



City of Novi



Fire Station No. 3

22700 Venture Dr,
Novi, MI 48375

09-22-2026 Final Site Plan Application

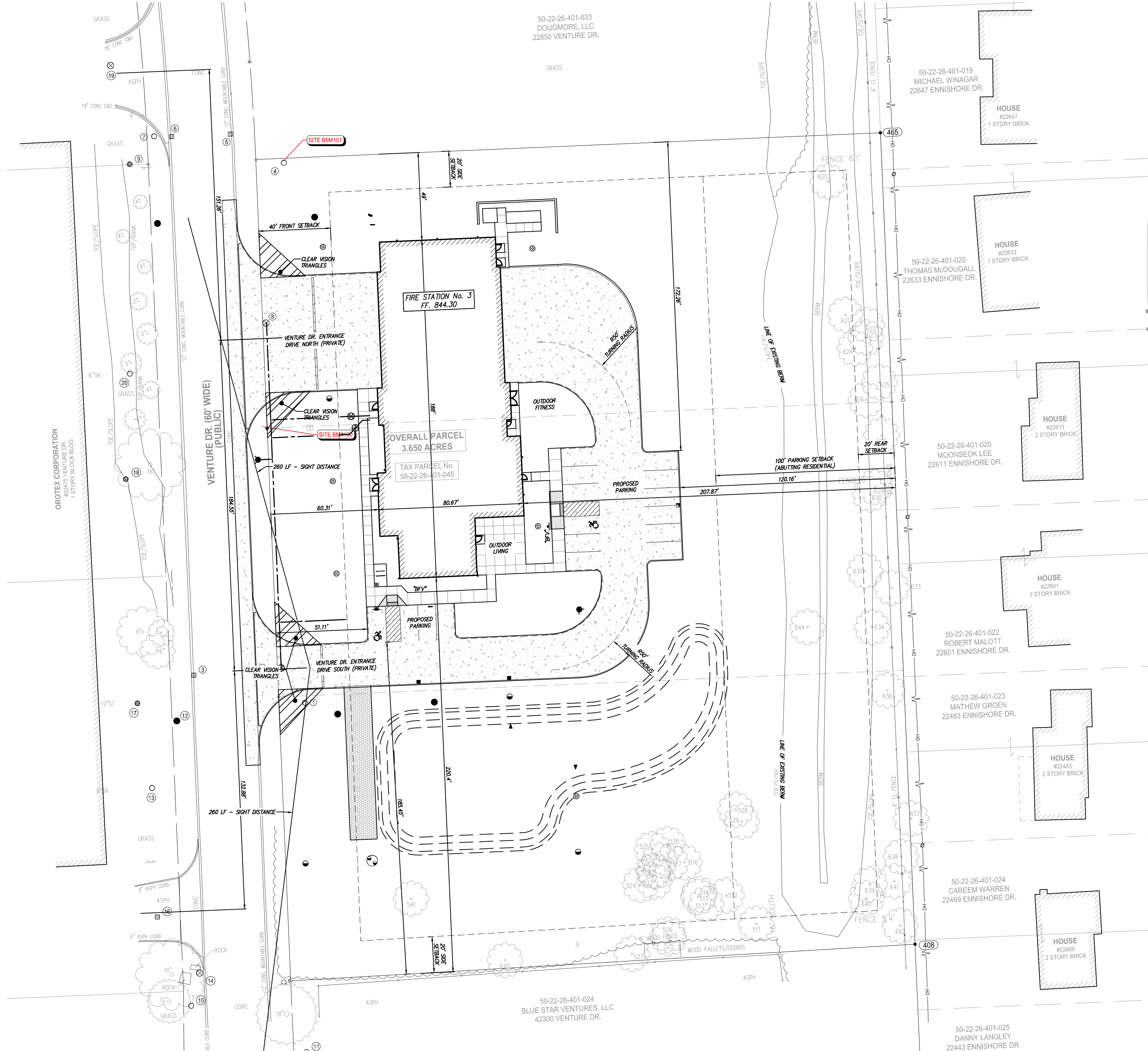
HED

2025-CO308-001

BRWARCHITECTS

3535 TRAVIS STREET
SUITE 250
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

**SPALDING
DeDECKER**
Engineers | Planners | Surveyors
Landscape Architects



LEGEND

--- PROPOSED WATERMAIN	● PROPOSED SAN MANHOLE (SAN)
--- PROPOSED SANITARY	● PROPOSED STORM MANHOLE (SM)
--- PROPOSED STORM SEWER	■ PROPOSED CATCH BASIN (CB)
--- PROPOSED GAS MAIN	▲ PROPOSED INLET (NL)
--- PROPOSED ELECTRIC	▶ PROPOSED END SECTION (ES)
● PROPOSED HYDRANT	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEDDING COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
⊗ PROPOSED GATE VALVE & WELL (GVW)	⊕ UTILITY CROSSING (SEE DATA TABLE)
⊗ PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVM)	CB --- STRUCT. TYPE 2 --- STRUCT. NO.
	20 --- SANITARY SEWER STRUCTURE
	10 --- WATERMAIN STRUCTURE XXX --- STRUCT. TYPE

STANDARD BITUMINOUS PAVEMENT	HEAVY-DUTY BITUMINOUS PAVEMENT
DEEP-STRENGTH BITUMINOUS PAVEMENT	CONCRETE PAVEMENT
CONCRETE SIDEWALK	MILL PAVEMENT

SITE DATA

CURRENT ZONING: I-1, LIGHT INDUSTRIAL
SITE AREA: 3.650 ACRES
BUILDING HEIGHT: 32'-1"

BUILDING & SETBACKS REQUIREMENTS	
FRONT	REQUIRED 40'
N. SIDE	20'
S. SIDE	20'
REAR	100'
PARKING SETBACKS	40'

PARKING PROVIDED: SURFACE PARKING: 16 SPACES, INCLUDING 2 BARRIER FREE.
MAXIMUM X LOT COVERAGE: BUILDINGS: 12,678 S.F. SITE AREA: 159,005 S.F. NET 12,678 S.F./159,005 S.F. = 7.97%

BUILDING AMENITIES: OUTDOOR FITNESS, OUTDOOR LIVING
BUILDING INFORMATION: REFER TO ARCHITECTURAL FLOOR PLAN AND ELEVATIONS FOR BUILDING DETAILS.

