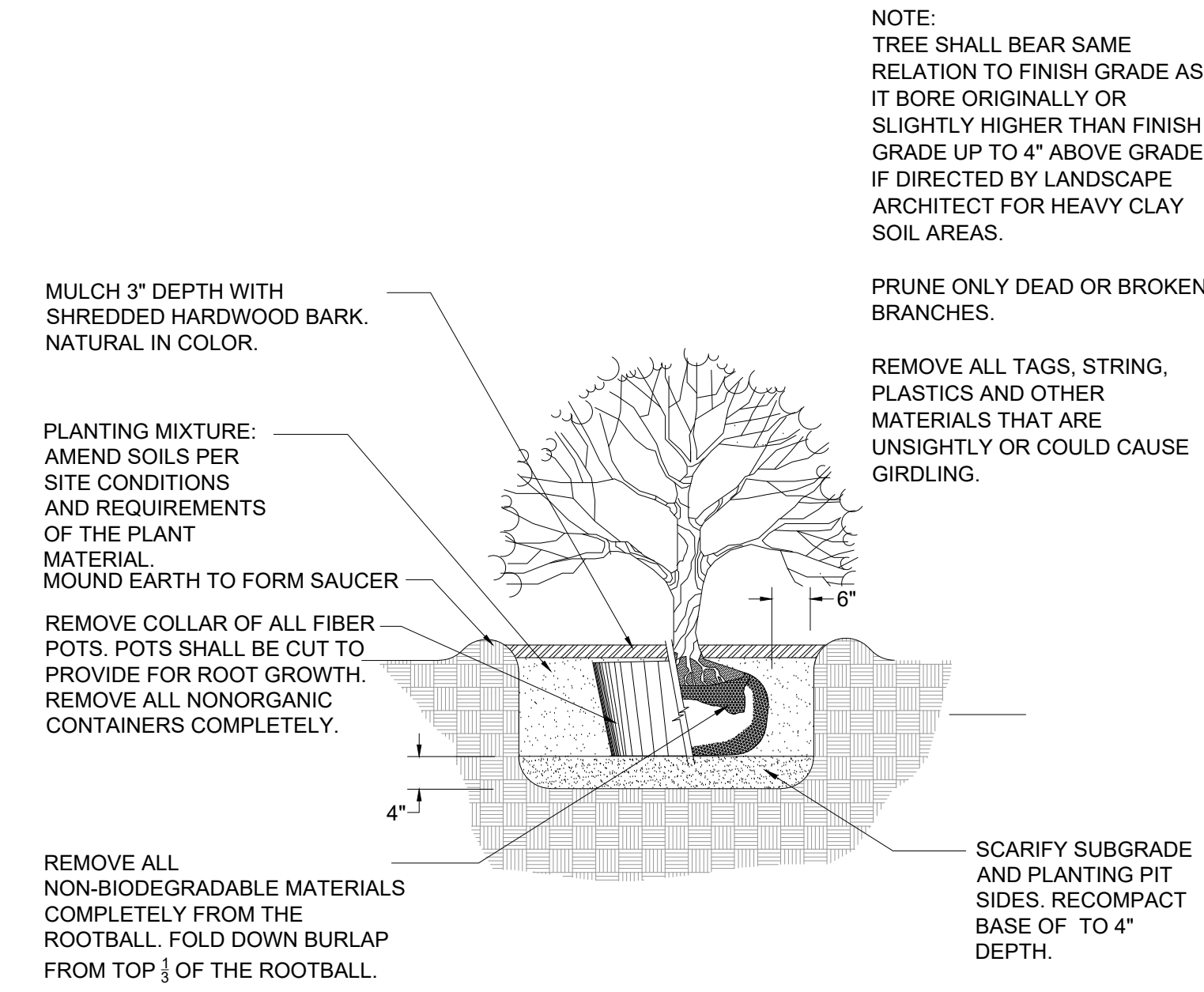




**DECIDUOUS TREE PLANTING DETAIL**



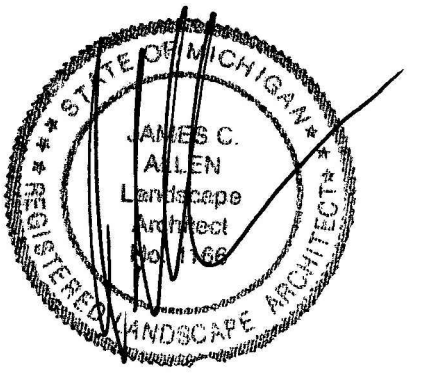
**EVERGREEN TREE PLANTING DETAIL**



**SHRUB PLANTING DETAIL**

NOT TO SCALE

Seal:



Title:

**Landscape Details**

Project:

Living and Learning  
 Novi, Michigan

Prepared for:

Living and Learning Enrichment Center  
 315 Griswold  
 Northville, Michigan 48167  
 248-308.3592

Revision:

Issued:

Submission

July 10, 2020

Job Number:

20-038

Drawn By:

jca

Checked By:

jca

Sheet No.

