



City of Novi

45175 Tenn Mile Road
Novi, MI 48375

Fire Station No.2

42000 W. 13 Mile Rd.
Novi, MI 48377

Date Issued For
05-15-2026 Preliminary Site Application

FOR REFERENCE ONLY NOT FOR CONSTRUCTION

HED

125 West 5th St
Royal Oak, Michigan
48067 USA

(248) 262-1500

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SUITE 250
DALLAS, TEXAS 75204
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2025-CO308-001

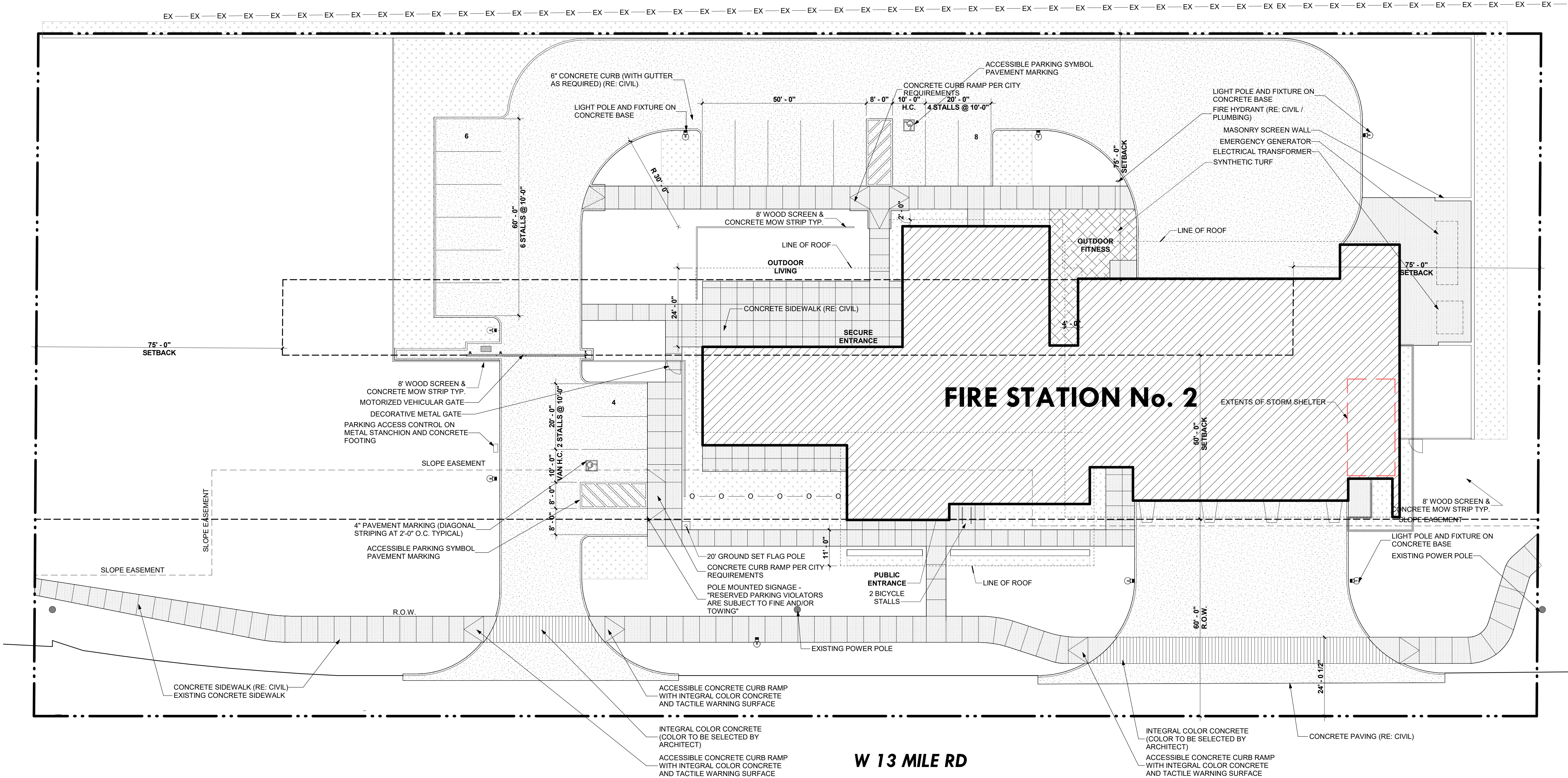
Architectural Site
Plan

AS101

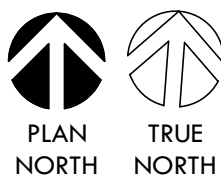
SITE LEGEND

PATTERN	DESCRIPTION	PATTERN	DESCRIPTION	PATTERN	DESCRIPTION
	PROPERTY LINE		DEMOLITION		SOD
	ZONING SETBACK		PAVING (RE: CIVIL)		DECOMPOSED GRANITE