SITE NOTES

1. NO DUMPSTER ENCLOSURE IS PROVIDED. TRASH IS PROPOSED TO BE HANDLED VIA RESIDENTIAL TRASH BINS.

PROPOSED EASEMENT

• A 20 FT WATERMAIN EASEMENT ANTICIPATED FOR FIRE HYDRANT CONNECTION.

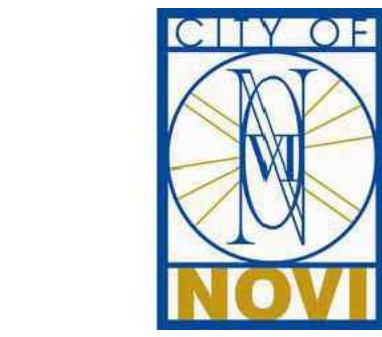
PROPOSED SIGN LEGEND

2 EA. - "BFV" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-BP)
ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.T.C.D. AND THE MDOT TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

NRCS SOILS LEGEND

1B6 - FOX SANDY LOAM, TLL PLAIN
54A - WATERTON SANDY LOAM

FINAL SITE PLAN



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45175 Ten Mile Road
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NOT FOR CONSTRUCTION



905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404
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(800) 598-6000



123 West 5th Street
Royal Oak, Michigan
48067 USA

(248) 262-1500

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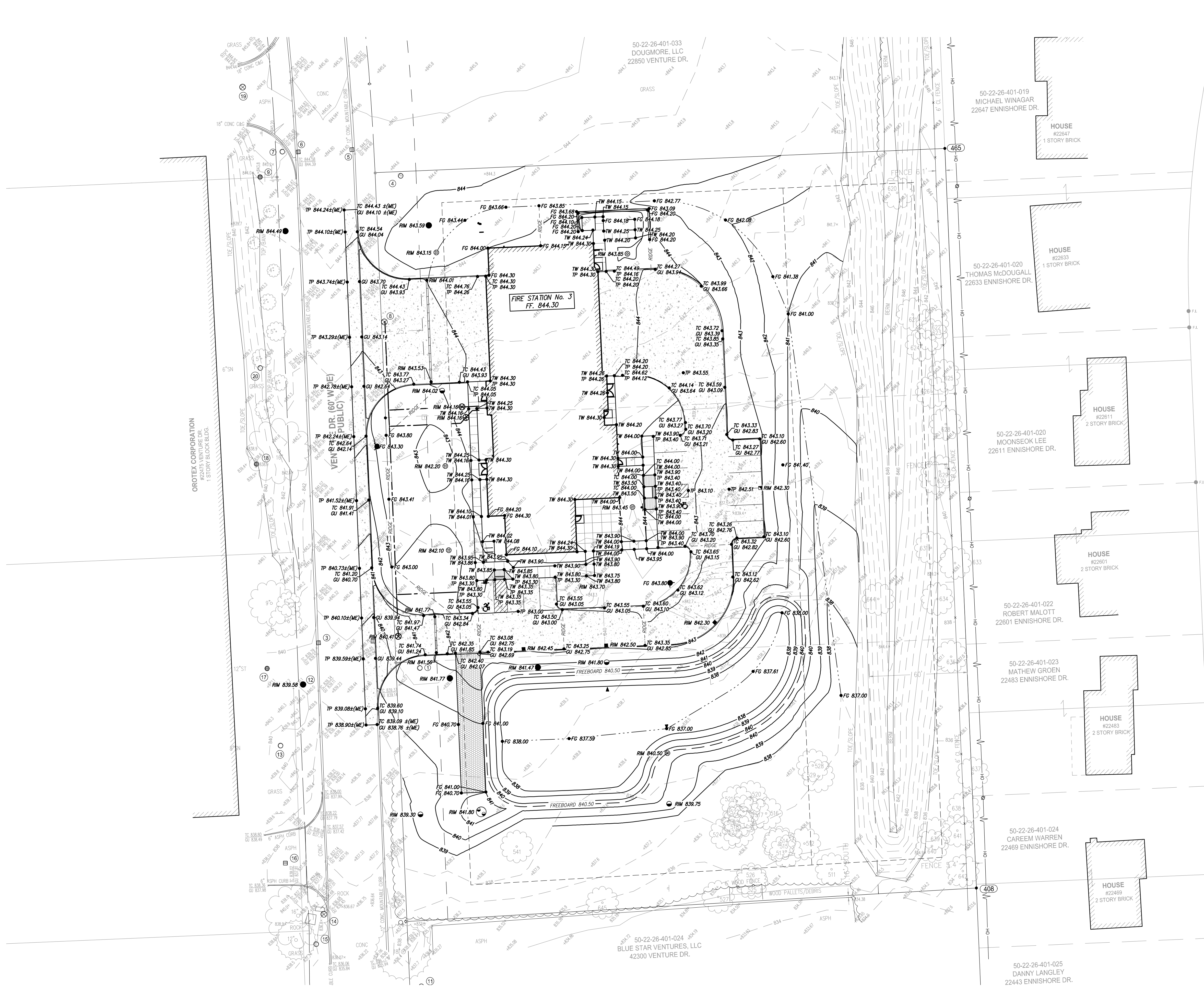
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FINAL SITE PLAN

C6.1



GRAPHIC SCALE

0 20 40 80
(IN FEET)
1 inch = 40 ft.

LEGEND

--- PROPOSED WATERMAIN	● PROPOSED SAN MANHOLE (SAM)
--- PROPOSED SANITARY	○ PROPOSED STORM MANHOLE (MH)
--- PROPOSED STORM SEWER	■ PROPOSED CATCH BASIN (CB)
--- PROPOSED GAS MAIN	▲ PROPOSED INLET (NL)
--- PROPOSED ELECTRIC	▶ PROPOSED END SECTION (ES)
● PROPOSED HYDRANT	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
⊗ PROPOSED GATE VALVE & WELL (GVW)	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
⊙ PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEEHIVE COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
STANDARD BITUMINOUS PAVEMENT	STORM SEWER STRUCTURE
HEAVY-DUTY BITUMINOUS PAVEMENT	CONCRETE PAVEMENT
DEEP-STRENGTH BITUMINOUS PAVEMENT	CONCRETE SIDEWALK
CONCRETE PAVEMENT	MLL PAVEMENT
UTILITY CROSSING (SEE DATA TABLE)	WATERMAIN STRUCTURE
CB --- STRUCT. TYPE	10 --- STRUCT. NO.
Z --- STRUCT. NO.	XXX --- STRUCT. TYPE

