

MAPS

Location

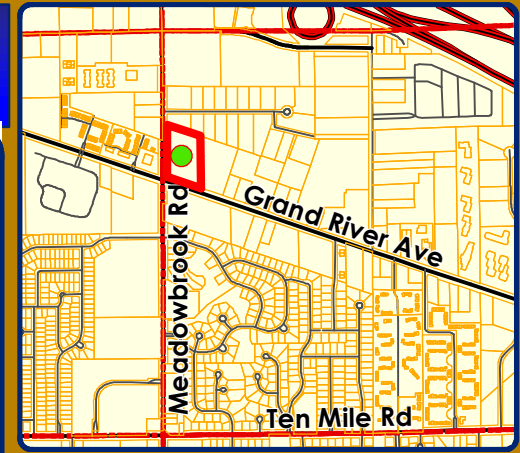
Zoning

Future Land Use

Natural Features

JSP25-07 Cadillac of Novi

LOCATION



Legend

 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer

Date: 8/1/25

Project: JSP25-07 Cadillac of Novi

Version #: 1

0 35 70 140 210 Feet

1 inch = 167 feet

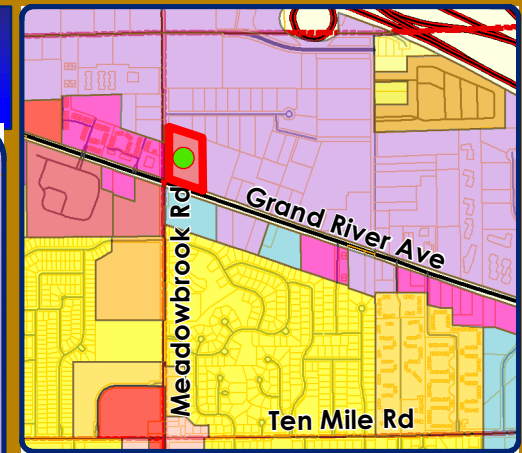
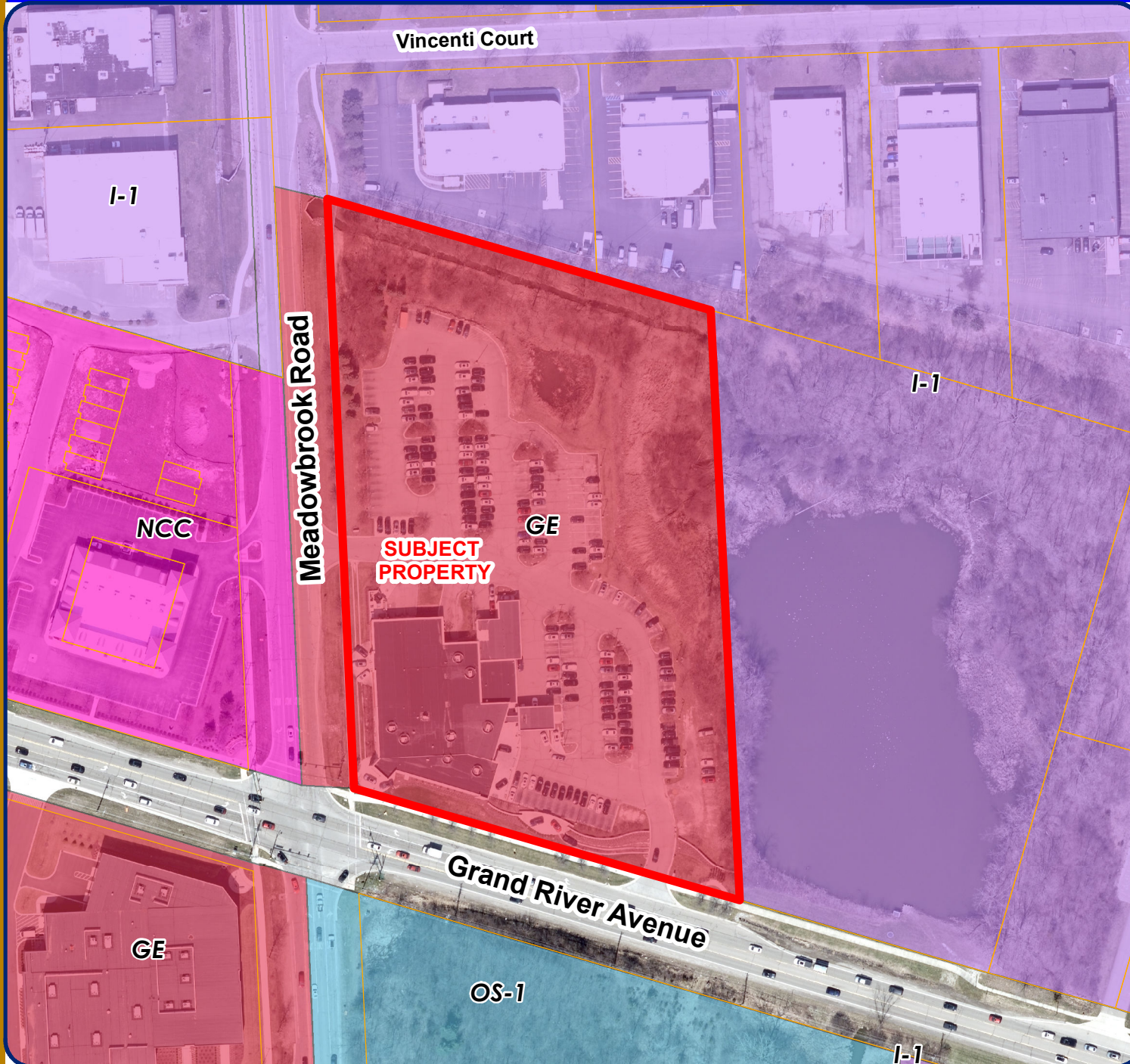