	FIRE LANE STRIPING		CONCRETE PAVING		EXISTING TREE TO REMAIN
	EXISTING FENCING		CONCRETE SIDEWALK		
	CHAIN-LINK FENCING		ASPHALT PAVING		
	DECORATIVE METAL PANEL FENCING		LANDSCAPE (RE: LANDSCAPE)		
	MASONRY SCREEN WALL		LANDSCAPE PLANTINGS		
	SCREEN FENCE				
	BUILDING				
	NEW CONSTRUCTION				
	EXISTING BUILDING				

ZONING DESIGNATION: RESIDENTIAL ACREAGE (RA)
MAX BUILDING COVERAGE: 25%
PROVIDED: 16%
NUMBER OF EMPLOYEES ON MAXIMUM SHIFT: 7
PARKING ACCOMMODATES SHIFT CHANGE
OVERLAP (14 SECURE SPACES)
REFERENCE CIVIL FOR PAVING DIMENSIONS
REFERENCE LANDSCAPE FOR PLANTINGS



W 13 MILE RD

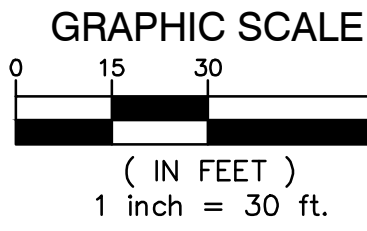
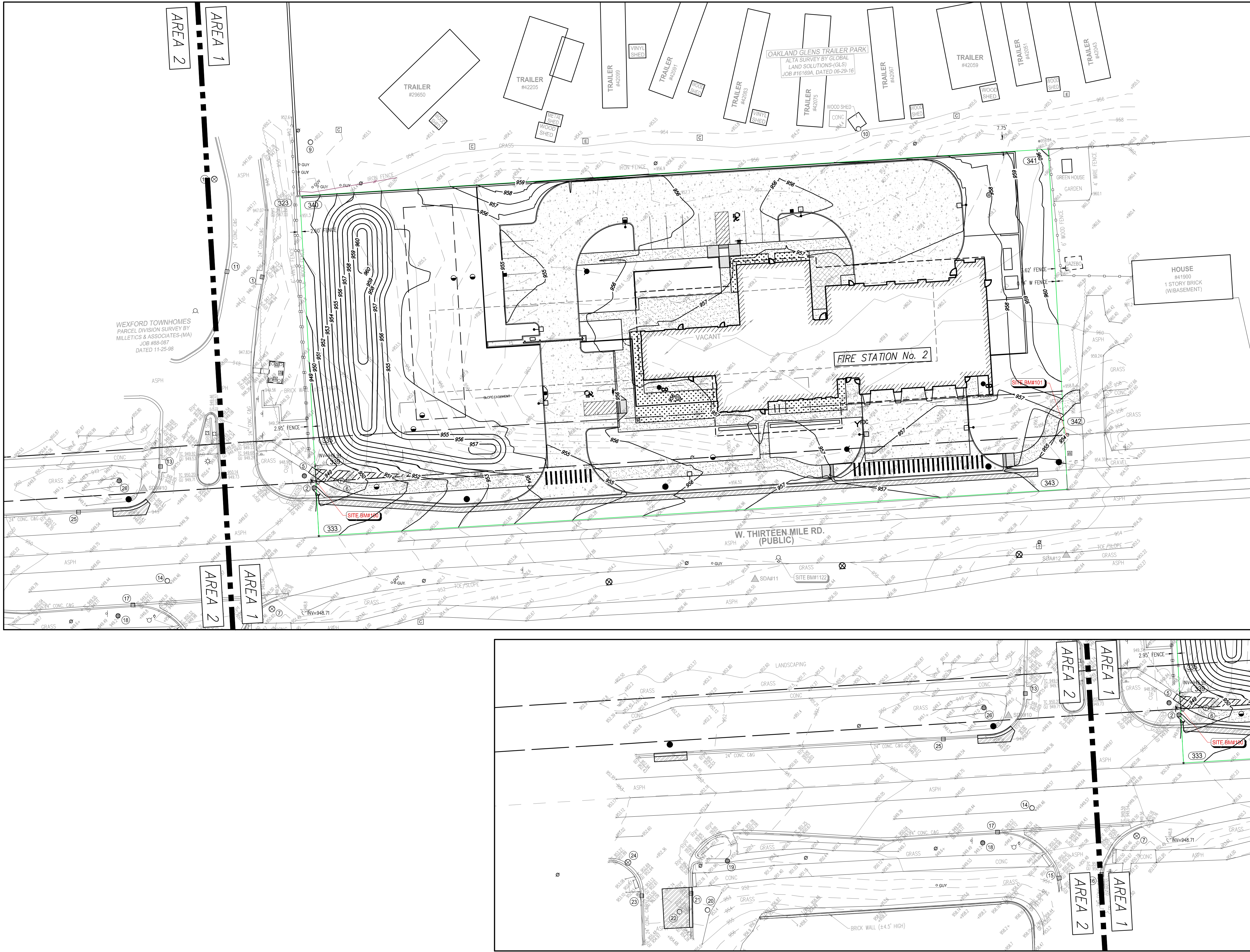


