



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: March 10, 2026

REGARDING: #50-22-16-300-055 (PZ26-0003)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Central Park Estates South

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: this property is zoned High-Density Multiple-Family (RM-2)

Location: north of Eleven Mile, east of Beck Road

Parcel #: 50-22-16-300-055

Request

The applicant is requesting variances from the City of Novi Zoning Ordinance Section 3.8.2.C for an increase in maximum horizontal length of the building to 261.5 ft. (180 ft. maximum, variance of 81.5 ft.); Section 3.1.8.D for a reduction in the parking setback to 11.5 feet (20 ft. required, variance of 8.5 ft.); Section 3.8.2.G for the absence of a sidewalk on one side of the driveway (sidewalk on both sides required); Section 5.10.1.B.vi for a reduction of building setback from the abutting parking spaces to 14 ft. (25 ft. required, variance of 11 ft.); Section 3.1.8.D to allow areas with less than 50-foot dimension to be considered as usable open space and to reduce the required open space to 14,600 sq. ft. (21,200 sq. ft. required, variance of 6,600 sq. ft.); and Section 5.2.4, to allow 8 parking spaces to be located off-site. All residential parking is to be located on the premises it is intended to serve.

II. STAFF COMMENTS:

The applicant is seeking (6) dimensional variances:

- 1) *A variance to allow an 81'-6" increase in maximum horizontal length of the building.*
- 2) *A variance to allow an 8'-6" reduction in the parking setback.*
- 3) *A variance to allow a sidewalk on only one side of the driveway.*
- 4) *A variance to reduce a building to parking setback by 11'-0".*
- 5) *A variance to reduce the required open space by 6,600 Square Feet.*
- 6) *A variance to allow (8) required parking spaces to be located off-site.*

The City of Novi's Planning Department does not object to these requests.

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. **PZ26-0003**, 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 if 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. **PZ26-0003** 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 Petitioners 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 _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

JAN 20 2025

CITY OF NOVI
COMMUNITY DEVELOPMENT

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: <u>\$330.00</u>	
PROJECT NAME / SUBDIVISION CENTRAL PARK SOUTH				Meeting Date: <u>3/10/26</u>	
ADDRESS N/A		LOT/SIUTE/SPACE # -		ZBA Case #: <u>PZ 26-0003</u>	
SIDWELL # 50-22-16 -300 -055		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY OPPOSITE SIDE OF BECK RD WHERE HERITAGE DR INTERSECTS					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? ☐ YES ☒ NO				REQUEST IS FOR: ☐ RESIDENTIAL ☒ COMMERCIAL ☐ VACANT PROPERTY ☐ SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? ☐ YES ☒ NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS		CELL PHONE NO.	
NAME BRANDON KLINE				TELEPHONE NO.	
ORGANIZATION/COMPANY GEIS CONSTRUCTION				FAX NO. -	
ADDRESS 10020 AURORA HUDSON RD		CITY STREETSBORO		STATE OH	
				ZIP CODE 44241	
B. PROPERTY OWNER ☐ CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME BLAIR BOWMAN				TELEPHONE NO.	
ORGANIZATION/COMPANY NOBE PROPERTY GROUP II, LLC - BLAIR BOWMAN				FAX NO. -	
ADDRESS 46100 GRAND RIVER AVENUE		CITY NOVI		STATE MI	
				ZIP CODE 48374	
III. ZONING INFORMATION					
A. ZONING DISTRICT					
☐ R-A ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4 ☐ RM-1 ☒ RM-2 ☐ MH					
☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section <u>3.8.2.C</u> Variance requested <u>TO ALLOW FOR A MAXIMUM BUILDING LENGTH OF</u>					
2. Section <u>3.1.8.D</u> Variance requested <u>TO ALLOW FOR A PARKING SETBACK OF 11.5 FEET</u>					
3. Section <u>5.10.1.B.IV</u> Variance requested <u>TO ALLOW FOR A MINIMUM 14 FOOT PARKING SET</u>					
4. Section <u>5.2.4</u> Variance requested <u>TO ALLOW FOR 8 PARKING SPACE TO BE LOCATED</u>					
IV. FEES AND DRAWINGS					
A. FEES					
☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275					
☒ Multiple/Commercial/Industrial \$330 ☐ (With Violation) \$440 ☐ Signs \$330 ☐ (With Violation) \$440					
☐ House Moves \$330 ☐ Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
• Dimensioned Drawings and Plans					
• Site/Plot Plan					
• Existing or proposed buildings or addition on the property					
• Number & location of all on-site parking, if applicable					
• Existing & proposed distance to adjacent property lines					
• Location of existing & proposed signs, if applicable					
• Floor plans & elevations					
• Any other information relevant to the Variance application					



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ZBA Case #: PZ _____

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☐ I-1 ☐ I-2 ☐ RC ☐ TC ☐ TC-1 ☐ OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section 3.1.8.D Variance requested TO ALLOW FOR 14,600 SQUARE FEET OF USABLE			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
☐ Single Family Residential (Existing) \$220 ☐ (With Violation) \$275 ☐ Single Family Residential (New) \$275			
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• Location of existing & proposed signs, if applicable			
• Floor plans & elevations			
• Any other information relevant to the Variance application			



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

Brandon Kline

Digitally signed by Brandon Kline
DN: C=US, E=brandon@gelsco.net, O=Gels Companies, CN=Brandon Kline
Date: 2026.01.19 08:12:05-0500'

Applicant Signature

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
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REVIEW STANDARDS DIMENSIONAL VARIANCE

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

☒ Not Applicable ☐ Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

☐ Not Applicable ☒ Applicable If applicable, describe below:

The site is characterized by a series of linear, snaking wetland features that significantly influence the developable area and overall site layout. The proposed development has been carefully designed to respond to these conditions by concentrating building mass, parking, and circulation in areas that minimize disturbance to regulated wetlands. Where limited and reasonable encroachments beyond certain zoning provisions are requested, they are intended to avoid broader

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

☒ Not Applicable ☐ Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that 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).