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP25-07 Cadillac of Novi

ZONING



Legend

- GE: Gateway East District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
-  Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer
Date: 8/1/25
Project: JSP25-07 Cadillac of Novi
Version #: 1

0 35 70 140 210 Feet

1 inch = 167 feet

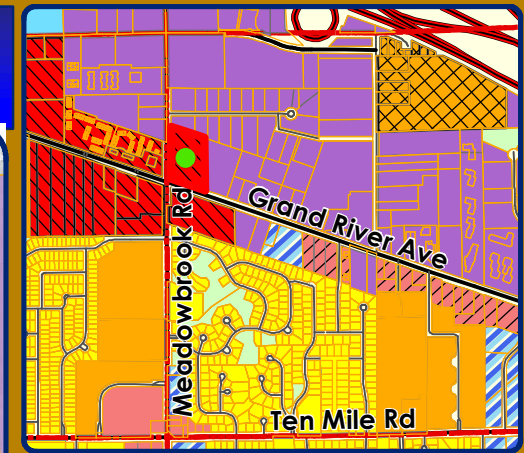
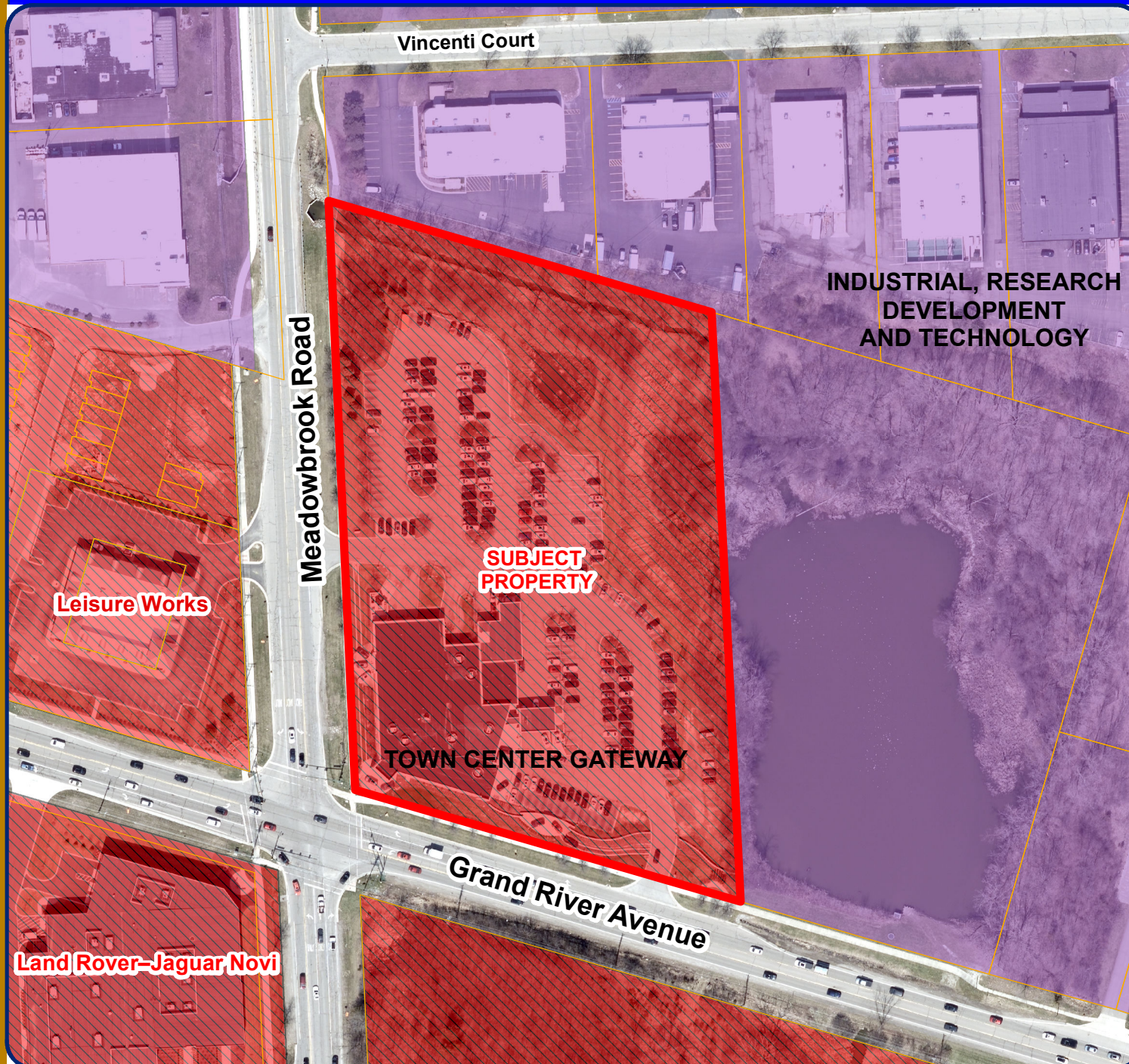