**LANDSCAPE NOTES**

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The City of Novi's Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- All landscape areas shall be provided with an underground automatic sprinkler system.
- Sod shall be two year old "Baron/Cheriadelpi" Kentucky Blue Grass grown in a sod nursery on loam soil.

**CITY OF NOVI NOTES**

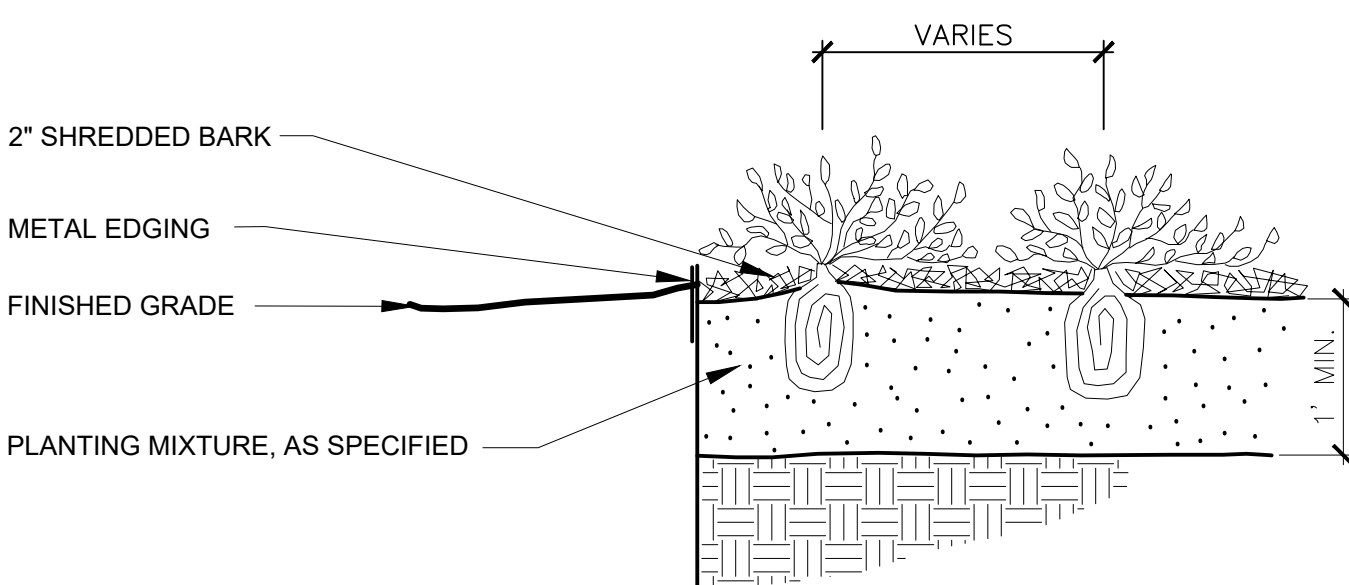
- All landscape islands shall be backfilled with a sand mixture to facilitate drainage.
- All proposed landscape islands shall be curbed.
- All landscape areas shall be irrigated.
- Overhead utility lines and poles to be relocated as directed by utility company of record.
- Evergreen and canopy trees shall be planted a minimum of 10' from a fire hydrant, and manhole, 15' from overhead wires.
- All plant material shall be guaranteed for two (2) years after City Approval and shall be installed and maintained according to City of Novi standards. Replace Failing Material within 3 Months of Discovering the Need for Replacement. One cultivation per month shall occur in July-August.
- All proposed street trees shall be planted a minimum of 4' from both the back of curb and proposed walks.
- All tree and shrub planting beds shall be mulched with shredded hardwood bark, spread to minimum depth of 4". All lawn area trees shall have a 4' diameter circle of shredded hardwood mulch 3' away from trunk. All perennial, annual and ground cover beds shall receive 2" of dark colored bark mulch as indicated on the plant list. Mulch is to be free from debris and foreign material, and shall contain no pieces of inconsistent size.
- All Substitutions or Deviations from the Landscape Plan Must be Approved in Writing by the City of Novi Prior to their Installation.

NOTES:  
 THE APPROXIMATE DATE OF INSTALLATION FOR THE PROPOSED LANDSCAPE WILL BE FALL OR SPRING OF 2020 or 2021.

THE SITE WILL BE MAINTAINED BY THE DEVELOPER IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE CITY OF NOVI ZONING ORDINANCE. THIS INCLUDES WEEDING AND WATERING AS REQUIRED BY NORMAL MAINTENANCE PRACTICES.