The wetland features present on the site are natural, pre-existing conditions that were not created or altered as a result of the proposed development or any prior action by ownership. These wetlands form a continuous, irregular system that significantly constrains site layout and limits the location of buildable area independent of the current proposal. The variance requests associated with this development are therefore driven by existing environmental conditions rather than self-imposed circumstances. The site design responds to these natural constraints by avoiding and preserving the majority of wetland areas while

Standard #3. Strict Compliance.

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

Strict compliance with the dimensional regulations would unreasonably limit the ability to develop the property for its permitted residential use by forcing development to be spread more broadly across the site. Given the presence of linear wetland systems that traverse the property, adherence to all dimensional standards without relief would shift buildings, parking, and circulation into areas currently avoided, resulting in greater wetland disturbance and increased mitigation requirements. The requested dimensional variances allow development to be compactly arranged in less sensitive portions of the site, minimizing impacts to regulated wetlands and preserving larger contiguous natural areas. Without this relief, the

Standard #4. Minimum Variance Necessary.

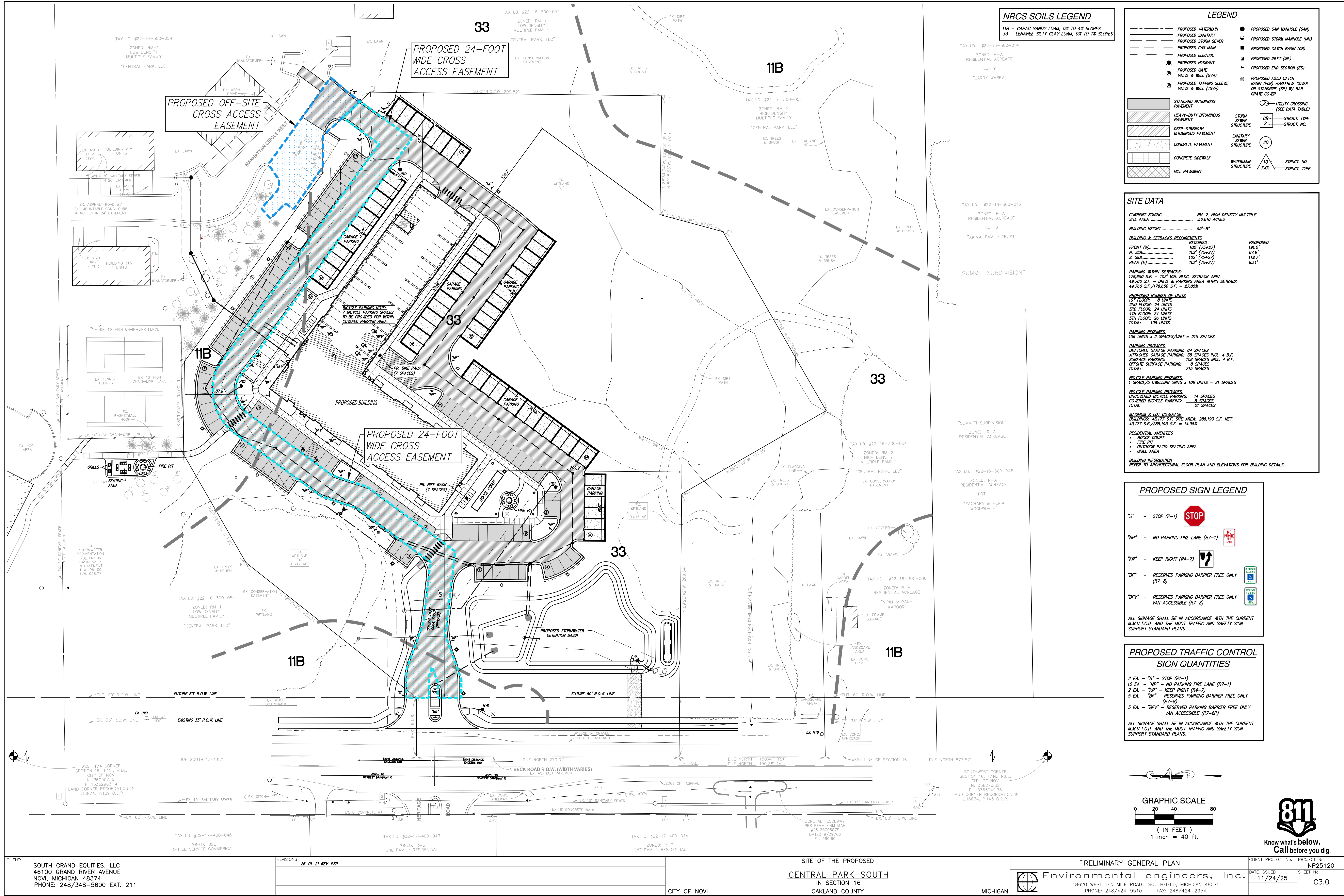
Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

The dimensional variances requested represent the minimum relief necessary to allow reasonable use of the property while maintaining the intent of the zoning ordinance. Even with the requested adjustments, the site design continues to provide substantial landscape buffering, preserved greenspace, and meaningful separation between developed areas and sensitive natural features. The proposed encroachments are limited in scope and carefully applied only where needed to avoid broader site disturbance and unnecessary wetland impacts. This approach ensures that development remains compact while still allowing for generous landscaping, pedestrian access, and green buffers throughout the site. In this way,

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

Approval of the requested variances will not result in an adverse impact on the surrounding area due to the manner in which the site has been intentionally oriented in relation to adjacent properties. The reduced property line setbacks are limited to boundaries that directly abut land under the same ownership as the proposed development, allowing the building to be positioned closer to a coordinated and compatible neighboring site. This strategic placement increases separation between the proposed building and nearby single-family residential neighborhoods. By consolidating development toward the commonly owned property, the existing natural green buffer between the site and surrounding residential areas remains undisturbed and continues to provide effective visual and spatial screening. As a result, the requested