GRADING LEGEND

EXISTING ELEVATION	TP 000.00 TOP OF PAVEMENT ELEVATION
TC 000.00 PROPOSED TOP OF CURB ELEVATION	TW 000.00 TOP OF WALK ELEVATION
G 000.00 PROPOSED GUTTER ELEVATION	FG 000.00 FINISH GRADE ELEVATION
1130 EXISTING CONTOURS	T/WALL 000.00 TOP OF WALL ELEVATION
1131 PROPOSED CONTOURS	ME 000.00 MATCH EXISTING ELEVATION
	FLOW ARROW

GRADING NOTES

- CONTRACTOR TO PLACE ALL NEW PAVEMENT TO THE GRADES INDICATED, OR MATCH ORIGINAL GRADES IF NEW GRADES ARE NOT SHOWN. CONTRACTOR SHALL CONFIRM MINIMUM 1% PAVEMENT SLOPES ARE ATTAINED IN ALL AREAS.
- PROPOSED GRADES MAY BE BASED ON AN INTERPOLATION OF DATA SHOWN ON THE TOPOGRAPHIC SURVEY. THIS INTERPOLATED DATA IS APPROXIMATE AND COULD DIFFER SLIGHTLY BASED ON THE ACCURACY OF THE SURVEY. CONTRACTOR SHALL CONFIRM THAT THE PROPOSED GRADES SHOWN ON THIS PLAN WILL NOT CREATE A STANDING WATER CONDITION (I.E. A LOW SPOT OR PAVEMENT SLOPES LESS THAN 1%) OR AN UNSAFE CONDITION WITH SLOPES IN EXCESS OF 5%. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF THEY BELIEVE THAT ONE OF THESE SITUATIONS WILL OCCUR BASED ON THE PROPOSED GRADES.
- ALL PAVEMENT PLACED WITHIN BARRIER FREE PARKING AREAS (STALLS AND ACCESS AREAS) SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, INCLUDING MEASURED DIAGONALLY ACROSS THE AREAS. CONTRACTOR SHALL ADJUST SLOPES AS NECESSARY TO PROVIDE ADA COMPLIANT SLOPES AS WELL AS PROVIDING RE-GRADED TRANSITION SLOPES OUTSIDE OF THE BARRIER FREE PARKING AREAS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF TRANSITION ZONES WILL EXCEED MAXIMUM 5% SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRAVING.
- ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MOOT DETAIL R-28 "SIDEWALK RAMP AND DETECTABLE WARNING DETAILS".
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING STORM WATER RUNOFF DURING CONSTRUCTION OPERATIONS. OF PARTICULAR CONCERN WILL BE THE TIME PERIOD AFTER THE SITE HAS BEEN STRIPPED AND NOT YET RESTORED, BUILT UPON, OR PAVED. CONTRACTOR MUST INSTALL OR CONSTRUCT APPROPRIATE TEMPORARY MEASURES TO PROTECT ADJACENT PROPERTIES.



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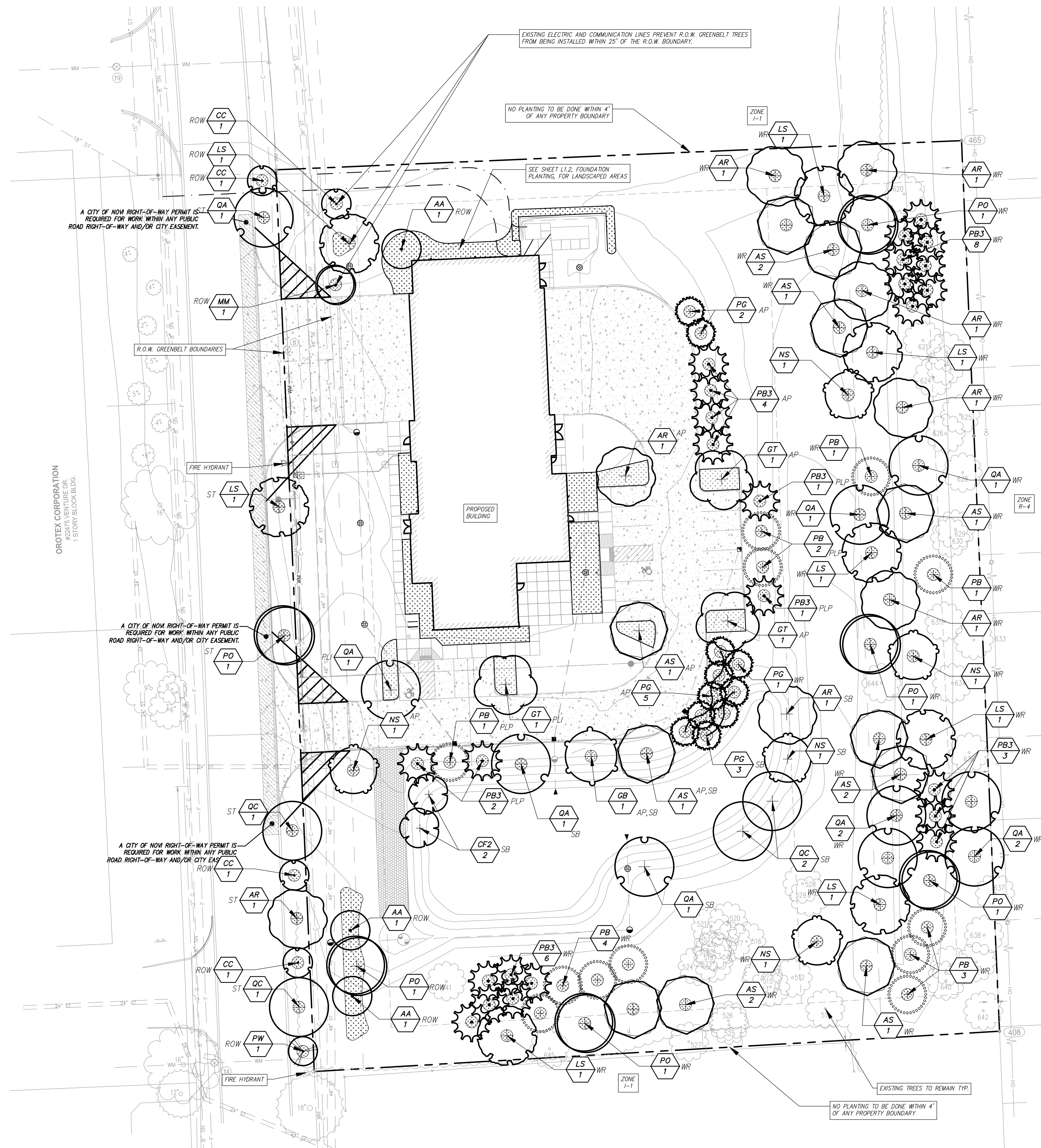
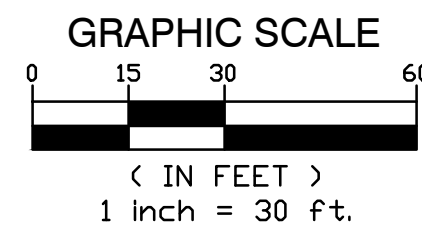
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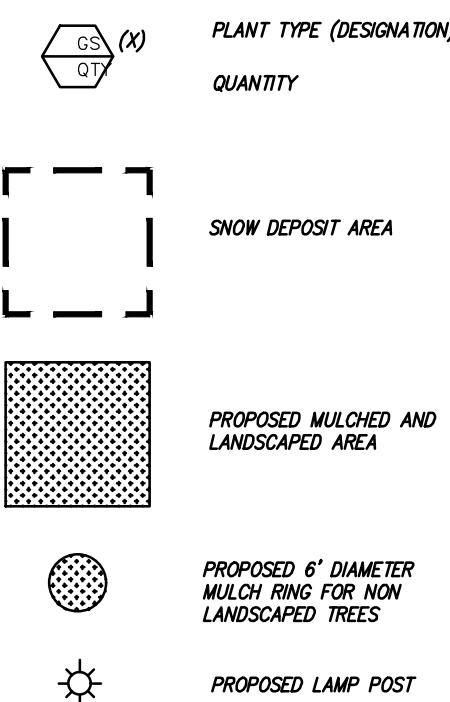
2025-CO0308-001

