



City of Novi



Fire Station No. 2

42000 W. 13 Mile Rd.
Novi, MI 48377

09-22-2026 Final Site Plan Application

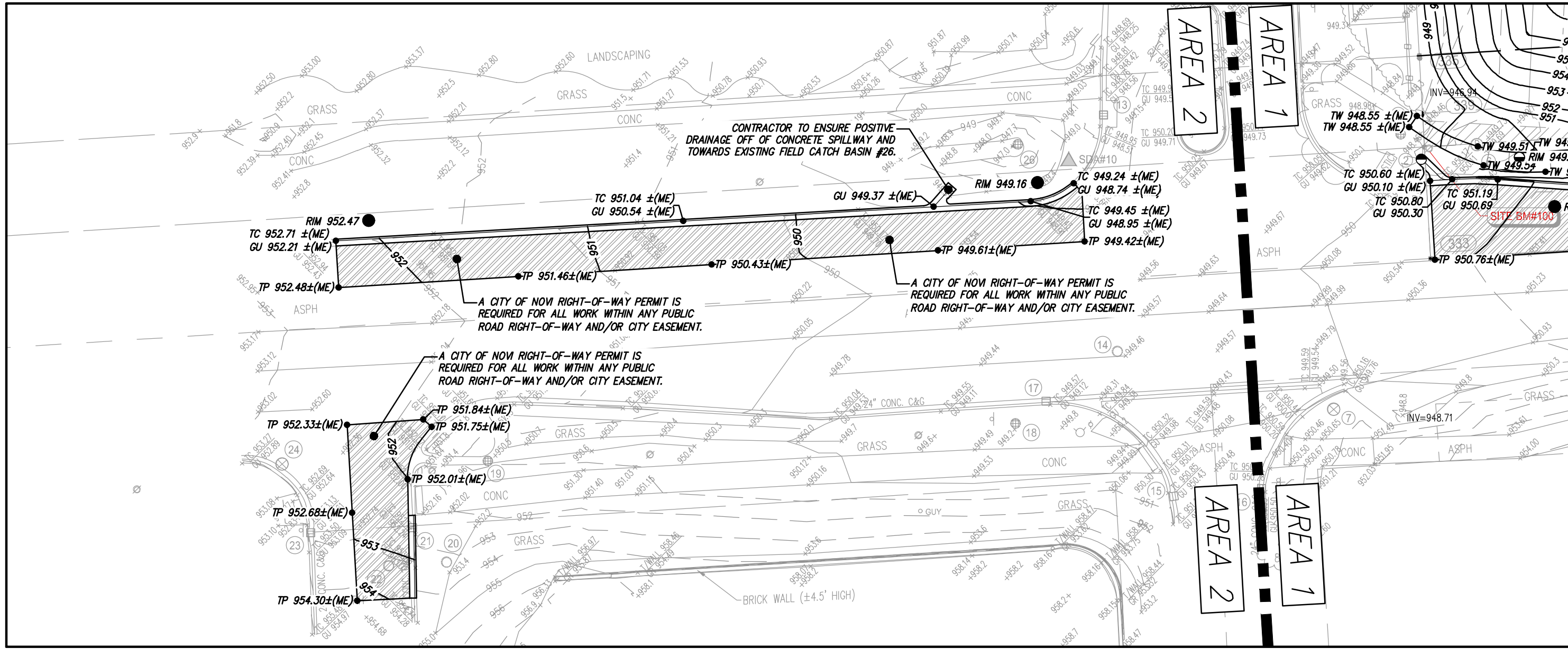
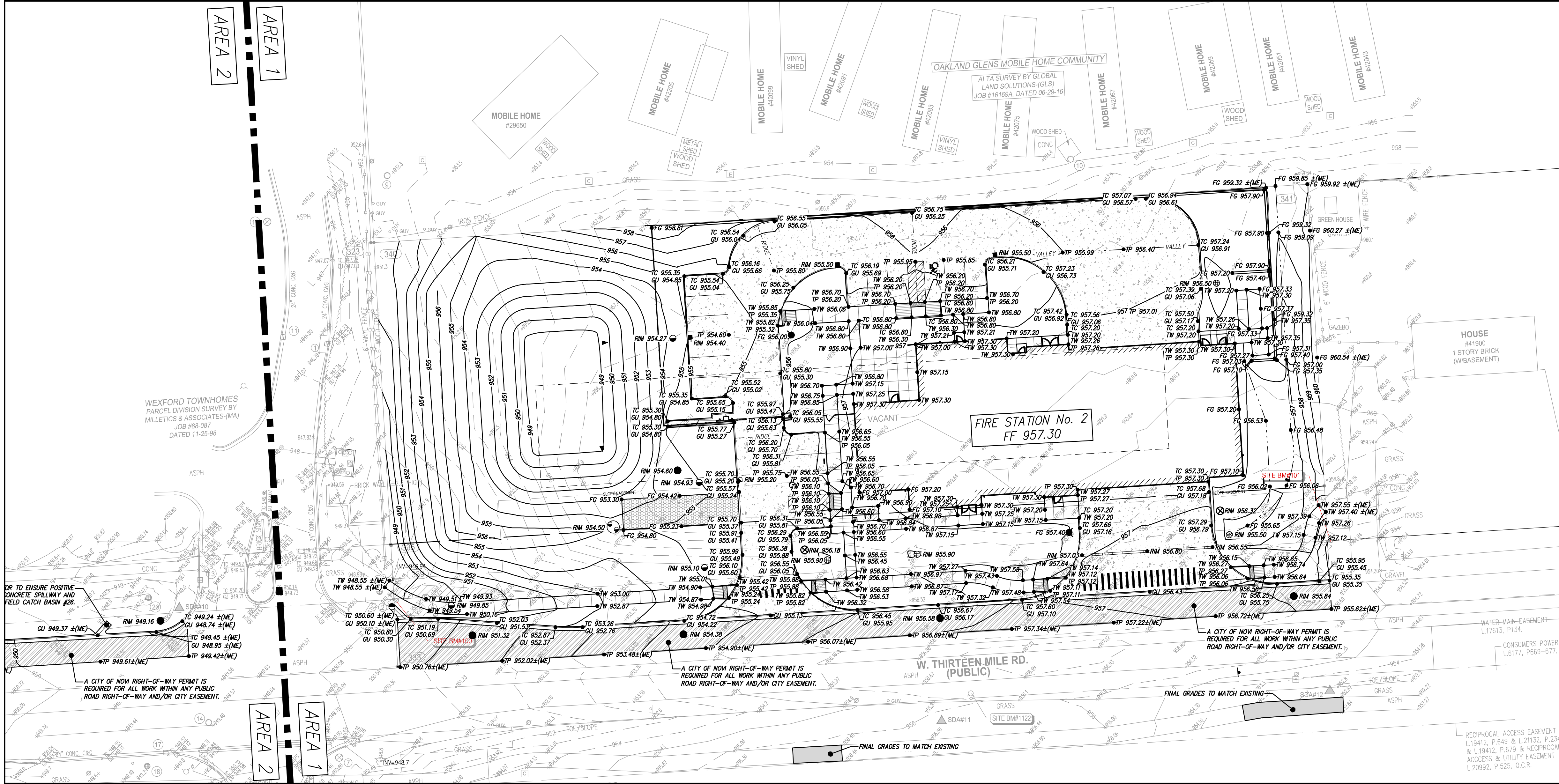
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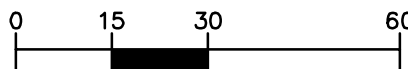
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3535 TRAVIS STREET
SUITE 250
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214-528-8704
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**SPALDING
DeDECKER**
Engineers | Planners | Surveyors
Landscape Architects