NRCS SOILS LEGEND
11B - CAPAC SANDY LOAM, 0% TO 4% SLOPES
33 - LENAHEE SILTY CLAY LOAM, 0% TO 1% SLOPES

LEGEND

--- PROPOSED WATERMAIN	● PROPOSED SAN MANHOLE (SAM)
--- PROPOSED STORM SEWER	● PROPOSED STORM MANHOLE (SM)
--- PROPOSED GAS MAIN	■ PROPOSED CATCH BASIN (CB)
--- PROPOSED ELECTRIC	▲ PROPOSED INLET (INL)
● PROPOSED HYDRANT	▶ PROPOSED END SECTION (ES)
⊗ PROPOSED GATE VALVE & WELL (GVW)	⊕ PROPOSED FIELD CATCH BASIN (FIB) W/ BODINE COVER OR STANPOPE (SP) W/ BAR GRATE COVER
⊗ PROPOSED TAPPING SLEEVE VALVE & WELL (TSVW)	② UTILITY CROSSING (SEE DATA TABLE)
STANDARD BITUMINOUS PAVEMENT	CB 2 STRUCT. TYPE
HEAVY-DUTY BITUMINOUS PAVEMENT	CB 2 STRUCT. NO.
DEEP-STRENGTH BITUMINOUS PAVEMENT	SANITARY SEWER STRUCTURE
CONCRETE PAVEMENT	WATERMAIN STRUCTURE
CONCRETE SIDEWALK	10 STRUCT. NO.
MILL PAVEMENT	XXX STRUCT. TYPE

SITE DATA

CURRENT ZONING: RM-2, HIGH DENSITY MULTIPLE
SITE AREA: 26.618 ACRES
BUILDING HEIGHT: 59'-8"

BUILDING & SETBACKS REQUIREMENTS

FRONT (W)	102' (75+27)	PROPOSED
N. SIDE	102' (75+27)	191.0'
S. SIDE	102' (75+27)	87.9'
REAR (E)	102' (75+27)	118.7'
		93.1'

PARKING WITHIN SETBACKS:
178,650 S.F. - 102' MIN. BLDG. SETBACK AREA
49,760 S.F. - DRIVE & PARKING AREA WITHIN SETBACK
49,760 S.F. / 178,650 S.F. = 27.85%

PROPOSED NUMBER OF UNITS:
1ST FLOOR: 8 UNITS
2ND FLOOR: 24 UNITS
3RD FLOOR: 24 UNITS
4TH FLOOR: 24 UNITS
5TH FLOOR: 26 UNITS
TOTAL: 106 UNITS

PARKING REQUIRED:
106 UNITS x 2 SPACES/UNIT = 215 SPACES

PARKING PROVIDED:
DETACHED GARAGE PARKING: 64 SPACES
ATTACHED GARAGE PARKING: 35 SPACES INCL. 4 B.F.
SURFACE PARKING: 108 SPACES INCL. 4 B.F.
OFFSITE SURFACE PARKING: 8 SPACES
TOTAL: 215 SPACES

BICYCLE PARKING REQUIRED:
1 SPACE/5 DWELLING UNITS x 106 UNITS = 21 SPACES

BICYCLE PARKING PROVIDED:
UNCOVERED BICYCLE PARKING: 14 SPACES
COVERED BICYCLE PARKING: 8 SPACES
TOTAL: 21 SPACES

MAXIMUM % LOT COVERAGE:
BUILDINGS: 43,777 S.F. SITE AREA: 288,193 S.F. NET
43,777 S.F. / 288,193 S.F. = 14.98%

RESIDENTIAL AMENITIES:
• BOCCO COURT
• FIRE PIT
• OUTDOOR PATIO SEATING AREA
• GRILL AREA

BUILDING INFORMATION:
REFER TO ARCHITECTURAL FLOOR PLAN AND ELEVATIONS FOR BUILDING DETAILS.

PROPOSED SIGN LEGEND

"S" - STOP (R-1)

"NP" - NO PARKING FIRE LANE (R-7-1)

"KR" - KEEP RIGHT (R-4-7)

"BF" - RESERVED PARKING BARRIER FREE ONLY (R7-8)

"BVF" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8)

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.M.U.T.C.D. AND THE MDT TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