Tree Planting Plan

L1.1



LEGEND



TREE DESIGNATION TYPES.

- | | | | |
|----|-----|---|-----------------------|
| 1. | PLP | - | PARKING LOT PERIMETER |
| 2. | ROW | - | R.O.W. GREENBELT |
| 3. | ST | - | STREET |
| 4. | SB | - | STORM BASIN PERIMETER |
| 5. | PLI | - | PARKING LOT INTERIOR |
| 6. | AP | - | ACCESSWAY PERIMETER |
| 7. | WR | - | WOODLAND REPLACEMENT |

WOODLAND REPLACEMENT DATA

WOODLAND DATA

TOTAL TREES SURVEYED:	134
TOTAL TREES PRESERVED:	57

WOODLAND DATA

TOTAL TREES SURVEYED:	134
TOTAL TREES PRESERVED:	57

WOODLAND IMPACT

TOTAL TREES REMOVED:	77
DEAD TREES REMOVED:	2
TREES REQUIRING REPLACEMENT REMOVED:	75
(INCLUDES 1 TREES IDENTIFIED AS DYING)	

WOODLAND REPLACEMENT REQUIREMENTS

REMOVED TREES

WOODLAND REPLACEMENT TABLE

TREE SIZE D.B.H.	TREE REMOVED	CREDIT VALUE	REQUIRED REPLACEMENTS
TREES 8"-10.9"	25	1	25
TREES 11"-19.9"	31	2	62
TREES 20"-29.9"	5	3	15
TREES 30" OR MORE	0	4	0
MULTI-STEM TREES	14*	((SUM(DBH)/8)	48
		TOTAL REPLACEMENT CREDITS NEEDED	150

PROPOSED REPLACEMENT CREDITS

DECIDUOUS TREES (WOODLAND REPLACEMENT):	33
33 PROPOSED	
(3" CAL. TREE = 1 CREDIT)	
DECIDUOUS TREES (S.O.M. BASIN PERIMETER, AND PARKING LOT PERIMETER):	27
27 PROPOSED	
(3" CAL. TREES = 1 CREDIT)	
EVERGREEN TREES (WOODLAND APPROVED TREES):	28
28 PROPOSED	
(8" HT. TREE = 1 CREDIT)	
PRESERVED TREE CREDITS (LWM APPROVED TREES):	24
10 PROPOSED	
(CREDITS DICTATED BY TABLE 11.6.1(V)(I), LWM)	
TOTAL CREDITS PROVIDED:	112
TOTAL WOODLAND REPLACEMENT CREDITS REQUIRED:	150
BALANCE:	38 CREDITS STILL REQUIRED (TO BE PROVIDED FOR OFF-SITE)

LANDSCAPE NOTES:

1. INSTALL 3" DEEP NATURAL COLOR, FINELY SHREDED HARDWOOD BARK MULCH TO ALL PLANTING AREAS.
2. SPADE CUT EDGING TO SEPARATE LAND AREAS FROM PLANTING BEDS
3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE TO UTILITIES OF THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
4. ANY DISCREPANCIES BETWEEN PLANS, NOTES, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING MATERIALS/IMPROVEMENTS, DAMAGED DURING CONSTRUCTION.
6. SITE BOUNDARY, TOPOGRAPHY, UTILITIES AND OTHER BASE INFORMATION PROVIDED BY OTHERS.
7. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON PLANT SCHEDULES AND THOSE INDICATED ON PLANS. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF QUANTITIES DRAWN.
8. CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO PLANT MATERIAL LOCATIONS IN FIELD, AS NECESSARY. THE LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. ALL PLANT MATERIAL SHALL BE OF THE SIZES CALLED FOR IN THE PLANT SCHEDULES. ALL PLANT MATERIAL NOT MEETING THE SIZE AND OR QUALITY AS CALLED FOR SHALL BE REMOVED FROM SITE. ALL TREES SHALL BE INSPECTED AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT APPROVAL FROM THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR SHALL DETERMINE APPROPRIATE PLANTING BACKFILL MIXES (BASED ON RESULTS SURFACE COMPACTION TEST) AND REVIEW ALTERNATIVES WITH OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE HEALTH OF ALL PLANTS INSTALLED:
 - a. ALL LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY, NEAT AND ORDERLY STATE FREE FROM WEEDS AND DISEASE. ANY DEAD OR DISEASED PLANTS SHALL BE REPLACED.
 - b. PLANTS SHALL BE CONTROLLED BY REASONABLE PRUNING, TRIMMING, OR OTHER SUITABLE AND ACCEPTABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC TRAFFIC, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
12. REPLACEMENT OF PLANT MATERIAL:
 - a. UNHEALTHY, WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN THREE (3) MONTHS OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
 - b. THE PROPERTY SHALL MAINTAIN ANY REQUIRED PLANT MATERIAL FOR TWO (2) YEARS AFTER THE INITIAL PLANTING AND REPLACE ANY MATERIAL, WHICH FAILS TO THRIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTHY AND WOOD, AS DETERMINED BY THE CITY LANDSCAPE ARCHITECT.
 - c. THE TWO (2) YEAR PERIODS SHALL BEGIN AFTER THE APPROVAL OF THE PLANTING BY THE CITY LANDSCAPE ARCHITECT AND SHALL RECOMMENCE AS MATERIAL IS REPLACED.
13. IRRIGATION WILL BE PROVIDED FOR ALL PROPOSED LANDSCAPED AREAS OUTSIDE OF THE DETENTION BASIN WITH AN AUTOMATED IRRIGATION SYSTEM. IRRIGATION SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 - a. ANY BOOSTER PUMP INSTALLED TO CONNECT THE PROJECT'S IRRIGATION TO AN EXISTING IRRIGATION SYSTEM MUST BE DOWNSTREAM OF THE RPZ.
 - b. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE 2015 MICHIGAN PLUMBING CODE.
 - c. THE RPZ MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR WINTERIZATION THAT INCLUDES DRAIN PORTS AND BLEED VALVES.
 - d. THE RPZ MUST BE INSTALLED A MINIMUM OF 12-INCHES ABOVE FINISHED GRADE.
 - e. WINTERIZATION INSTALLATION TO CONFORM TO CITY OF NOVI STANDARDS.
 - f. FLUSHING PERMIT IS REQUIRED.
 - g. THE ASSEMBLY MUST BE TESTED AFTER INSTALLATION WITH RESULTS RECORDED ON THE CITY OF NOVI TEST REPORT FORM.
14. ALL PLANT MATERIALS SHALL BE NORTHERN NURSERY GROWN, NO 1 GRADE, AND INSTALLED ACCORDING TO THE PLANTING PROCEDURE. ALL PLANT MATERIALS SHALL MEET CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. THEY SHALL BE PLANTED ACCORDING TO CITY OF NOVI PLANTING DETAILS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PREPARATION OF PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET THE STANDARDS OF THIS ORDINANCE.
15. NO PLANTING IS TO BE DONE WITHIN 4' OF THE PROPERTY LINE.
16. ALL UTILITY BOXES ARE TO BE LANDSCAPED PER THE DETAIL ON SHEET L1.3.

UTILITY NOTES:

1. THERE ARE NO OVERHEAD WRES OR OTHER OVERHEAD UTILITIES ON THE SITE

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sd-a-eng.com

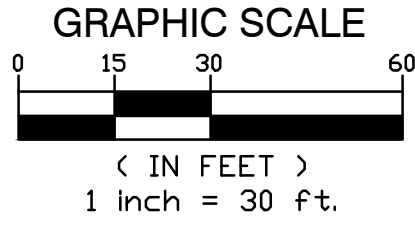
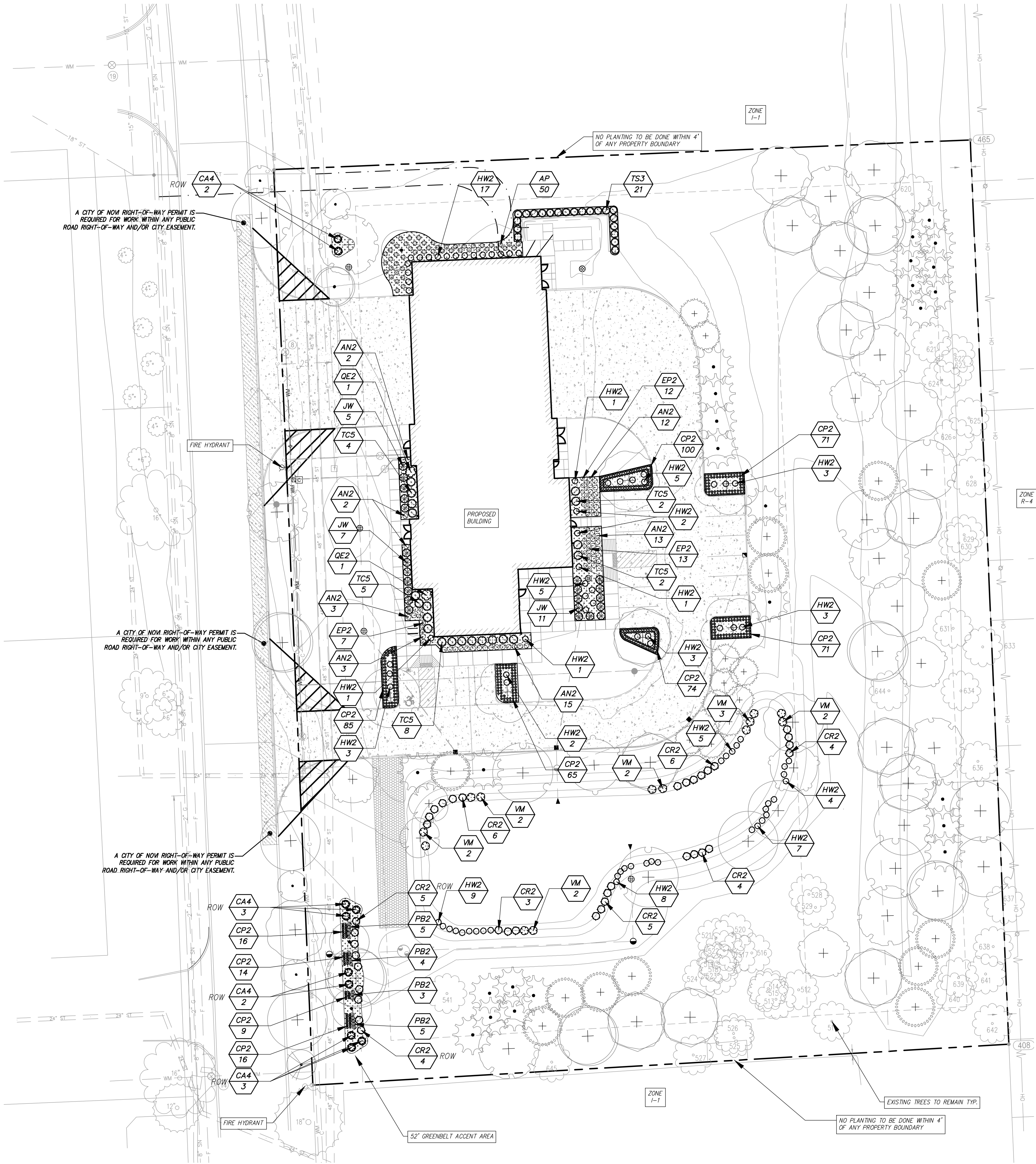