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP25-07 Cadillac of Novi

FUTURE LAND USE



Legend

- Industrial, Research, Development and Technology
- Town Center Gateway

 Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer
Date: 8/1/25
Project: JSP25-07 Cadillac of Novi
Version #: 1

0 35 70 140 210 Feet

1 inch = 167 feet

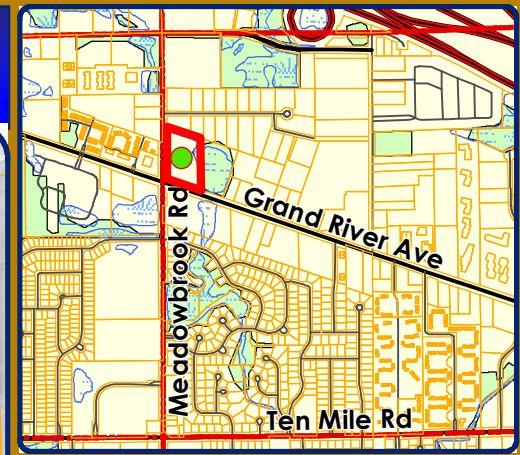


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

JSP25-07 Cadillac of Novi

NATURAL FEATURES



Legend

-  Wetlands
-  Woodlands
-  Subject Area



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Dan Commer
Date: 8/1/25
Project: JSP25-07 Cadillac of Novi
Version #: 1

0 35 70 140 210 Feet

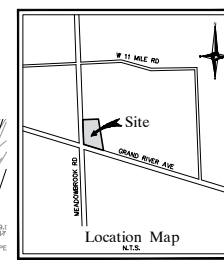
1 inch = 167 feet



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

DIMENSIONAL SITE PLAN



CITY OF NOVI SIGNING/STRIPING NOTE

ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGES OF THE SIGN.
SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" X 14" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 3 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12" X 14" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS INDICATED BY THE HEIGHT OF THE PROPOSED SIGNS.
ALL GROUND MOUNTED SIGNS SHALL HAVE A MINIMUM MOUNT HEIGHT OF SEVEN FEET FROM FINISHED GRADE.
TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA REQUIREMENTS.
PARKING STRIPING MUST BE WHITE. BLUE MAY BE USED FOR ACCESSIBLE PARKING SPACES. WHEN A CHANGING PARKING SPACE IS LOCATED NEXT TO AN ACCESSIBLE PARKING SPACE A WHITE LINE SHALL BE A BLUE LINE. PARKING STRIPING SHALL BE FOUR INCHES IN WIDTH.
THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH A BLUE BACKGROUND AND WHITE BORDER.
ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MUTCD STANDARDS.

THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH A BLUE BACKGROUND AND WHITE BORDER.
ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MUTCD STANDARDS.

SITE INFORMATION

EXISTING ZONING: GE - GATEWAY EAST
SITE AREA: 311,796 SF, OR 7.16 ACRES
ADDRESS: 41300 GRAND RIVER AVENUE
MAXIMUM NUMBER OF EMPLOYEES: 40
VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

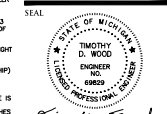
VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 104 MANUFACTURING SPACES (INCLUDING 5 ADA ACCESSIBLE SPACES)
PROJECT SITE COVERAGE: SURFACE: 29,458 SF, 9.5%
BLVD: 132,281 SF, 42.43%
LANDSCAPE: 24,848 SF, 7.96%
TOTAL: 311,796 SF, 100.00%



Timothy D. Wood
PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave., NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffer
Phone: (616) 540-4988
Email: cschieffer@dpfox.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E.
City of Novi
Oakland County, MI