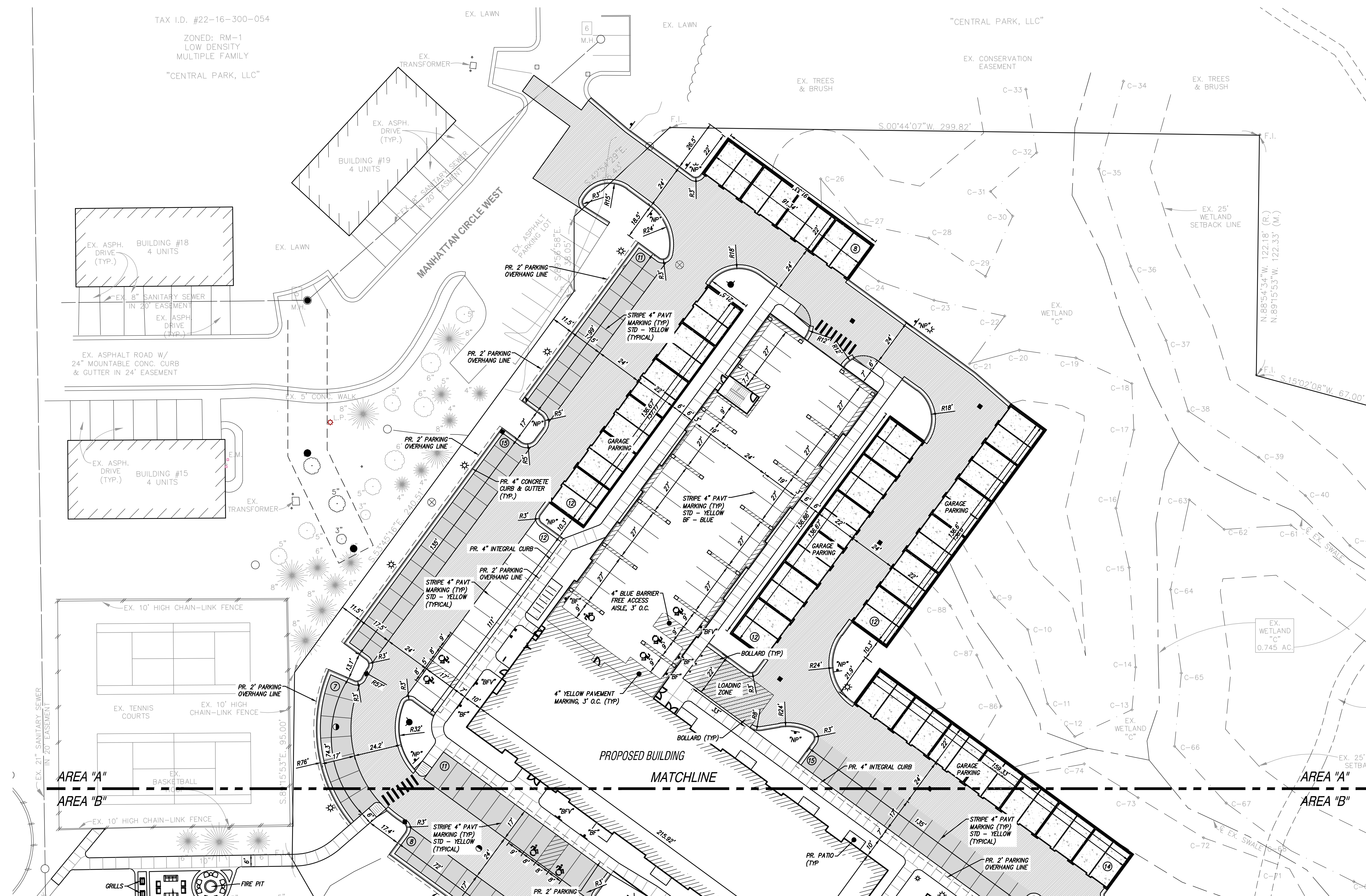
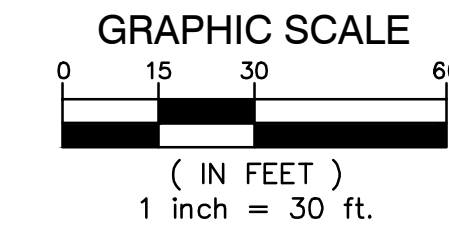
PROPOSED TRAFFIC CONTROL SIGN QUANTITIES

2 EA. - "S" - STOP (R1-1)
12 EA. - "NP" - NO PARKING FIRE LANE (R7-1)
2 EA. - "KR" - KEEP RIGHT (R4-7)
5 EA. - "BF" - RESERVED PARKING BARRIER FREE ONLY (R7-8)
3 EA. - "BVF" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8P)

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

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



LEGEND

	PROPOSED WATERMAN		PROPOSED SAN MANHOLE (SAN)
	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/BEDDING COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
	PROPOSED GATE VALVE & WELL (GVW)		
	PROPOSED TAPPING SLEEVE, VALVE & WELL (TSW)		

	STANDARD BITUMINOUS PAVEMENT		UTILITY CROSSING (SEE DATA TABLE)
	HEAVY-DUTY BITUMINOUS PAVEMENT		CB 2 — STRUCT. TYPE 2 — STRUCT. NO.
	DEEP-STRENGTH BITUMINOUS PAVEMENT		SANITARY SEWER SEWER
	CONCRETE PAVEMENT		10 XXX — STRUCT. NO. XXX — STRUCT. TYPE
	CONCRETE SIDEWALK		
	MILL PAVEMENT		

	WATERMAN STRUCTURE
--	--------------------

STANDARD SIGN LEGEND

"S"	-	STOP (R-1)	
"NP"	-	NO PARKING FIRE LANE (R-7-1)	
"KR"	-	KEEP RIGHT (R4-7)	
"BF"	-	RESERVED PARKING BARRIER FREE ONLY (R7-8)	
"BFV"	-	RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8)	

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.