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

LEGEND

PROPOSED WATERMAIN	PROPOSED SAN MANHOLE (SAM)
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 (FBS) W/BEDDING COVER OR STANDPIPE (SP) W/ BAR GRADE COVER
PROPOSED GATE VALVE & MELL (GVV)	UTILITY CROSSING (SEE DATA TABLE)
PROPOSED TAPPING SLEEVE, VALVE & MELL (TSVM)	CB - STRUCT. TYPE 2 - STRUCT. NO.
STANDARD BITUMINOUS PAVEMENT	20
HEAVY-DUTY BITUMINOUS PAVEMENT	10 - STRUCT. NO. XXX - STRUCT. TYPE
DEEP-STRENGTH BITUMINOUS PAVEMENT	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
MILL PAVEMENT	

GRADING LEGEND

EXISTING ELEVATION	TP 000.00 TOP OF PAVEMENT ELEVATION
PROPOSED TOP OF CURB ELEVATION	TW 000.00 TOP OF WALK ELEVATION
PROPOSED GUTTER ELEVATION	FG 000.00 FINISH GRADE ELEVATION
EXISTING CONTOURS	T/WALL 000.00 TOP OF WALL ELEVATION
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 SIX. 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 AISLES) 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 SIX SLOPES. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE PATTERNS WITH ALL NECESSARY PAVEMENT RE-GRADES.
- ALL BARRIER FREE RAMPS AND ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT VERSION OF MDT 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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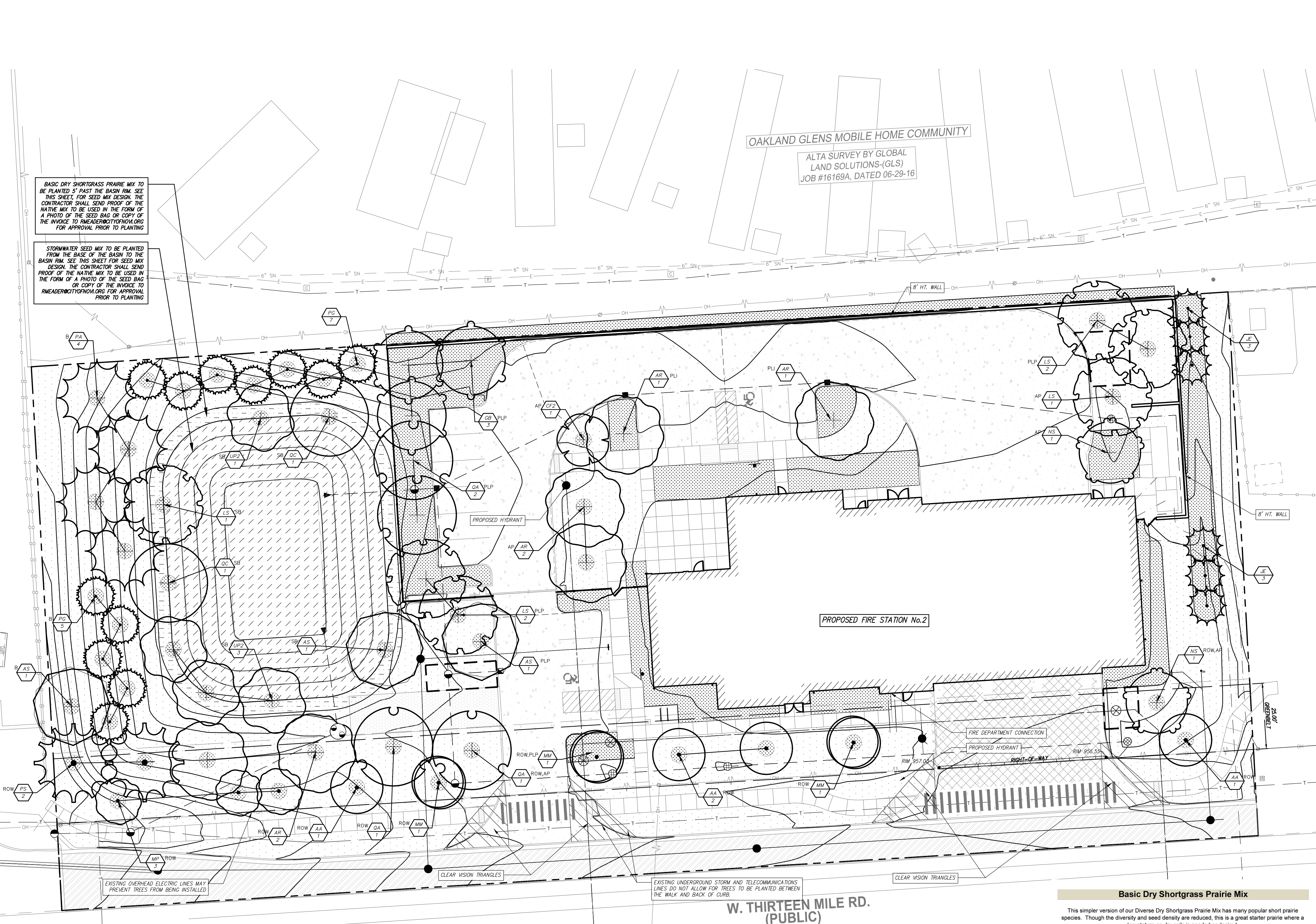
123 West 5th Street
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SUITE 230
DALLAS, TEXAS 75204
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GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 inch = 20 ft.

LEGEND

PLANT TYPE (DESIGNATION)

QUANTITY

SNOW DEPOSIT AREA

PROPOSED MULCHED AND LANDSCAPED AREA

STORMWATER SEED MIX

PROPOSED 6" DIAMETER MULCH RING FOR NON LANDSCAPED TREES

BASIC DRY SHORTGRASS PRAIRIE MIX

LAWN RESTORATION

PROPOSED LAMP POST

TREE DESIGNATION TYPES:

- PLP - PARKING LOT PERIMETER
AP - ACCESSWAY PERIMETER
ROW - R.O.W. GREENBELT
ST - STREET TREE
SB - LANDSCAPE EARTH BERMS AND WALLS
SB - STORM BASIN PERIMETER

TREE AND PLANT SCHEDULE NOTES:

- CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS
- PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY OF NOVI ORDINANCE REQUIREMENTS.
- DO NOT USE DWARF SPECIES OF ANY PLANT UNLESS SPECIFIED.