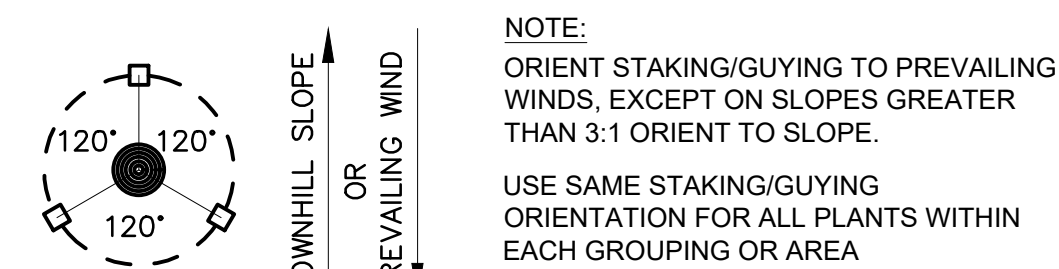
DEVELOPER SHALL BE RESPONSIBLE FOR REPLACING ANY TREES WITHIN UTILITY EASEMENTS THAT ARE DAMAGED THROUGH NORMAL MAINTENANCE OR REPAIRS.

PLANT MATERIALS SHALL BE GUARANTEED FOR 2 YEARS AND SHALL BE MAINTAINED IN ACCORDANCE WITH CITY ORDINANCES. WARRANTY PERIOD BEGINS AT THE TIME OF CITY APPROVAL. WATERING AS NECESSARY SHALL OCCUR DURING THIS WARRANTY PERIOD.

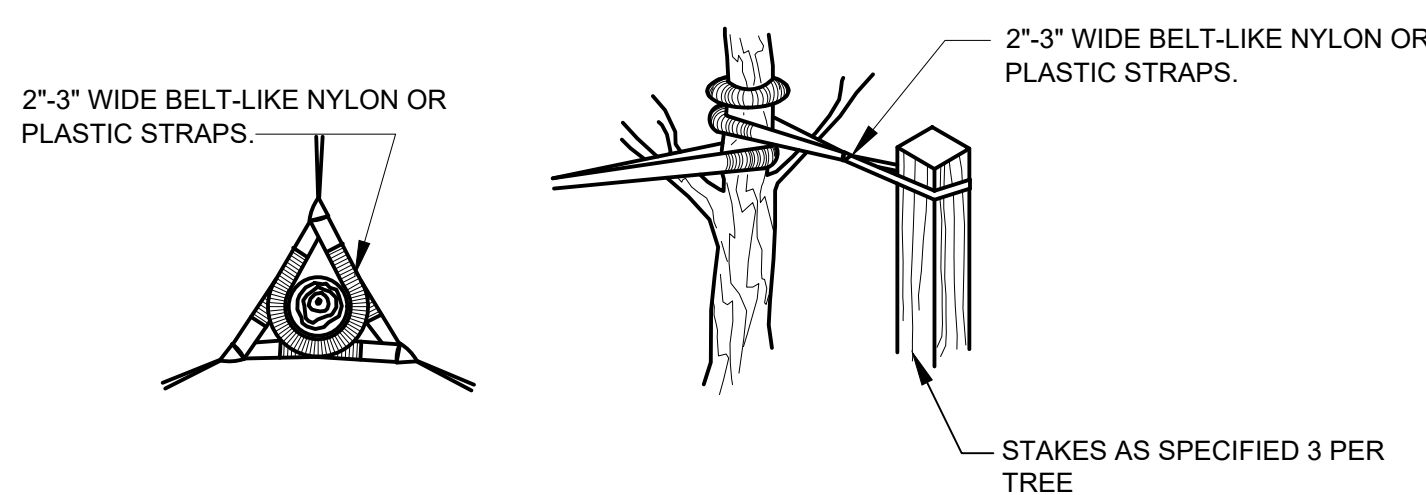


**PERENNIAL PLANTING DETAIL**

Not to scale



STAKING/GUYING LOCATION



GUYING DETAIL

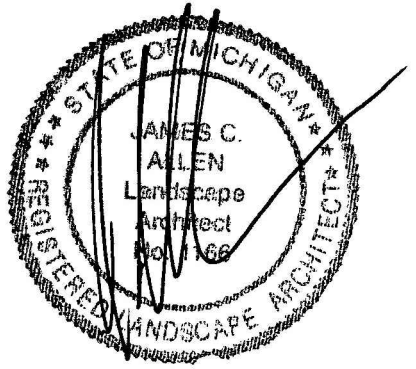
STAKING DETAIL

**TREE STAKING DETAIL**

Not to scale



Seal:

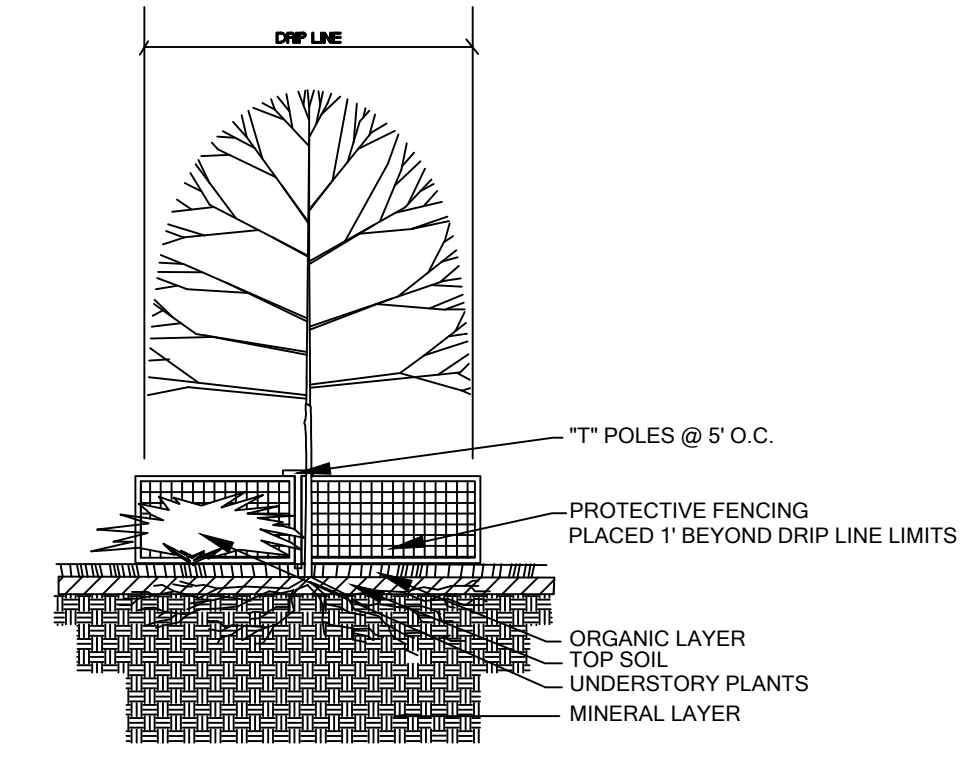
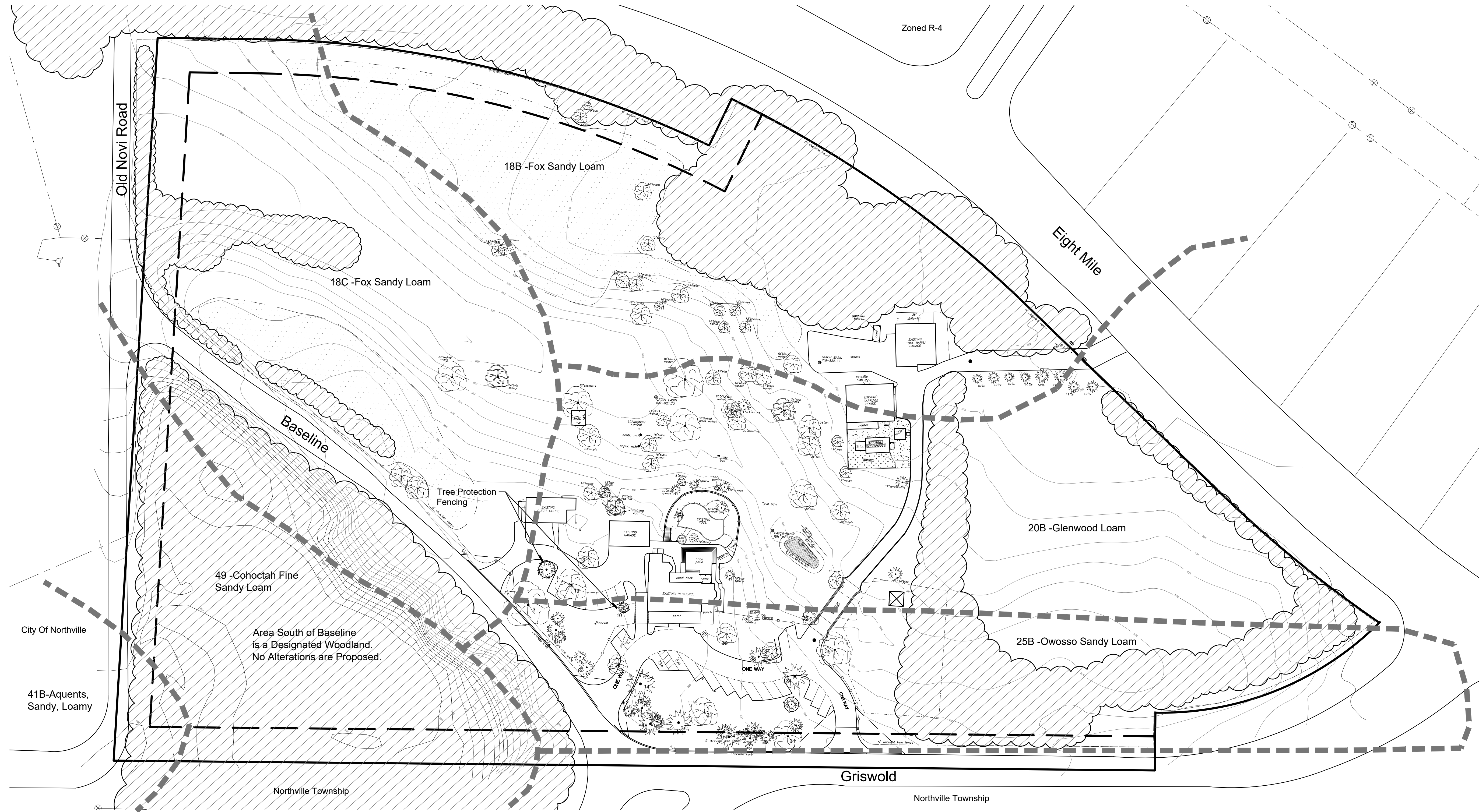