PROPOSED TRAFFIC CONTROL

SIGN QUANTITIES

1 EA. - "S" - STOP (R1-1)

14 EA. - "WP" - NO PARKING FIRE LANE (R7-1)

2 EA. - "WR" - KEEP RIGHT (R4-7)

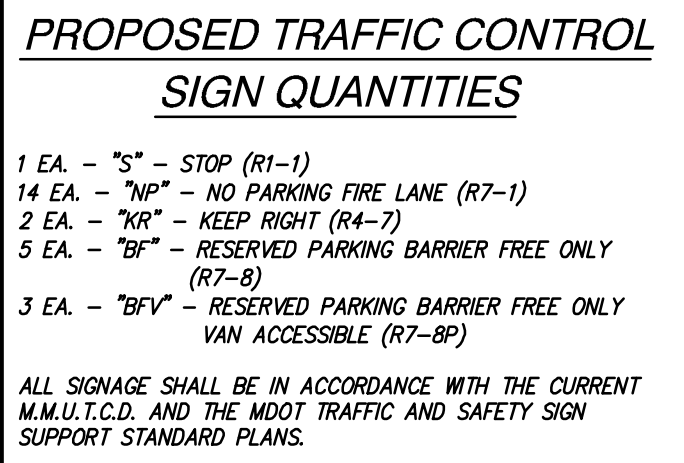
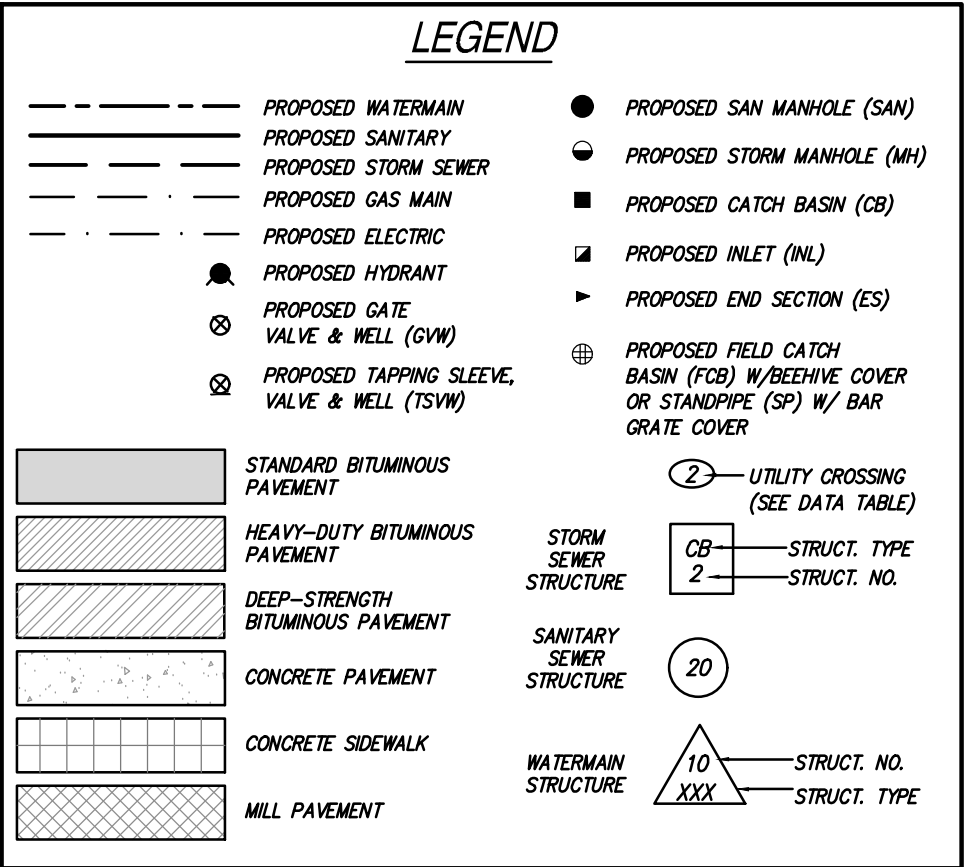
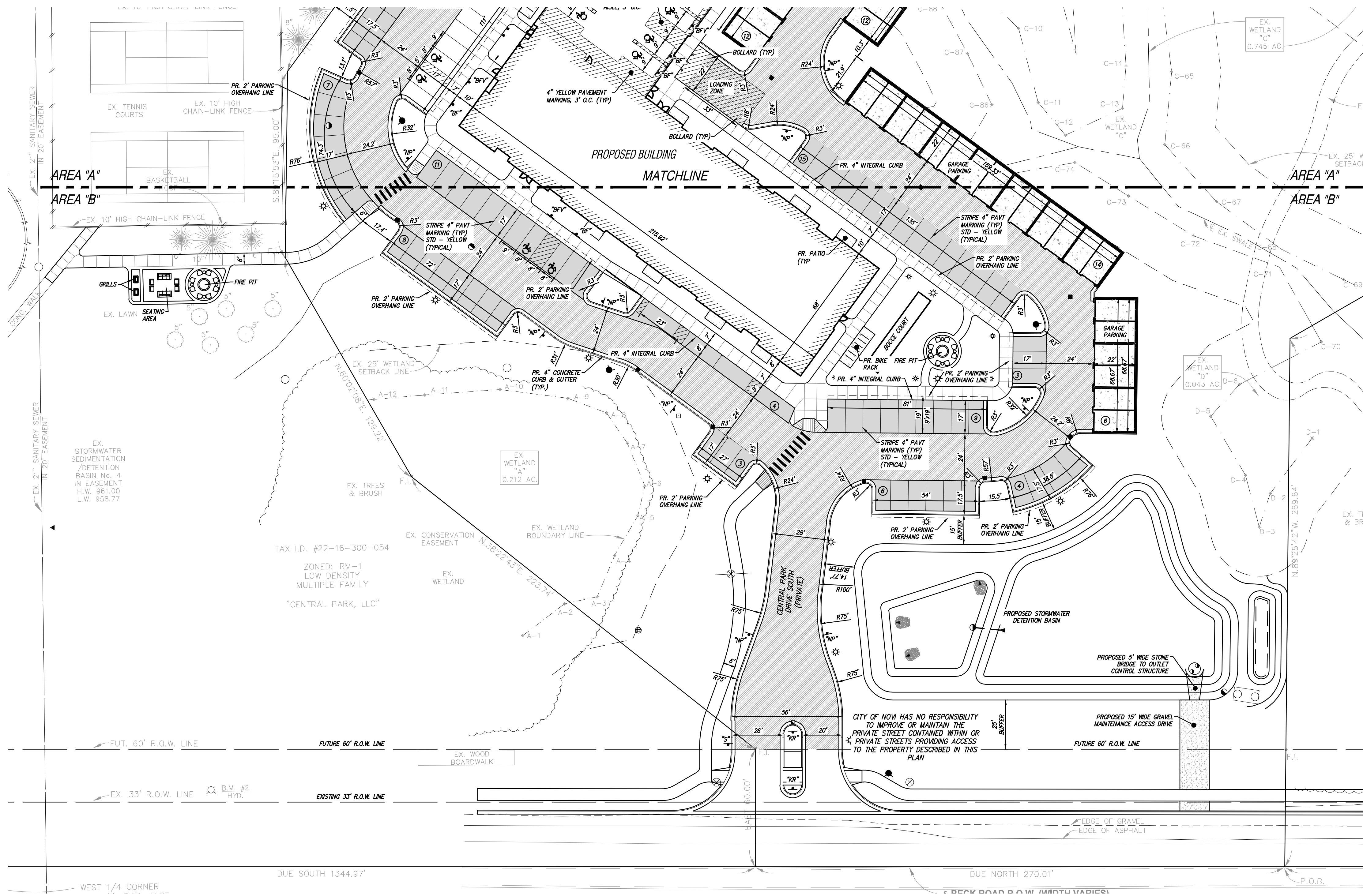
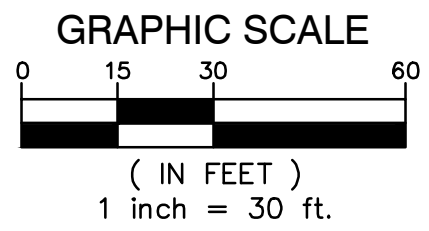
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3 EA. - "BVF" - RESERVED PARKING BARRIER FREE ONLY VAN ACCESSIBLE (R7-8P)

ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT M.U.T.C.D. AND THE MDOT TRAFFIC AND SAFETY SIGN SUPPORT STANDARD PLANS.