LAWN SEEDING NOTES:

- SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
EARTHY 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

Stormwater Mix

This mix is designed to withstand the low water quality and highly variable conditions associated with stormwater features. Most of the species are salt tolerant and most species will do well in mesic to wet hydrology with others filling in the wettest and driest ends of the spectrum. The high native seed count and heavy annual nurse crop in this mix ensure full and aggressive establishment.

Total Seeding Rate: 35.98 lbs per acre
3.13 lbs grasses + 2.85 lbs forbs + .30 lbs nurse crop
113.11 native seeds per sq ft

Call, email or visit our website for pricing.

Grasses, Sedges & Rushes	PLS Oz/acre	Seeds/sq ft
<i>Andropogon furcatus</i>	2.00	0.59
<i>Carex vulpinoidea</i>	2.00	4.59
<i>Eleocharis palustris</i>	0.40	0.47
<i>Elymus canadensis</i>	12.00	1,430
<i>Elymus virginicus</i>	12.00	1.16
<i>Glyceria striata</i>	1.20	4,410
<i>Soft Rush</i>	0.40	9.18
<i>Juncus tenuis</i>	0.40	9.18
<i>Panicum virgatum</i>	4.00	1.29
<i>Schizanthus scoparium</i>	8.00	2,750
<i>Scirpus cyperinus</i>	0.40	15,610
<i>Scirpus validus (S. tabernaemontani)</i>	1.00	0.85
<i>Indian Grass</i>	4.00	0.83
<i>Prairie Cordgrass</i>	2.00	0.300
Total Grasses	50.80	\$2.74

Forbs	PLS Oz/acre	Seeds/sq ft
<i>Allium cernuum</i>	2.00	0.35
<i>Asclepias incarnata</i>	2.40	0.26
<i>Asclepias tuberosa</i>	2.40	0.24
<i>Nodding Bur Marigold</i>	0.80	0.39
<i>Doellingeria umbellata</i>	0.40	0.62
<i>Echinacea purpurea</i>	8.00	1.21
<i>Eutrochium purpureum</i>	1.20	1.16
<i>Helelium autumnale</i>	0.80	2.39
<i>Helopsis helianthoides</i>	4.00	0.58
<i>Lobelia siphilitica</i>	0.40	4.59
<i>Mimulus rinceps</i>	0.40	21.12
<i>Monarda fistulosa</i>	0.80	1.29
<i>Fragaria virginiana</i>	1.20	3.58
<i>Physostegia virginiana</i>	0.40	0.10
<i>Polygala pennsylvanica (Persicaria p.)</i>	4.00	1.19
<i>Pycnanthemum virginianum</i>	0.40	2.02
<i>Ratibida pinnata</i>	1.60	1.10
<i>Rudbeckia hirta</i>	6.00	12.67
<i>Senna hebecarpa</i>	4.00	0.13
<i>Solidago rigida</i>	0.40	0.85
<i>Symphyotrichum novae-angliae</i>	2.40	0.61
<i>Verbena hastata</i>	1.60	3.42
<i>Zizia aurea</i>	2.00	0.51
Total Forbs	45.60	60.38

Temporary Grass Cover	Oz/acre	Seeds/sq ft
<i>Lolium multiflorum</i>	112.00	34.71
<i>Avena sativa</i>	368.00	8.45
Total Temp Grasses	480.00	43.16

FINAL SITE PLAN

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
SPALDING DEDECKER
(517) 678-4400 EXT. 1206
nwallace@sda-eng.com