1 ARCHITECTURAL SITE PLAN

1/16" = 1'-0"



PRELIMINARY SITE PLAN



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 (FCB) W/BEDDING COVER OR STANDPIPE (SP) W/ BAR GRADE COVER
⊗ PROPOSED GATE VALVE & MELL (GVW)	⊕ 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
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
11.30 EXISTING CONTOURS	T/WALL 000.00 TOP OF WALL ELEVATION
11.31 EXISTING CONTOURS	ME 000.00 MATCH EXISTING ELEVATION
11.30 PROPOSED CONTOURS	— 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 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 5% 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 MDOT 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.

RESTORATION NOTE

RESTORE ALL NON-PAVED AREAS WITH 3" OF CLEAN TOPSOIL AND SEED MIX (50% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 50% CREEPING RED FESCUE). PLACE MULCH IN ALL SEEDING AREAS. ON SLOPES IN EXCESS OF 10 HORIZONTAL TO 1 VERTICAL PLACE NORTH AMERICAN GREEN DISTO MULCH BLANKET IMMEDIATELY AFTER SEEDING. USE METAL STAPLES PER MANUFACTURERS RECOMMENDATIONS TO HOLD MATING IN PLACE.



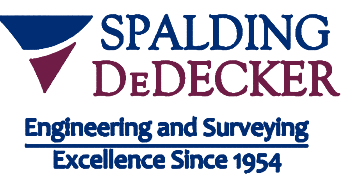
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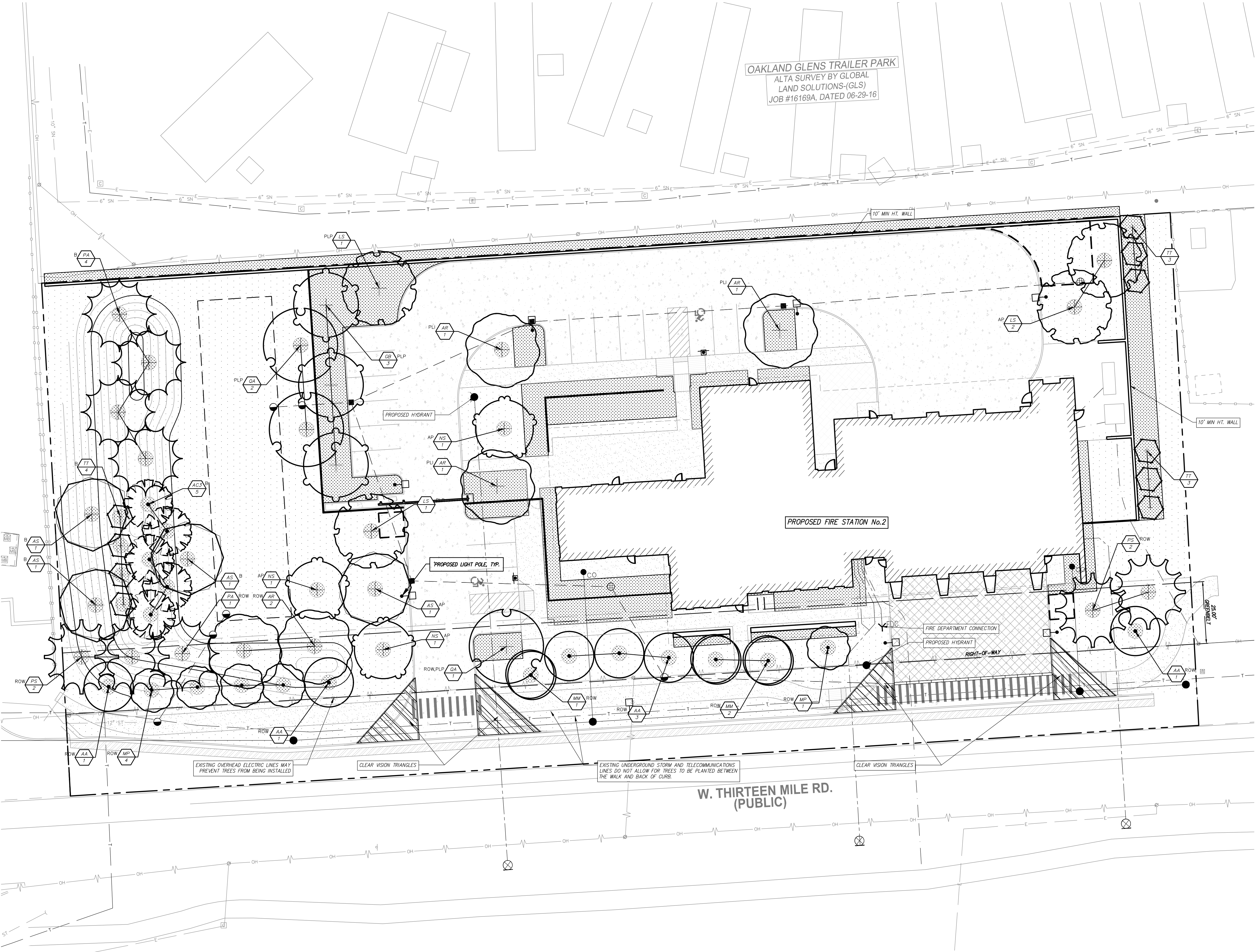
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LEGEND