Title:  
**Woodland Plan**

Project:  
 Living and Learning  
 Novi, Michigan

Prepared for:  
 Living and Learning Enrichment Center  
 315 Griswold  
 Northville, MI 48167  
 248.305.3592

Revision: Issued:  
 Submission July 10, 2020



1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. 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 Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
  - a. No Solvents or Chemicals Within Protected Areas.
  - b. No Building Materials or Construction Equipment Within Protected Areas.
  - c. No Grade Changes, Including Fill, Within Protected Areas.
  - d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
  - e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
7. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

**TREE PROTECTION DETAIL**  
 NO SCALE

**Tree List**

TREE NO.	DIAMETER	COMMON NAME	BOTANICAL NAME	CONDITION	STATUS	Required Replacement
1	24	Sugar Maple	Acer saccharum	Good	Save	
2	24	Sugar Maple	Acer saccharum	Good	Save	
3	45	White Oak	Quercus alba	90% Dead	Save	
4	14	White Pine	Pinus strobus	Good	Save	
5	18	White Pine	Pinus strobus	Good	Save	
6	13	White Pine	Pinus strobus	Good	Save	
7	12	Austrian Pine	Pinus nigra	Good	Save	
8	15	Austrian Pine	Pinus nigra	Good	Save	
9	20	Norway Maple	Acer platanoides	Good	Remove	0
10	9	Crabapple	Malus spp	Good	Save	
11	32	American Elm	Ulmus americana	Good	Remove	0
12	18	Norway Spruce	Picea abies	Good	Save	
13	24	Norway Spruce	Picea abies	Good	Save	
14	28	Norway Spruce	Picea abies	Good	Save	
15	11	White Pine	Pinus strobus	Good	Save	
16	18	Norway Spruce	Picea abies	Good	Save	
17	12	Norway Spruce	Picea abies	Good	Save	
18	24	Norway Spruce	Picea abies	Good	Save	
19	11	White Pine	Pinus strobus	Good	Save	
20	14	Norway Spruce	Picea abies	Good	Save	
21	24	Norway Spruce	Picea abies	Good	Save	
22	28	Norway Maple	Acer platanoides	Good	Save	
23	15	Norway Spruce	Picea abies	Good	Save	
24	26	Norway Spruce	Picea abies	Good	Save	
25	7	Norway Spruce	Picea abies	Good	Save	
26	19	Norway Spruce	Picea abies	Good	Save	
27	13	Norway Spruce	Picea abies	Good	Save	
28	7	Norway Spruce	Picea abies	Good	Save	
29	13	Norway Spruce	Picea abies	Good	Save	
30	7	Norway Spruce	Picea abies	Good	Save	
31	30	Shagbark Hickory	Carya ovata	Good	Save	
32	14	Norway Spruce	Picea abies	Good	Save	
33	11	White Pine	Pinus strobus	Good	Save	
34	26	Norway Spruce	Picea abies	Good	Remove	0
35	36	Norway Maple	Acer platanoides	Good	Save	
36	16	Norway Maple	Acer platanoides	Good	Save	
37	22	Norway Maple	Acer platanoides	Fair	Save	
38	20	European Larch	Larix decidua	Good	Save	
39	22	Norway Maple	Acer platanoides	Fair	Save	
Required Replacement Trees						0