Know what's **below**.
Call before you dig

FOR PROTECTION OF UNDERGROUND UTILITIES AND IN CONFORMANCE WITH PUBLIC ACT 53, 1974, THE CONTRACTOR SHALL DIAL 1-800-482-7171 A MINIMUM OF THREE FULL WORKING DAYS, EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS PRIOR TO BEGINNING EARTH EXCAVATION IN AREAS WHERE PUBLIC UTILITIES HAVE NOT BEEN PREVIOUSLY LOCATED. MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE A PART OF THE "MISS DIG" ALERT SYSTEMS.



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LEGEND

	PLANT TYPE
	QUANTITY
	PROPOSED LAMP POST

NOVI SPECIFICATIONS

- WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
- ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, IRRIGATION, AND SEEDING MUST BE INSTALLED AND INSPECTED BY THE CITY PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY. AT THAT TIME, A FINANCIAL GUARANTEE OF 1.2 TIMES THE COST OF ANY DEFICIENCIES WILL BE HELD UNTIL INSPECTION OCCURS FOR A FINAL CERTIFICATE OF OCCUPANCY. IN ORDER TO RECEIVE A FINAL CERTIFICATE OF OCCUPANCY, THE DEFICIENCIES MUST BE ADDRESSED WITHIN 30 DAYS DURING THE MARCH 15TH TO NOVEMBER 15TH PLANTING SEASON. IF THE DEFICIENCIES ARE NOT ADDRESSED IN THE TIME PERIOD OUTLINED ABOVE, THE CITY WILL CASH IN THE AMOUNT BEING HELD FOR THE OUTSTANDING ITEMS AND REMEDY THOSE ITEMS.
- A CITY REPRESENTATIVE WILL PERFORM LANDSCAPE INSPECTIONS FOLLOWING A REQUEST FROM THE DEVELOPER OR OWNER. THE INSPECTION TIME PERIOD IS FROM MARCH 15TH TO NOVEMBER 15TH. AN INSPECTION IS REQUESTED BETWEEN NOVEMBER 16 AND MARCH 31. A FINANCIAL GUARANTEE IS TO BE PROVIDED BASED ON 1.2 TIMES THE PERCENT INCOMPLETE FOR A TEMPORARY CERTIFICATE OF OCCUPANCY AS OUTLINED ABOVE. BEGINNING APRIL 1ST, THE APPLICANT THEN HAS 30 DAYS TO COMPLETE ITEMS OR THE CITY WILL CASH IN THE AMOUNT BEING HELD AND FINISH THE JOB.
- THE ESTABLISHMENT PERIOD FOR THE PLANT MATERIAL GUARANTEE WILL OCCUR BEGINNING AT THE FINAL CERTIFICATE OF OCCUPANCY INSPECTION APPROVAL TO 2 YEARS FROM THAT DATE. WITH A MINIMUM OF ONE CULTIVATION IN JUNE, JULY AND AUGUST. ALL PLANTINGS SHALL BE PROPERLY PLANTED AS TO BE IN A HEALTHY, GROWING CONDITION AT THE COMMENCEMENT OF THE ESTABLISHMENT PERIOD. AT THE END OF THE ESTABLISHMENT PERIOD, ANY PLANTINGS, WHICH ARE 20% DEAD OR GREATER, SHALL BE REPLACED.
- NOTICE OF INSTALLATION/MINOR CHANGES:
 - THE OWNER OR DEVELOPER MUST NOTIFY THE CITY OF THE INSTALLATION SCHEDULE. THE CITY MAY REJECT ANY MATERIAL WHICH IS DEFECTIVE OR IN GENERALLY POOR CONDITION.
 - MINOR CHANGES REGARDING PLANT MATERIALS PER THE APPROVED AND STAMPED LANDSCAPE PLAN MAY BE ALTERED UPON WRITTEN NOTIFICATION TO, AND WRITTEN SIGN-OFF BY, THE CITY LANDSCAPE ARCHITECT OF SPECIES, SIZE, CHANGE, AND LOCATION.
 - MINOR CHANGES DUE TO SEASONAL PLANTING PROBLEMS AND LACK OF PLANT AVAILABILITY MAY BE APPROVED IN WRITING BY THE CITY LANDSCAPE ARCHITECT WHEN THERE IS NO REDUCTION IN THE QUALITY OF PLANT MATERIALS, NO SIGNIFICANT CHANGE IN SIZE OR LOCATION OF PLANT MATERIAL, THE NEW PLANT MATERIAL IS COMPATIBLE WITH THE AREA AND IS THE SAME GENERAL TYPE (DECIDUOUS/EVERGREEN), EXHIBITING SAME DESIGN CHARACTERISTICS (MATURE HEIGHT, CROWN), AS THE MATERIAL BEING REPLACED. IF THESE CRITERIA ARE NOT FULFILLED OR CHANGES ARE SIGNIFICANT FROM APPROVED PLAN, THE LANDSCAPE PLAN SHALL BE REVISED AND RESUBMITTED FOR PLAN APPROVAL.
- MAINTENANCE:
 - MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND PROPERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
 - TO INSURE PROPER MAINTENANCE AND AS A CONDITION OF FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL ENTER INTO AND RECORD WITH THE OFFICE OF THE OAKLAND COUNTY REGISTER OF DEEDS A LANDSCAPE MAINTENANCE AGREEMENT, OR INCLUDE SUCH PROVISIONS AS PART OF SUBDIVISION RESTRICTIONS OR CONDOMINIUM MASTER DEED, EACH OF WHICH SHALL BE APPROVED BY THE CITY ATTORNEY. SUCH INSTRUMENT SHALL IDENTIFY THE MINIMUM PLAN OF MAINTENANCE, THE PERSON OR ENTITY RESPONSIBLE FOR MAINTENANCE, AND SHALL PROVIDE THE PROCEDURE, AUTHORITY AND FINANCE FOR CITY CURE OF BREACHES BY THE RESPONSIBLE ENTITY. SUCH INSTRUMENT SHALL ALSO INCLUDE PROVISIONS THAT ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) MONTHS OF THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER OCCURS FIRST; ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM; TREE STAKES, GUY WIRES AND TREE WRAP ARE TO BE REMOVED AFTER ONE WINTER SEASON; PLANTINGS SHALL BE GUARANTEED FOR TWO (2) GROWING SEASONS AFTER DATE OF THE ACCEPTANCE OF THE INSTALLATION; IF GRASS OR WEEDS EXCEED THE HEIGHT SPECIFIED IN CHAPTER 21 OF THE NOVI CODE OF ORDINANCES, OR IF SHRUBS ARE ALLOWED TO OBSTRUCT VISION ACROSS ANY PORTION OF THE ISLAND AND THE RESPONSIBLE PARTY IS UNWILLING TO RECTIFY THE PROBLEM, THE CITY WILL ABATE SUCH VIOLATIONS AND SHALL ASSESS THE COST OF SUCH ABATEMENT MEASURES IN THE MANNER PROPOSED BY THE DEVELOPER AND APPROVED BY THE CITY IN SUCH INSTRUMENT.
- RESPONSIBILITY AND CERTIFICATES OF OCCUPANCY: THE OWNER OF THE PROPERTY SUBJECT TO THE REQUIREMENTS OF THIS SECTION SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING PER LANDSCAPING THE APPROVED FINAL LANDSCAPE PLAN AS SPECIFIED IN THIS SECTION. WHERE THE PROPERTY IS OCCUPIED BY A PERSON OTHER THAN THE OWNER, THE OCCUPANT SHALL ALSO BE RESPONSIBLE FOR MAINTENANCE. ALL LANDSCAPING WORK REQUIRED PURSUANT TO THIS SECTION SHALL BE TREATED AS A SITE IMPROVEMENT FOR PURPOSES OF SUBSECTIONS 3005-8 AND 9.