NOTE

"CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREETS CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN".



NOTE

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CLIENT: SOUTH GRAND EQUITIES, LLC
46100 GRAND RIVER AVENUE
NOVI, MICHIGAN 48374
PHONE: 248/348-5600 EXT. 211

REVISIONS: 26-01-21 REV. PSP

SITE OF THE PROPOSED
CENTRAL PARK SOUTH
IN SECTION 16
OAKLAND COUNTY
CITY OF NOVI

PRELIMINARY PAVING & TRAFFIC CONTROL PLAN AREA B
Environmental engineers, Inc.
18620 WEST TEN MILE ROAD SOUTHFIELD, MICHIGAN 48075
PHONE: 248/424-9510 FAX: 248/424-2954

CLIENT PROJECT No. NP25120
PROJECT No. NP25120
DATE ISSUED 11/24/25
SHEET No. C3.2



PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8

PARKING RATIO 2.03 SPCS/UNIT

WETLANDS

IMPACT

0.19 ACRES
8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

03-28-25	CONCEPT LAYOUT
06-04-25	REVISED LAYOUT
06-06-25	REVISED LAYOUT
06-11-25	REVISED LAYOUT
06-17-25	REVISED LAYOUT
06-25-25	REVISED LAYOUT
07-01-25	REVISED LAYOUT
07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
11-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

NOTICE

THIS ARCHITECTURAL AND ENGINEERING DRAWING IS GIVEN IN CONFIDENCE. NO USE OR DISSEMINATION MAY BE MADE WITHOUT PRIOR WRITTEN CONSENT OF THE ARCHITECT. ALL RIGHTS ARE HEREBY SPECIFICALLY RESERVED.
GEIS CONSTRUCTION
REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE PREVIOUSLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID.

SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-1

GROUND FLOOR & SITE PLAN

SCALE: 1/32" = 1'-0"



PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

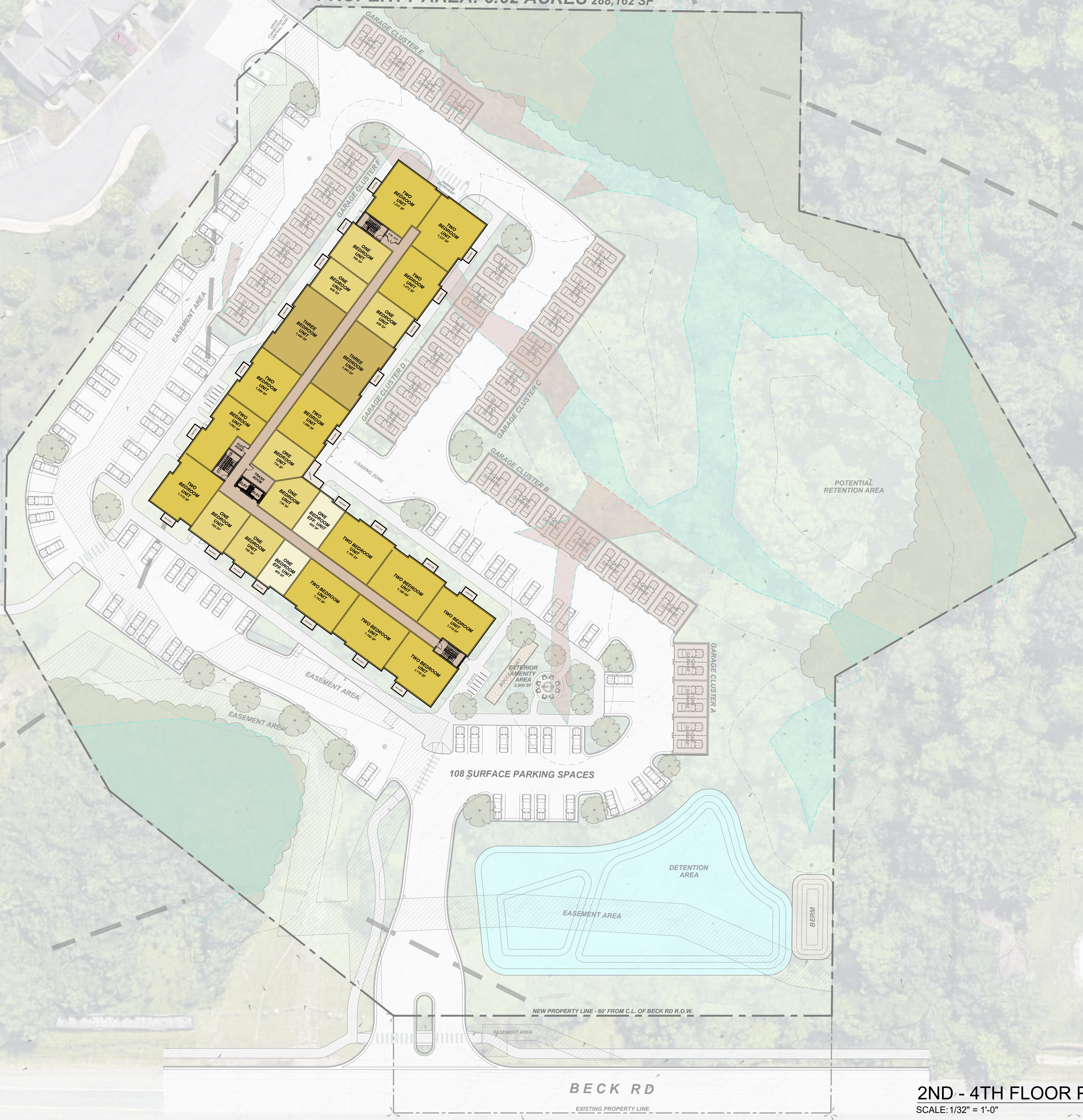
PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8