**Woodland Summary**

Numbered Trees Near Construction	39 Trees
Less Non - Regulated Trees:	
Non-Regulated Trees	38 Trees
Net Regulated Trees	1 Regulated Tree
Regulated Trees Removed	0 Trees

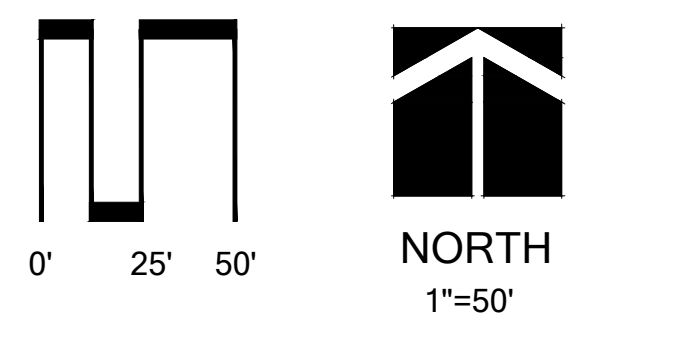
Key  
 x Removed Tree

**Remarks Key:**

Save      Regulated tree to be saved  
 Remove    Non-Regulated Tree to be Removed

Job Number:  
 20-038

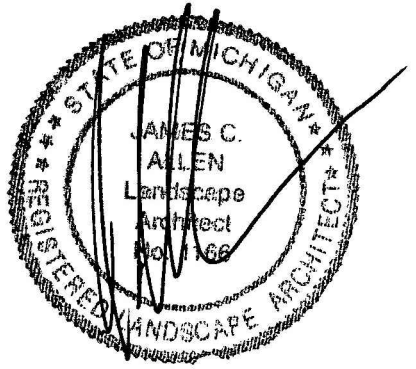
Drawn By: Checked By:  
 jca jca



Sheet No.



Seal: \_\_\_\_\_



Title:  
**Landscape Plan**

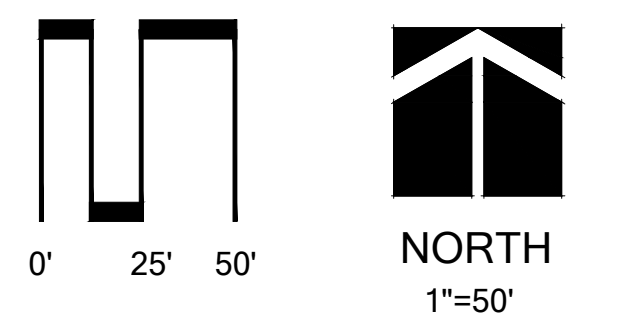
Project:  
**Living and Learning  
 Novi, Michigan**

Prepared for:  
 Living and Learning Enrichment Center  
 315 Griswold  
 Northville, Michigan 48167  
 248.308.3592