**THESE REQUIREMENTS SUPERSEDE ALL OTHER PLANTING REQUIREMENTS OR SPECIFICATIONS.*

LAWN SEEDING NOTES:

- SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
EARTH CARPET QUICK TO GROW LAWN SEED MIXTURE
25% PERENNIAL RYEGRASS
25% KENTUCKY BLUEGRASS
25% ANNUAL RYEGRASS
25% CREeping RED FESCUE
- APPLY AT A RATE OF 5-6 LBS / 1,000 SF
- MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER
- THE CONTRACTOR SHALL SEND PROOF OF THE NATIVE MIX TO BE USED IN THE FORM OF A PHOTO OF THE SEED BAG OR COPY OF THE INVOICE TO RMA@BRWARCHITECTS.COM FOR APPROVAL PRIOR TO PLANTING



City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.3

22700 Venture Dr,
Novi, MI 48375

Date	Issued For
05-04-2026	35% Progress Design
05-15-2026	Preliminary Site Application
08-24-2026	Issue For Bid
09-22-2026	Final Site Plan Application



905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5404
www.sda-eng.com
(800) 958-6600



123 West 5th Street
Royal Oak, Michigan
48067 USA

(248) 262-1500

WWW.HED.DESIGN

BRWARCHITECTS

3533 TRAVIS STREET
SUITE 230
DALLAS, TEXAS 75204
214-528-8704
BRWARCH.COM

2025-C00308-002

Shrub & Perennial
Planting Plan

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 679-4400 EXT. 1206
nwallace@sd-engine.com

FINAL SITE PLAN

L1.2

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City of Novi

45175 Ten Mile Road
Novi, MI 48375

Fire Station No.3

22700 Venture Dr.
Novi, MI 48375

Date Issued For
05-04-2026 35% Progress Design
08-24-2026 65% Progress Design

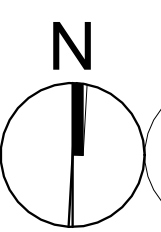
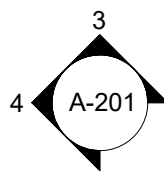
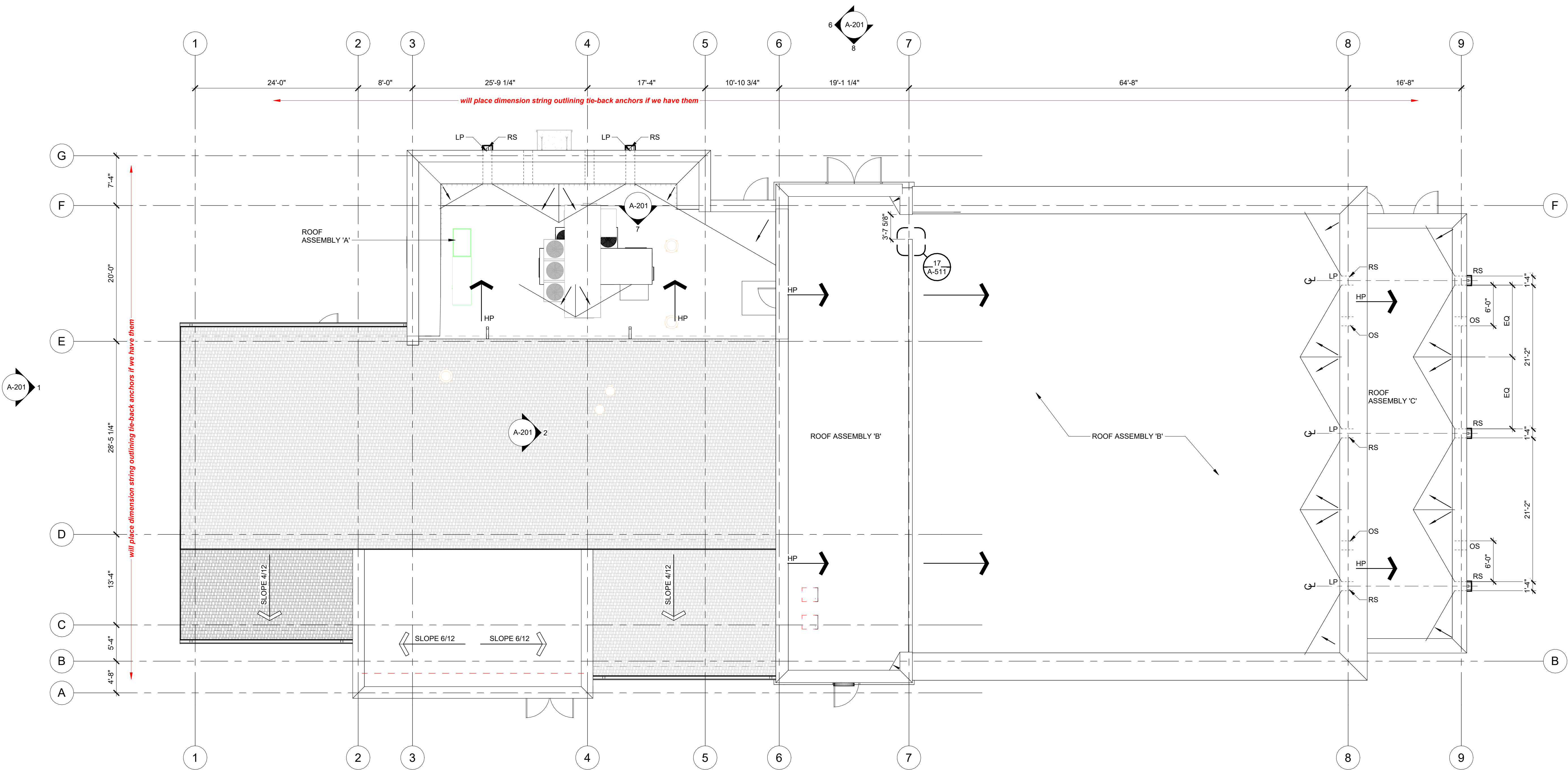
ROOF PLAN NOTES