SHEET
Dimensional Site Plan



DATE ISSUED/REVISED
11/14/2019
11/14/2019
11/14/2019

DRAWN BY:
B. Gribben

DESIGNED BY:
T. Wood

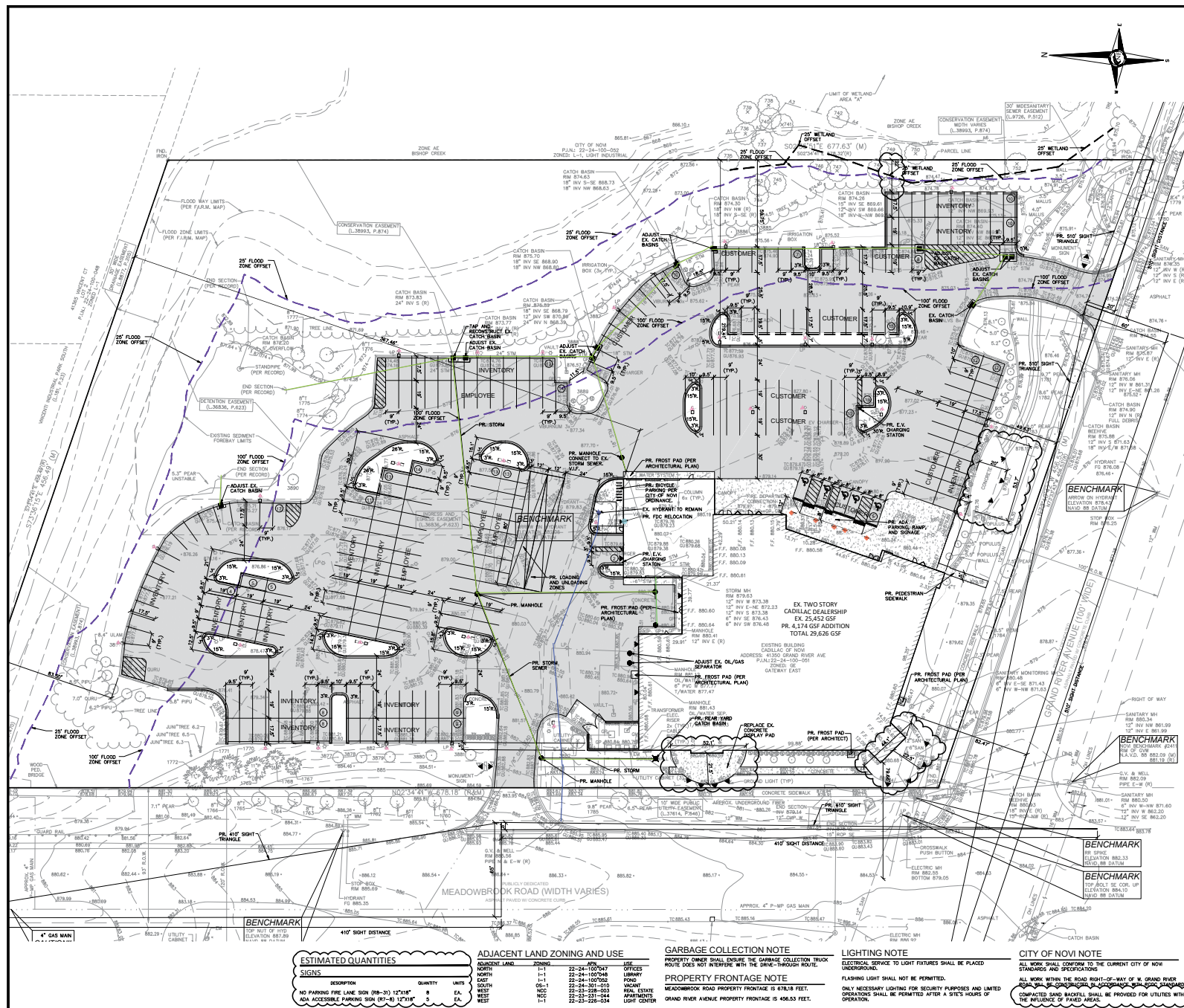
APPROVED BY:
J. Longhurst

DATE:
April 16, 2025

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.

0548 C3



ESTIMATED QUANTITIES

SIGNS	DESCRIPTION	QUANTITY	UNITS	EA.
NO PARKING FIRE LANE SIGN (R-3)	12"x18"	8	EA.	8
ADA ACCESSIBLE PARKING SIGN (R-7)	12"x18"	5	EA.	5

ADJACENT LAND ZONING AND USE

DIRECTION	ZONING	APN	USE
NORTH	L-1	22-24-100-047	OFFICES
EAST	L-1	22-24-100-048	LIBRARY
SOUTH	L-1	22-24-100-049	POND
WEST	L-1	22-24-100-050	MOBILE HOME
WEST	L-1	22-24-100-051	REAL ESTATE
WEST	L-1	22-24-100-052	LIGHT CENTER

GARBAGE COLLECTION NOTE
PROPERTY OWNER SHALL MAINTAIN TRUCK ROUTE DOES NOT INTERFERE WITH THE DRIVE-THROUGH ROUTE.
PROPERTY FRONTAGE NOTE
MEADOWBROOK ROAD PROPERTY FRONTAGE IS 478.18 FEET.
GRAND RIVER AVENUE PROPERTY FRONTAGE IS 406.53 FEET.

LIGHTING NOTE
ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
FLASHING LIGHT SHALL NOT BE PERMITTED.
ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

CITY OF NOVI NOTE
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
ALL WORK WITHIN THE ROAD RIGHT-OF-WAY OF W. GRAND RIVER AVENUE SHALL BE PROVIDED FOR UTILITY WITHIN THE INFLUENCE OF PAVED AREAS.

RENDERING PACKAGE

**FOX CALLILAC NOVI
RENDERING PACKAGE
04.11.2025**





FOX CADILLAC NOVI

STUDIO DETROIT
ARCHITECTS



FOX CADILLAC NOVI

STUDIODETROIT
ARCHITECTS



FOX CADILLAC NOVI

STUDIODETROIT
ARCHITECTS



FOX CADILLAC NOVI

STUDIO DETROIT
ARCHITECTS





LED DISPLAY FRAME RENDERING



FIFTH AMENDMENT TO SDO AGREEMENT

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF NOVI
FIFTH AMENDMENT TO SPECIAL DEVELOPMENT
OPTION AGREEMENT
FOR CADILLAC OF NOVI GATEWAY
(F/K/A HUMMER OF NOVI GATEWAY)
(SPECIAL DEVELOPMENT OPTION (SDO))

AGREEMENT, dated this ____ day of _____, 2025, by and between the City of Novi, whose address is 45175 Ten Mile Road, Novi, Michigan 48375 (the "City") and Fox Detroit Properties, LLC, 200 Ottawa Ave, Suite 800, Grand Rapids, Michigan, 49503, (the "Owner"); and Cadillac of Novi, whose address is 200 Ottawa Ave, Suite 800, Grand Rapids, Michigan, 49503,(the "Developer").