PLANT TYPE (DESIGNATION)
QUANTITY

SNOW DEPOSIT AREA

PROPOSED MULCHED AND
LANDSCAPED AREA

DETENTION POND
PLANTING MIX

LAWN RESTORATION

PROPOSED 6\"/>

PROPOSED LAMP POST

TREE DESIGNATION TYPES:

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

TREE AND PLANT SCHEDULE NOTES:

1. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES ON PLANS

2. PLANT SPECIES SELECTIONS PROVIDED TO MEET CITY OF NOVI ORDINANCE REQUIREMENTS

3. DO NOT USE DWARF SPECIES OF ANY PLANT UNLESS SPECIFIED.

LAWN SEEDING NOTES:

1. SEED ALL NON NATIVE DISTURBED AREAS, UNLESS OTHERWISE NOTED, WITH THE FOLLOWING:
EARTY CARPET QUICK TO GROW LAWN SEED MIXTURE
25% PERENNIAL RYEGRASS
25% KENTUCKY BLUEGRASS
25% ANNUAL RYEGRASS
25% CREEPING RED FESCUE

2. APPLY AT A RATE OF 5-6 LBS / 1,000 SF

3. MULCH BLANKETS SHALL BE USED ON ALL SLOPES 10% OR GREATER

LANDSCAPE ARCHITECT:
NICHOLAS WALLACE, PLA
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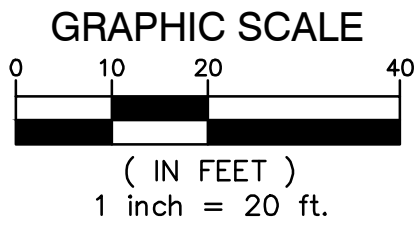
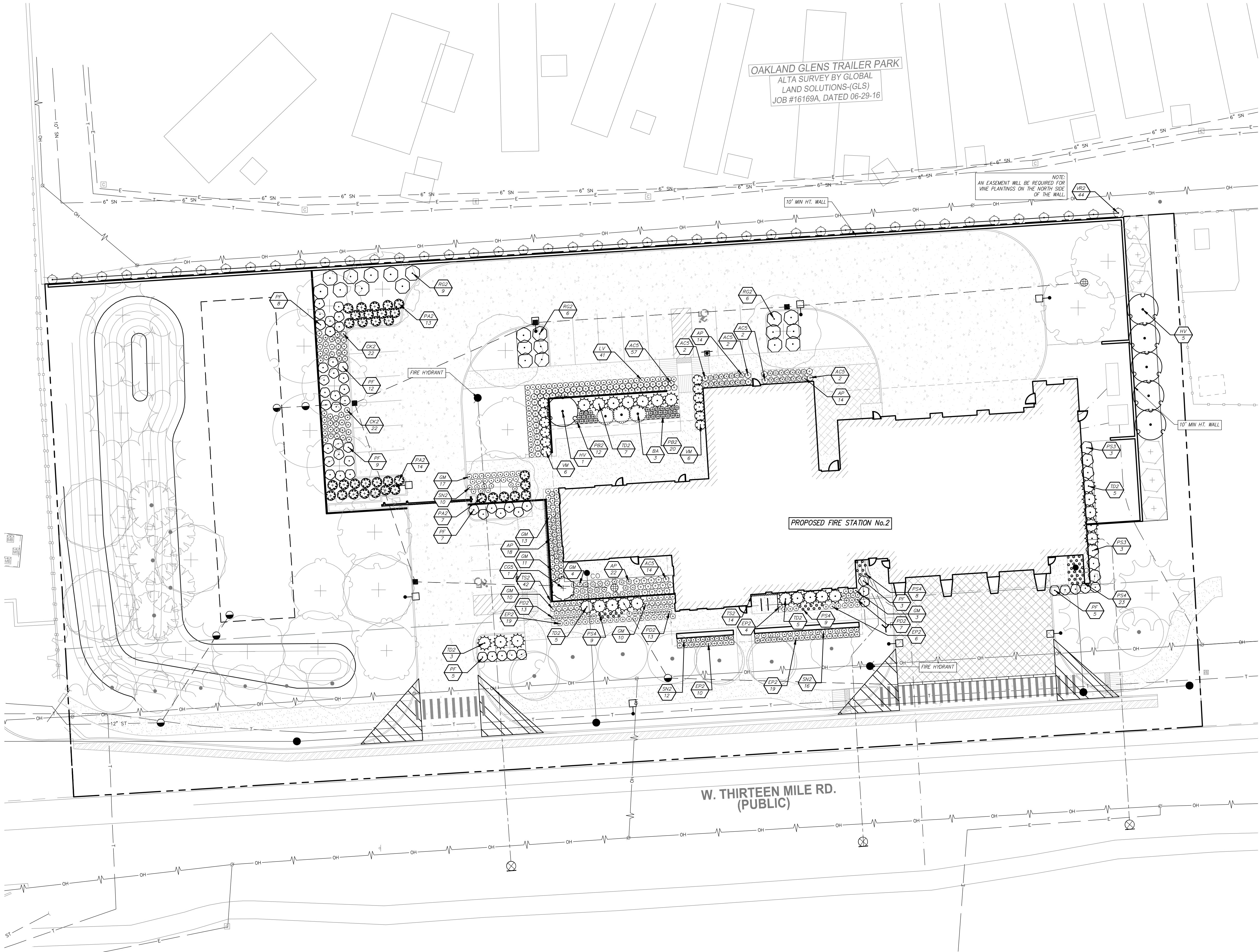