- SEE DRAWING A-531 FOR ROOF ASSEMBLY TYPES.
- SEE DRAWING A-531 FOR TYPICAL ROOF DETAILS. ROOFING CONTRACTOR TO VERIFY ALL ROOF DETAILS COMPLY WITH APPROVED ROOFING SYSTEM. IT IS THE RESPONSIBILITY OF THE ROOF CONTRACTOR TO SUPPLY ANY ADDITIONAL DETAILS AND/OR MATERIALS TO ENSURE COMPLIANCE WITH WARRANTY.
- COORDINATE SIZES AND FINAL LOCATIONS OF ALL EQUIPMENT SUPPORTS WITH THE APPROPRIATE EQUIPMENT MANUFACTURER.
- REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL PIPES, CURBS, VENTS, DUCTS, CONDUITS AND OTHER FEATURES EXTENDING THROUGH ROOF SURFACES WHICH REQUIRE FLASHING AND COORDINATE SIZE AND LOCATION OF SAME.
- PROVIDE POSITIVE SLOPE TO ALL ROOF DRAINS. ROOF SLOPE TO BE 1/4" PER FOOT MINIMUM.
- TEMPORARY FALL PROTECTION IS NOT SHOWN AND SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- INLET OF OVERFLOW ROOF SUMPS SHALL BE LOCATED 2" ABOVE PRIMARY ROOM SUMP INLET TYP UNO.
- PROVIDE SPLASH BLOCKS AT ALL PRIMARY AND SECONDARY RAIN CONDUCTOR TERMINATIONS ONTO SINGLE-PLY MEMBRANE ROOFING.
- COORDINATE LIGHTNING PROTECTION SYSTEM DEVICE LOCATIONS WITH ELECTRICAL DRAWINGS AND LIGHTNING PROTECTION SYSTEM CONTRACTOR. FLASH ALL LIGHTNING PROTECTION SYSTEM PENETRATIONS PER ROOFING. DO NOT PENETRATE METAL COPINGS WITH ANY LIGHTNING PROTECTION SYSTEM FASTENERS.
- INSTALL ROOF FRAMES PRIOR TO CUTTING AND REMOVING ANY METAL DECK.
- LOCATIONS AND DETAILS OF SAFETY TIE-BACKS, DAVIT BASES, HORIZONTAL LIFELINE SYSTEM AND RELATED BUILDING MAINTENANCE EQUIPMENT INDICATE DESIGN INTENT FOR PRICING PURPOSES. ACTUAL DESIGN IS DELEGATED TO THE CONTRACTOR INCLUDING A COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER. REFER TO SPEC SECTION 112423.
- PER IBC 1504.4, ROOF SYSTEM METAL EDGE SECUREMENT, EXCEPT GUTTERS, SHALL BE DESIGNED AND INSTALLED FOR WIND LOADS IN ACCORDANCE WITH IBC CHAPTER 16, WIND SPEED AS DETERMINED FROM IBC FIGURE 1609 AND TESTED FOR RESISTANCE IN ACCORDANCE WITH ANSI/SPRI ES-1.

ROOF PLAN LEGEND

- EXHAUST FAN
- VENT THROUGH ROOF
- ROOF MOUNTED TIE-BACK ANCHOR
- HORIZONTAL LIFELINE CABLE SYSTEM
- DAVIT PEDISTAL FOR 8'-6" DAVIT ARM
- LIGHTNING PROTECTION ROOF PENETRATION PROVIDE STEPPED CONDUIT FLASHING (SEE DETAIL "TR" ON LIGHTNING PROTECTION DWGS)
- INDICATES 2-WAY 1/2" PER/FT TAPERED ROOF INSUL
- INDICATES SLOPE DIRECTION OF ROOF (MIN 1/4" PER FOOT)
- INDICATES SLOPE DIRECTION OF ROOF (SEE PLAN FOR SLOPE)
- SURFACE MTD WEATHERPROOF RECEPTACLE/JUNCTION BOX (JB). SEAL BASE FLASHING PENETRATION PER ROOFING MANUFACTURER'S DIRECTION TO MEET WARRANTY REQUIREMENTS. PROVIDE SOLID WOOD BLOCKING BEHIND DEVICE TO ACCOMMODATE INSTALLATION. CONDUIT SHALL BE ROUTED IN STUD SPACE OF PARAPET. DO NOT SURFACE MOUNT CONDUIT.
- WALKWAY PADS - TYP
- ROOFING SYSTEM CRICKET
- (RS) ROOF SUMP AND (OS) OVERFLOW ROOF SUMP
- STANDING SEAM
- HIGH POINT
- LOW POINT

KEYNOTES	
Key Value	Keynote Text



1 ROOF PLAN

1/8" = 1'-0"

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48067 USA
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BRWARCHITECTS

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SUITE 250
DALLAS, TEXAS 75204
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2025-C0308-001

Roof Plan

A-191