RECITALS:

A. Owner/Developer and the City previously entered into a Special Development Option (SDO) Agreement (the "Original SDO Agreement") in connection with certain property located in the City of Novi on Grand River Avenue and Meadowbrook Road. The Original SDO Agreement governs the use and development of the property for a Hummer auto dealership. The Original SDO Agreement covers the property described in attached **Exhibit A** (the "Property"), was approved by the City Council on June 21, 2004, is dated October 18, 2014, and is recorded at Liber 42070, Page 233 Oakland County Records.

B. The Original SDO Agreement was modified by a First Amendment dated November 14, 2007, and is recorded at Liber 42070, Page 246 Oakland County Records. The First Amendment, (among other things) allowed non-Hummer vehicles to be parked and sold within the property.

C. A Second Amendment to the SDO Agreement dated February 8, 2010, and recorded at Liber 43570, Page 501, Oakland County Records, acknowledged the termination of the Hummer dealership on the property and authorized use of the property for an automobile dealer facility that supported the sale and servicing of Cadillac vehicles, subject to various terms and conditions. The Second Amendment also allowed the conversion of Hummer signs to Cadillac signs and allowed additional Cadillac signs under certain conditions.

D. A Third Amendment and Restatement of the Agreement dated September 10, 2011, recorded at Liber 43570, Page 510 allowed the transformation of the building and site plan to become a fully recognizable Cadillac dealership.

E. A Fourth Amendment to the SDO Agreement, dated July 8, 2013, and recorded at Liber 46155, Page 590, Oakland County Records, added a sign to the approved plan.

F. The Owner/Developer now proposes to amend the SDO Plan (the "Amended SDO Plan") for the Development to build a 4,174 square foot addition to the northeast corner of the existing Cadillac of Novi building. The proposed addition will include a service area where customers may drive into the area for service writing and pick-up and drop-off, and an office area for service writers. The existing parking lot

will be removed and replaced with new parking lot islands and expanded to accommodate 20 additional spaces for inventory vehicles. A new parking area will be added to the southeast corner of the property. 136 parking spaces for employees and visitors and 134 inventory spaces will be provided. The Amended SDO Plan also updates the building façade and signage.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

I. AMENDMENT TO SPECIAL DEVELOPMENT OPTION AGREEMENT

The Owner/Developer and the City agree that the Special Development Option Agreement for Cadillac of Novi Gateway, **GENERAL PROJECT DESCRIPTION**, is hereby amended as follows:

The Cadillac of Novi Project is located at the northeast corner of Grand River Avenue and Meadowbrook Road. The site is 6.77-acres and is currently zoned Gateway East District. The Project entails the development/redevelopment of an automobile dealership facility that supports the sale and servicing of Cadillac vehicles; a new- and used-car sales room, showroom, and office; a service area where customers may drive into the area for service writing and pick-up and drop-off for parts sales and service, and an office area for service writers, together with outdoor space for exclusive sale of new or used vehicles as consistent with a typical Cadillac dealership. The building is planned to be 29,626 square feet in size with no more than 270 parking spaces, all of which shall be shielded from Grand River and Meadowbrook. The architecture and design layout are to meet the exterior material requirements of the Gateway East District ordinance and the minimum requirements in Exhibit B subject to Section III.d. of this Amended SDO Plan. Particular attention has been given to the requirements of both the Gateway East District regulations and the Third Amendment to SDO Agreement, dated September 10, 2011, which restated the requirements of the Development Agreement dated December 15, 2003, the SDO Agreement approved by the City Council on July 21, 2004, the First Amendment to the SDO Agreement dated November 14, 2007, and the Second Amendment to the SDO Agreement dated February 8, 2010,. This Fifth Amendment to SDO Agreement also supersedes the Fourth Amendment to the SDO Agreement, dated July 8, 2013.

The site has some wetlands, including Bishop Creek and a 100-year floodplain running through the northerly end of the site and continuing along the eastern property line. The land was previously a fill area, as indicated by soil boring test results.

Owner intends to and shall seek, obtain approval for, and use best management practices and efforts with respect to, all wetland, storm water, and soil erosion requirements and measures throughout the Property during the design and construction phases, and subsequent use of the Property and development contemplated in the Site Plan. In conjunction with the previous approval of the original SDO Plan and Site Plan, a conservation easement was executed and delivered to the City for recording, providing for the preservation of the wetlands and woodlands as reflected on the original approved Site Plan.

Owner agrees to develop and use the Property solely for the use as a new- and used-car sales showroom and a service area where customers may drive into the area for service writing and pick-up and drop-off, and an office area for service writers related thereto, together with outdoor space for exclusive sale of new or used vehicles as permitted under this Agreement, subject to

and in accordance with all of the specifications of the previously approved Conceptual SDO Plan, the previously-approved Site Plan and the Amended SDO Plan attached hereto as **Exhibit B**, subject to the requirements set forth in the Planning and City Consultants' Reports, attached as Exhibit C. Owner will forebear from developing and/or using the Property in any manner other than as approved as part of the Amended SDO Plan, with the understanding that, to the extent the requirements therein are more restrictive than City regulations, they supersede any and all inconsistent City regulations.