Revision: \_\_\_\_\_ Issued: \_\_\_\_\_  
 Submission July 10, 2020

Job Number:  
 20-038

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_  
 jca jca



Sheet No. \_\_\_\_\_

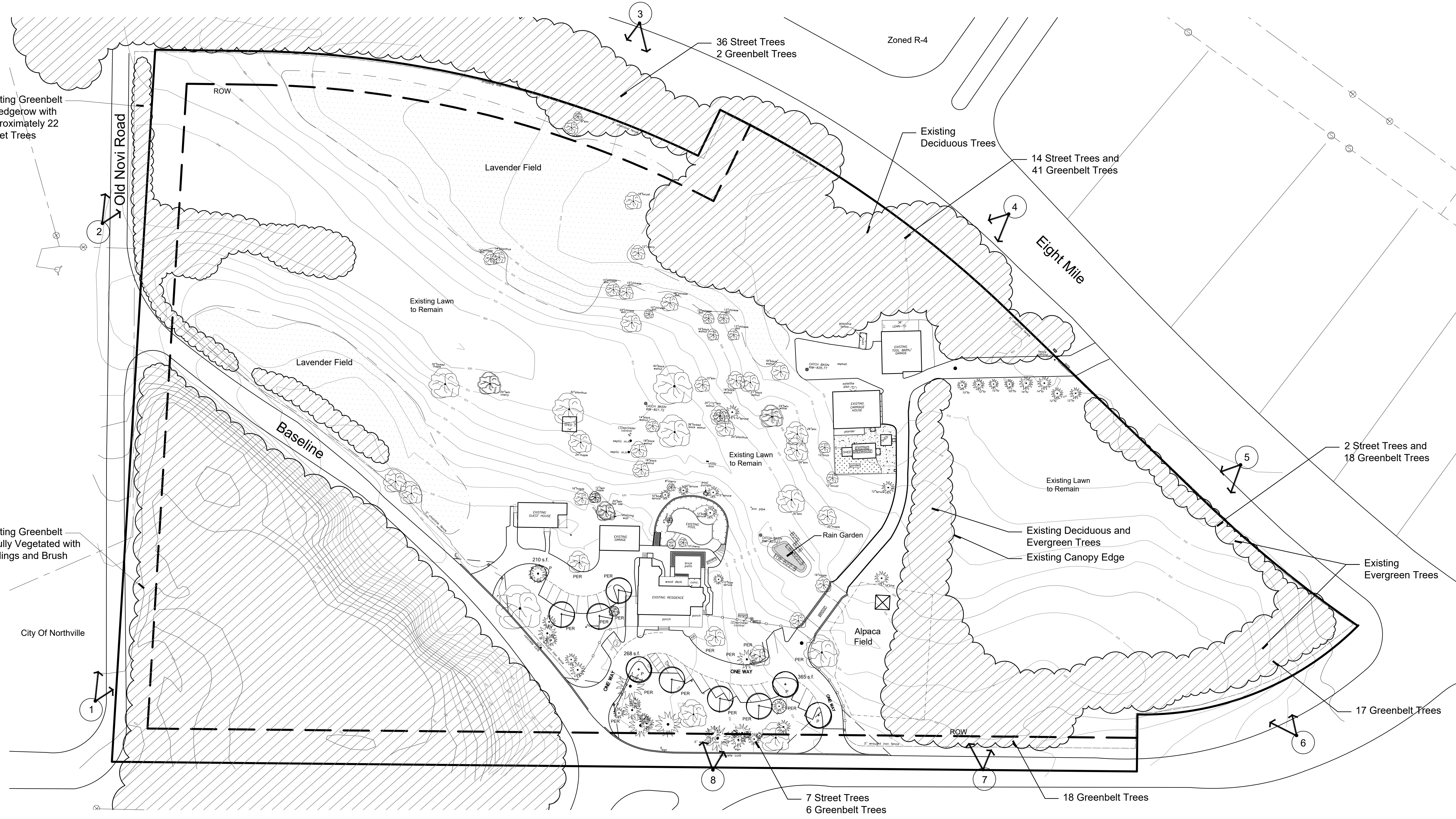


Photo 1