PARKING RATIO 2.03 SPCS/UNIT

WETLANDS

IMPACT 0.19 ACRES
8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



2ND - 4TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



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DATES AND REVISIONS

03-28-25	CONCEPT LAYOUT
06-04-25	REVISED LAYOUT
06-06-25	REVISED LAYOUT
06-11-25	REVISED LAYOUT
06-17-25	REVISED LAYOUT
06-25-25	REVISED LAYOUT
07-01-25	REVISED LAYOUT
07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
10-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

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SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-2

PROJECT DATA

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

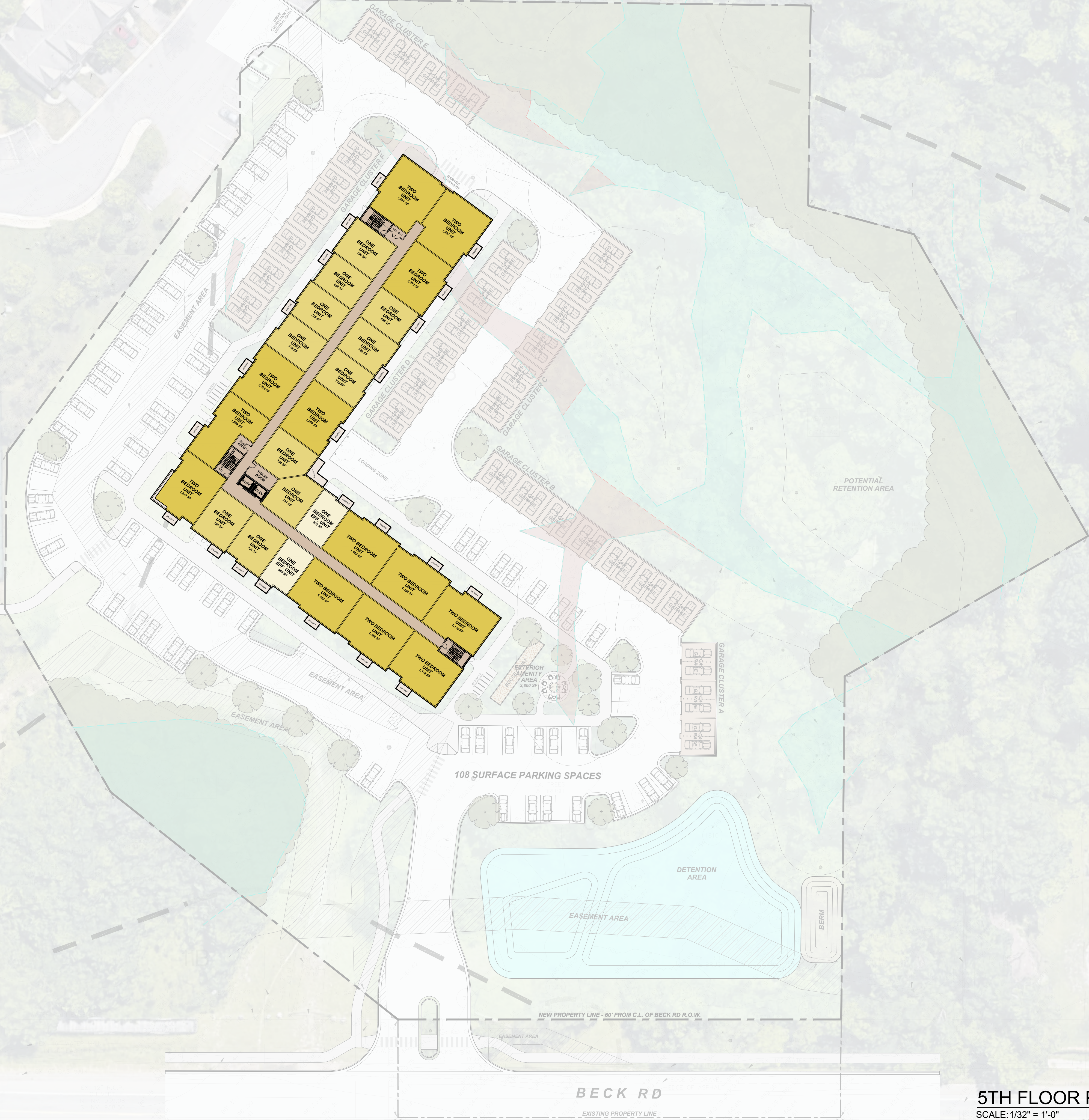
PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8

PARKING RATIO 2.03 SPCS/UNIT

WETLANDS

IMPACT 0.19 ACRES
8,489 SF

PROPERTY AREA: 6.62 ACRES 288,162 SF



5TH FLOOR PLAN
SCALE: 1/32" = 1'-0"



GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

03-28-25	CONCEPT LAYOUT
06-04-25	REVISED LAYOUT
06-06-25	REVISED LAYOUT
06-11-25	REVISED LAYOUT
06-17-25	REVISED LAYOUT
06-25-25	REVISED LAYOUT
07-01-25	REVISED LAYOUT
07-31-25	REVISED LAYOUT
08-12-25	AMENITY LAYOUT
10-15-25	CONSULTANT COORDINATION
11-21-25	CONSULTANT COORDINATION
01-20-26	CONSULTANT COORDINATION

NOTICE

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GEIS CONSTRUCTION
REVISIONS REFLECTED IN THESE DRAWINGS INVOLVE CHANGES TO CONTRACT PRICE PREVIOUSLY PROVIDED. CHANGE ORDERS WILL BE PROVIDED FOR ALL CHANGES. THESE CHANGES ARE NOT IN THE BASE BID.