II. PARKING AND VEHICLE STORAGE

Three vehicle display pods are permitted as shown adjacent to the road rights-of-way as shown on the New Site Plan (Exhibit B). Owner agrees not to use other outdoor vehicle display and/or storage to a greater extent and/or with closer or greater exposure to Grand River and Meadowbrook Road than that shown on the New Site Plan (Exhibit B). Additional vehicle display outside of the main entrance to the dealership, at the east façade entry and on a stamped concrete area adjacent to the east facade of the building, shall be permitted as shown on the New Site Plan (Exhibit B). Any additional outdoor vehicle display and/or storage shall require City approval and shall be subject to Site Plan review and approval. There shall be no elevated storage or display of vehicles in any location on the Property.

Vehicles and vehicle spaces shall be permitted on the Property for storage and/or display, employee parking, and for customer parking. The total number of vehicles for such purposes shall be as set forth on the new Site Plan.

III. DEVIATIONS

The following additional deviations are approved by the City with the Amended SDO Plan:

- a. A deviation to Section 3.11.2.c of the Zoning Ordinance, which provides that no individual retail sales or personal service establishment shall exceed twenty thousand (20,000) square feet of total gross floor area, exclusive of basement areas leased and utilized by the tenant of the building for storage purposes only. The proposed 4,174 square footage building addition would increase gross floor area to 29,626 square feet.
- b. A deviation from Section 3.12.7.c.2.d. requiring a Community Impact Statement in the event the property on which the project is to be situated consists of six (6) or more acres, because the plan is proposing minor changes to an existing development.
- c. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), because the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements and the overall design is consistent with the intent and purpose of the Façade Ordinance and is in context with other buildings in the surrounding area.
- d. Section 9 Façade waiver for the "Display Frame" that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing lights are prohibited, because the display frame will enhance the nighttime appearance of the building.

- e. Landscape deviation and waiver from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook.
- f. Landscape deviation and waiver from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages.
- g. Landscape deviation and waiver from Section 5.5.3.D for deficiency in foundation landscaping for building addition.
- h. Sign deviation to allow for an increase in square footage of previously approved 3.5-foot diameter (9.62 square feet) crest sign on the screen wall along Grand River Avenue. The proposed replacement crest sign has a total area of 12.95 square feet.
- i. Sign deviation to allow for an increase in square footage of the previously approved 'certified service' (17.88 square feet) sign indicating the customer entrance for automotive service and repair. The proposed replacement has a total area of 27.69 square feet.
- j. Sign deviation to allow for an increase in square footage of the three (3) previously approved site wayfinding signs (6 square feet each). The proposed signs each have a total area of 15.31 square feet.
- k. Sign deviation to allow for an increase in square footage of previously approved east wall sign (100 square feet). The proposed replacement has a total area of 106.32 square feet.

IV. This Fifth Amendment to the Special Development Option Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, assigns and transferees and shall be recorded by either party with the office of the Oakland County Register of Deeds.

V. This Fifth Amendment to the Special Development Option Agreement may be signed in counterparts.

VI. The previously executed Third Amendment and Restatement of Agreement for Cadillac of Novi Gateway Special Development Option shall remain in full force and effect except as modified herein.

DEVELOPER

Fox Detroit Properties, LLC, a
Michigan limited liability company

By: _____

STATE OF _____)

COUNTY OF _____)

On this _____ day of _____, 2025, before me appeared _____, authorized representative of Developer, who states that he/she has signed this document of his/her own free will on behalf of Developer.

Notary Public

County, _____

My commission expires: _____

Acting in _____ County, _____

CITY OF NOVI

By: _____

Justin Fischer, Mayor

By: _____

Cortney Hanson, Clerk

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

On this _____ day of _____, 2025, before me appeared Justin Fischer, Mayor and Cortney Hanson, Clerk of the City of Novi, authorized representatives of Developer, who state that they have signed this document of their own free will on behalf of Developer.

Notary Public

Oakland County, MI

My commission expires: _____

Acting in Oakland County, MI

Drafted by:
Elizabeth Kudla Saarela
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331

When recorded return to:
Cortney Hanson, City Clerk
City of Novi
45175 Ten Mile Road
Novi, MI 48375

EXHIBIT A

T1N, R8E, SEC 24 PART OF NW 1/4 BEG AT PT DIST S 02-34-41 E 721.49 FT & N 87-43-33 E 60.00 FT & S 02-34-41 E 517.70 FT FROM NW SEC COR, TH S 73-34-41 E 456.49 FT, TH S 02-34-41 E 678.32 FT, TH N 73-33-43 W 456.44 FT ALG NLY R/W LINE OF GRAND RIVER AVE, TH N 02-34-41 W 678.17 FT TO BEG 6.72 A11/29/84 FR 009

EXHIBIT B

Owner

FOX DETROIT PROPERTIES, LLC
200 OTTAWA AVE. NW, SUITE 800
GRAND RAPIDS, MI 49503
CONTACT:
MR. COLIN SCHIEFLER
PHONE: (616) 540-4988
EMAIL: CSCHIEFLER@DPFOX.COM