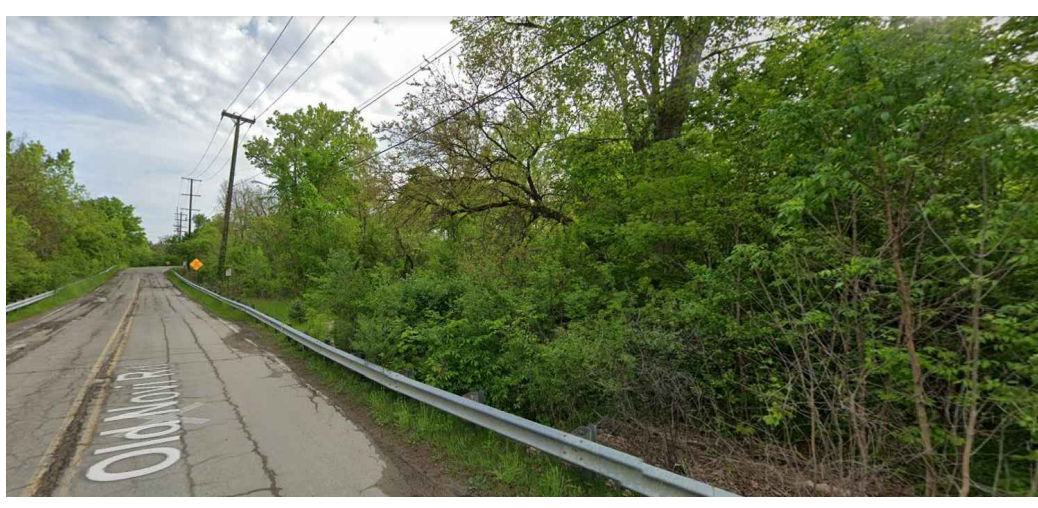


Photo 3



Photo 5



Photo 7

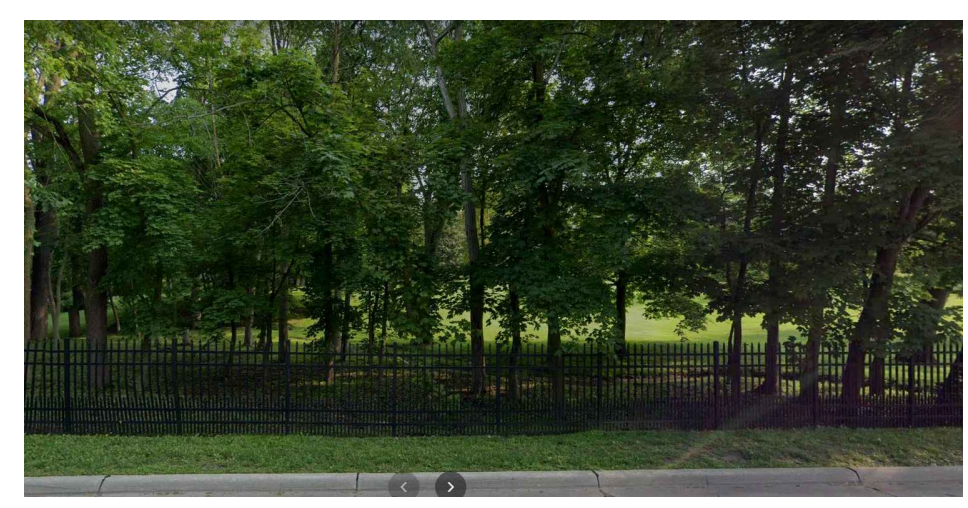


Photo 2

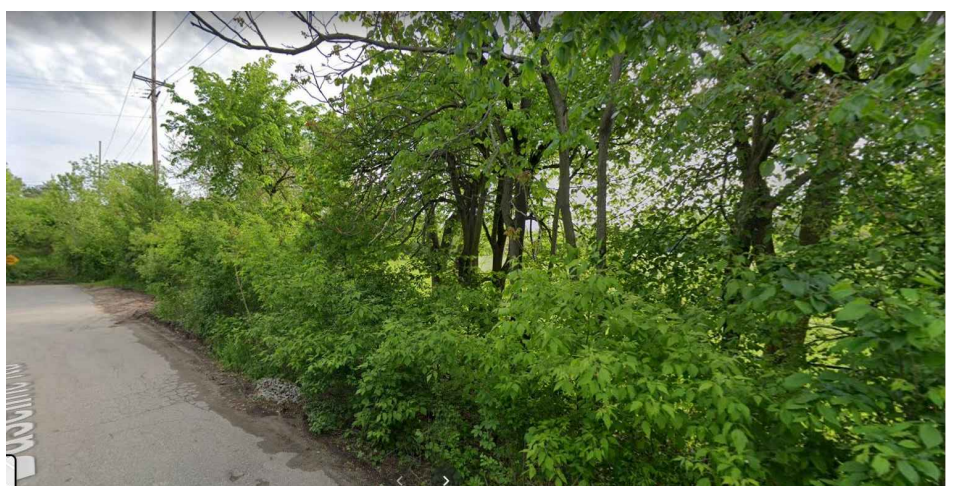


Photo 4



Photo 6

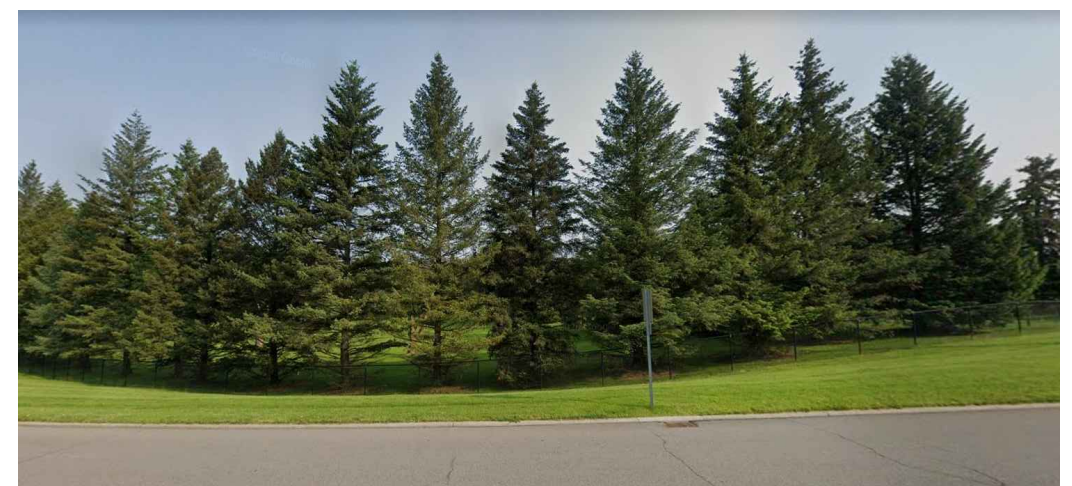


Photo 8