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LEGEND

(X) PLANT TYPE (DESIGNATION)

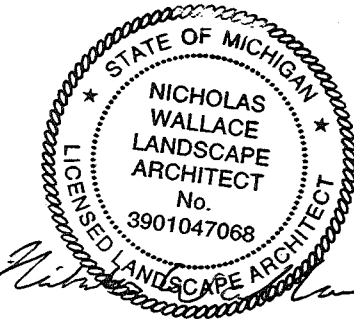
QUANTITY

PROPOSED LAMP POST

NOVI SPECIFICATIONS

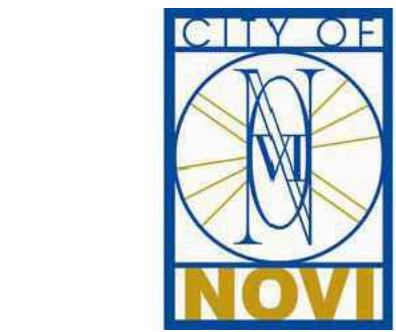
- WHEREVER IN THIS ORDINANCE LANDSCAPE PLANTINGS ARE REQUIRED OR PERMITTED, THEY SHALL BE PLANTED IN ACCORDANCE WITH THE APPROVED FINAL STAMPED LANDSCAPE PLAN.
- ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH. ALL INSTALLED LANDSCAPES INCLUDING PLANT MATERIALS, MULCH, STAKING, 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 REMOVE 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 REQUEST 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 SIMILAR 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 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 PLAN AS SPECIFIED IN THE APPROVED FINAL LANDSCAPE PLAN. 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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Foundation
Planting Plan

L1.2