SITE CONCEPT
BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-3

1-20-26
SUBMITTAL

TAL

THIS ARCHITECTURAL
AND ENGINEERING
DRAWING IS GIVEN IN
CONFIDENCE. NO USE OR
DISSEMINATION MAY BE
MADE WITHOUT PRIOR
WRITTEN CONSENT
OF THE ARCHITECT. ALL
RIGHTS ARE HEREBY
SPECIFICALLY
RESERVED.
GEIS CONSTRUCTION

REVISIONS
REFLECTED IN
THE DRAWINGS
HAVE CHANGES
TO CONTRACT
PREVIOUSLY
PROVIDED.
CHANGE ORDERS
MAY BE PROVIDED
FOR ALL CHANGES.
NO CHANGES
ARE NOT IN THE
BASE BID.

SITE CONCEPT

BECK RD
NOVI, MI

Drawn By
Checked By
Project Number

SITE PLAN
DRAWING NO:

SP-3

APARTMENT BUILDINGS

STORIES	5
TOTAL UNITS	106
EFFICIENCY	10
1 BED/1 BATH	32
2 BED/2 BATH	58
3 BED/3 BATH	6

FLOOR AREAS

GROUND FLOOR	27,473 GSF
2ND-5TH FLOOR	27,079 GSF
TOTAL AREA	135,789 GSF

PARKING

PROVIDED PARKING	215
DETACHED GARAGE PARKING	64
ATTACHED GARAGE PARKING	35
ONSITE SURFACE PARKING	108
OFFSITE SURFACE PARKING	8
PARKING RATIO	2.03 SPCS/UNIT

WETLANDS

IMPACT **0.19 ACRES**
8,489 SF



ROOF PLAN

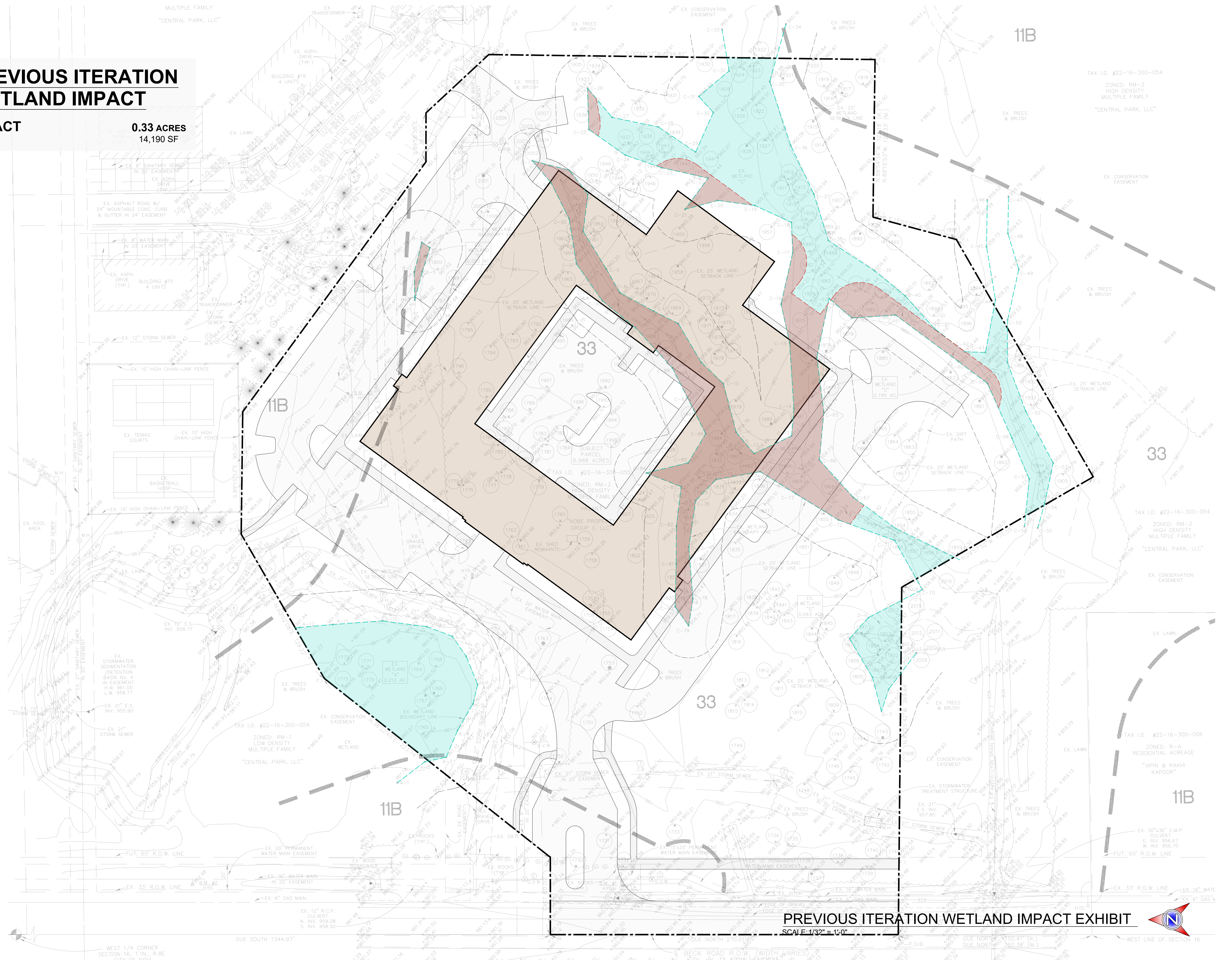
SCALE: 1/32" = 1'-0"



PREVIOUS ITERATION
WETLAND IMPACT

IMPACT

0.33 ACRES
14,190 SF





GEIS COMPANIES
10020 Aurora-Hudson Rd
Streetsboro, Ohio 44241
PH: (330) 528-3500
FX: (330) 528-0008
www.geisco.net

DATES AND REVISIONS

DATE	REVISION
03-28-25	WETLAND IMPACT EXHIBIT

NOTICE

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BECK RD
NOVI, MI

Drawn By
Checked By
Project Number