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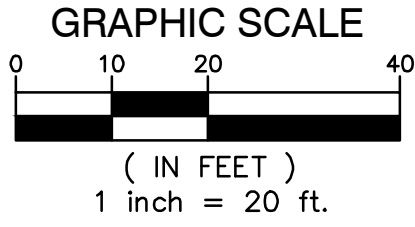
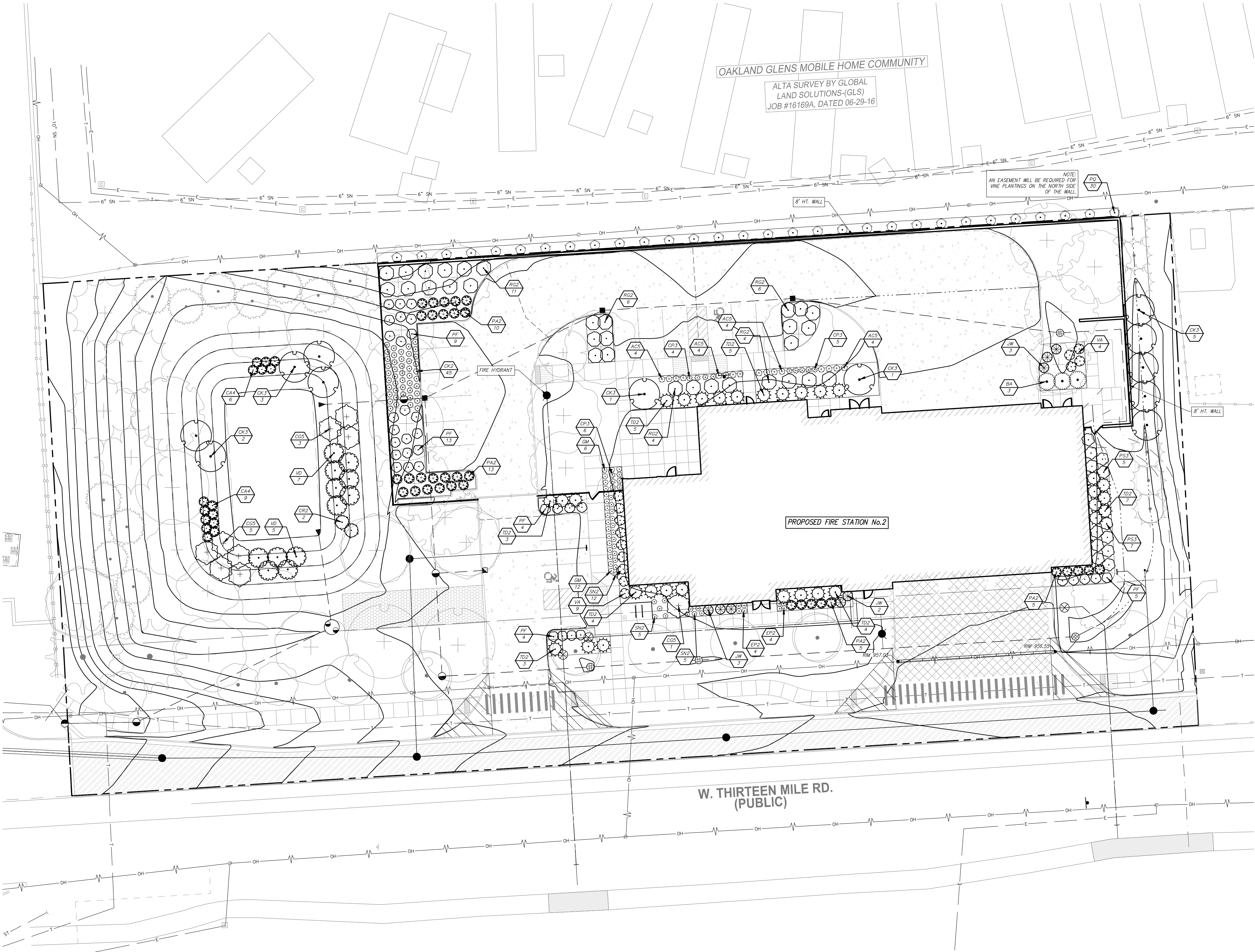
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Tree Planting Plan

L1.1



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 THIS 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.



LEGEND

(X) PLANT TYPE (DESIGNATION)

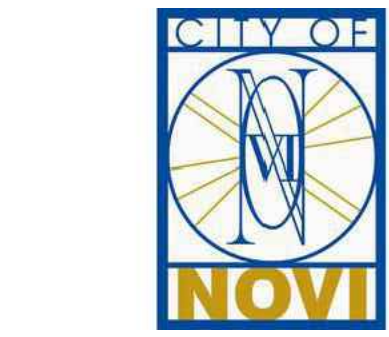
QUANTITY

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 SODDING, 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 REMOVED 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 31ST, 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:
A) 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.
B) 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.
C) 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 SOME 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:
A) MAINTENANCE OF REQUIRED PLANTINGS BY THE OWNER SHALL BE CARRIED OUT SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE, FREE FROM REFUSE AND DEBRIS.
B) 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, OR 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 NOV 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.



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WWW.HED.DESIGN

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Foundation
Planting Plan

FINAL SITE PLAN

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SPALDING DEDECKER
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L1.2