Architect

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
CONTACT:
MR. STEVEN FOURNIER, AIA, NCARB
PHONE: (248) 376-2617
EMAIL: STEVEN@STUDIO-DETROIT.COM

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. TIMOTHY D. WOOD, P.E.
PHONE: (248) 332-7931
EMAIL: TWOOD@NFE-ENGR.COM

Landscape Architect

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
CONTACT:
MR. GEORGE A. OSTROWSKI, RLA, LEED AP
PHONE: (248) 332-7931
EMAIL: GOSTROWSKI@NFE-ENGR.COM

City of Novi, Oakland County, Michigan PRELIMINARY SITE PLAN DOCUMENTS Prepared For DP Fox Holdings, LLC

SHEET INDEX

C0	Cover Sheet
C1	Boundary, Topographic, and Tree Survey
C2	Demolition Plan
C3	Dimensional Site Plan
C4	Preliminary Engineering Plan
C5	Soil Erosion and Sedimentation Control Plan
C6	Fire Truck Maneuvering and Hydrant Coverage Plan
C7	Truck Maneuvering and Open Space Plan
C8	Notes and Details
C9	Notes and Details
C10	Open Space and Bicycle Parking
L1	Tree Preservation Plan
L2	Landscape Plan
TS1.5	Composite Floor Plan
SP1.1	Architectural Site Plan
SP1.2	Architectural Site Plan Details
A2.1	Exterior Elevations
A2.2	Exterior Elevations
EL1.1	Site Lighting Plan
EL2.1	Luminarie Schedules and Details
City of Novi Standard Details	
1 of 2	City of Novi Paving Standard Details
2 of 2	City of Novi Paving Standard Details
1 of 3	City of Novi Sanitary Sewer Standard Details
2 of 3	City of Novi Sanitary Sewer Standard Details
3 of 3	City of Novi Sanitary Sewer Standard Details
1 of 2	City of Novi Storm Sewer Standard Details
2 of 2	City of Novi Storm Sewer Standard Details
1 of 5	City of Novi Water Main Standard Details
2 of 5	City of Novi Water Main Standard Details
3 of 5	City of Novi Water Main Standard Details
4 of 5	City of Novi Water Main Standard Details
5 of 5	City of Novi Water Main Standard Details
1 of 1	OCWRC Soil Erosion and Sedimentation Control Details



LOCATION MAP

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANT SOUTH 02 DEGREES 34 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 24 (NOMINAL CENTERLINE OF MEADOWBROOK ROAD) 721.49 FEET AND NORTH 87 DEGREES 43 MINUTES 33 SECONDS EAST 60.00 FEET AND SOUTH 02 DEGREES 34 MINUTES 41 SECONDS EAST 517.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 73 DEGREES 34 MINUTES 41 SECONDS EAST 456.49 FEET; THENCE SOUTH 02 DEGREES 34 MINUTES 41 SECONDS EAST 678.32 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE NORTH 73 DEGREES 33 MINUTES 43 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE 456.53 FEET; THENCE NORTH 02 DEGREES 34 MINUTES 41 SECONDS WEST 678.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 311795.5 SQUARE FEET OR 7.158 ACRES
ADDRESS: 41350 GRAND RIVER, NOVI, MI
P.I.N.: 50-22-24-100-051

REVISIONS:
2025-04-26 - ISSUED FOR PER REVIEW
2025-06-23 - REVISED PER CITY REVIEW

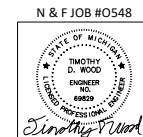
Project Name

Cadillac of Novi

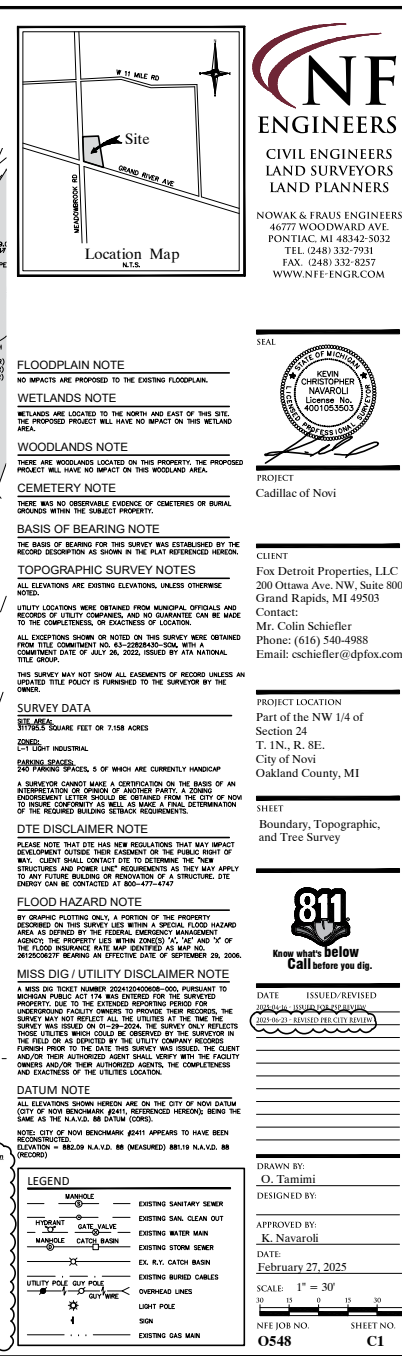
NF
ENGINEERS

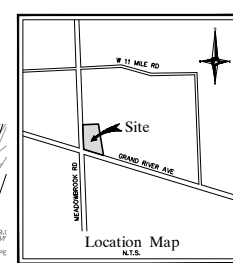
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL: (248) 332-7931
FAX: (248) 332-8257
WWW.NFE-ENGR.COM



CITY OF NOVI NUMBER: JSP25-0001

[illegible]



CITY OF NOVI SIGNING/STRIPING NOTE

ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGES OF THE SIGN.

SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12" X 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 3 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12" X 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS INDICATED BY THE HEIGHT OF THE PROPOSED SIGNS.

ALL GROUND MOUNTED SIGNS SHALL HAVE A MINIMUM MOUNT HEIGHT OF SEVEN FEET FROM FINISHED GRADE.

TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

PARKING STRIPING MUST BE WHITE. BLUE MAY BE USED FOR ACCESSIBLE PARKING SPACES. WHEN A CHANGING PARKING SPACE IS LOCATED NEXT TO AN ACCESSIBLE PARKING SPACE A WHITE LINE SHALL BE A BLUE LINE. PARKING STRIPES SHALL BE FOUR INCHES IN WIDTH.

THE INTERNATIONAL SYMBOL FOR ACCESSIBILITY SHALL BE WHITE OR WHITE WITH A BLUE BACKGROUND AND WHITE BORDERING.

ALL TRAFFIC SIGNAGE WILL COMPLY WITH THE CURRENT MAINTC STANDARD.

SITE INFORMATION

EXISTING ZONING: GE - GATEWAY EAST

SITE AREA: 311,796 SF, OR 7.16 ACRES

ADDRESS: 41300 GRAND RIVER AVENUE

MAXIMUM NUMBER OF EMPLOYEES: 40

VEHICLE PARKING: REQUIRED: 119 SPACES (INCLUDING 8 ADA ACCESSIBLE SPACES)

EXISTING: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 134 MANUFACTURING SPACES (INCLUDING 8 ADA ACCESSIBLE SPACES)

REQUIRED: 119 SPACES (INCLUDING 8 ADA ACCESSIBLE SPACES)

PROVIDED: 270 TOTAL, 82 CUSTOMER SPACES, 84 EMPLOYEE SPACES, 134 MANUFACTURING SPACES (INCLUDING 8 ADA ACCESSIBLE SPACES)

PROJECT SITE COVERAGE:

SURFACE	AREA (SQ FT)	% TOTAL COVERAGE
ASPHALT	25,452	8.16%
CONCRETE	13,281	4.26%
LANDSCAPE	24,863	7.97%
TOTAL	63,596	20.39%

VEHICLE PARKING

REQUIRED: MOTOR VEHICLE SALES AND SERVICE ONE (1) FOR EACH TWO HUNDRED (200) SQUARE FEET OF USABLE FLOOR AREA OF SALES ROOM AND ONE (1) FOR EACH ONE (1) AUTO SERVICE STALL IN THE FLOOR AREA.

(25,452 SF ÷ 0.8) / 200 = 119

12 SERVICE STALLS * 1 = 12

PROVIDED: 119 SPACES (INCLUDING 8 ADA ACCESSIBLE SPACES)

BICYCLE PARKING

REQUIRED: TWO (2) SPACES MINIMUM

PROVIDED: SEVEN (7) SPACES

PAVING LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT PAVEMENT

LEGEND

MANHOLE — EXISTING SANITARY SEWER

HYDRANT — GATE VALVE — SAN. CLEAN OUT

MANHOLE CATCH BASIN — EXISTING WATERMAIN

UTILITY POLE GUY POLE — EXISTING STORM SEWER

UTILITY POLE GUY POLE — EX. R. Y. CATCH BASIN

UTILITY POLE GUY POLE — EXISTING BURIED CABLES

UTILITY POLE GUY POLE — OVERHEAD LINES

UTILITY POLE GUY POLE — LIGHT POLE

UTILITY POLE GUY POLE — EXISTING GAS MAIN

UTILITY POLE GUY POLE — EX. SANITARY SEWER

UTILITY POLE GUY POLE — EX. WATER MAIN

UTILITY POLE GUY POLE — EX. STORM SEWER

UTILITY POLE GUY POLE — EX. R. Y. CATCH BASIN

UTILITY POLE GUY POLE — PROPOSED LIGHT POLE

UTILITY POLE GUY POLE — PR. TOP OF CURB ELEVATION

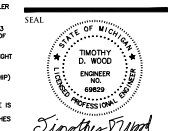
UTILITY POLE GUY POLE — PR. GUTTER ELEVATION

UTILITY POLE GUY POLE — PR. TOP OF WALK ELEVATION

UTILITY POLE GUY POLE — PR. TOP OF PAINT ELEVATION

UTILITY POLE GUY POLE — FINISH GRADE ELEVATION

UTILITY POLE GUY POLE — WALL TOP/DOOR ELEVATION



Timothy D. Wood
PROJECT
Cadillac of Novi

CLIENT:
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffler
Phone: (616) 540-4988
Email: cschieffler@dpfox.com

PROJECT LOCATION:
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E.
City of Novi
Oakland County, MI

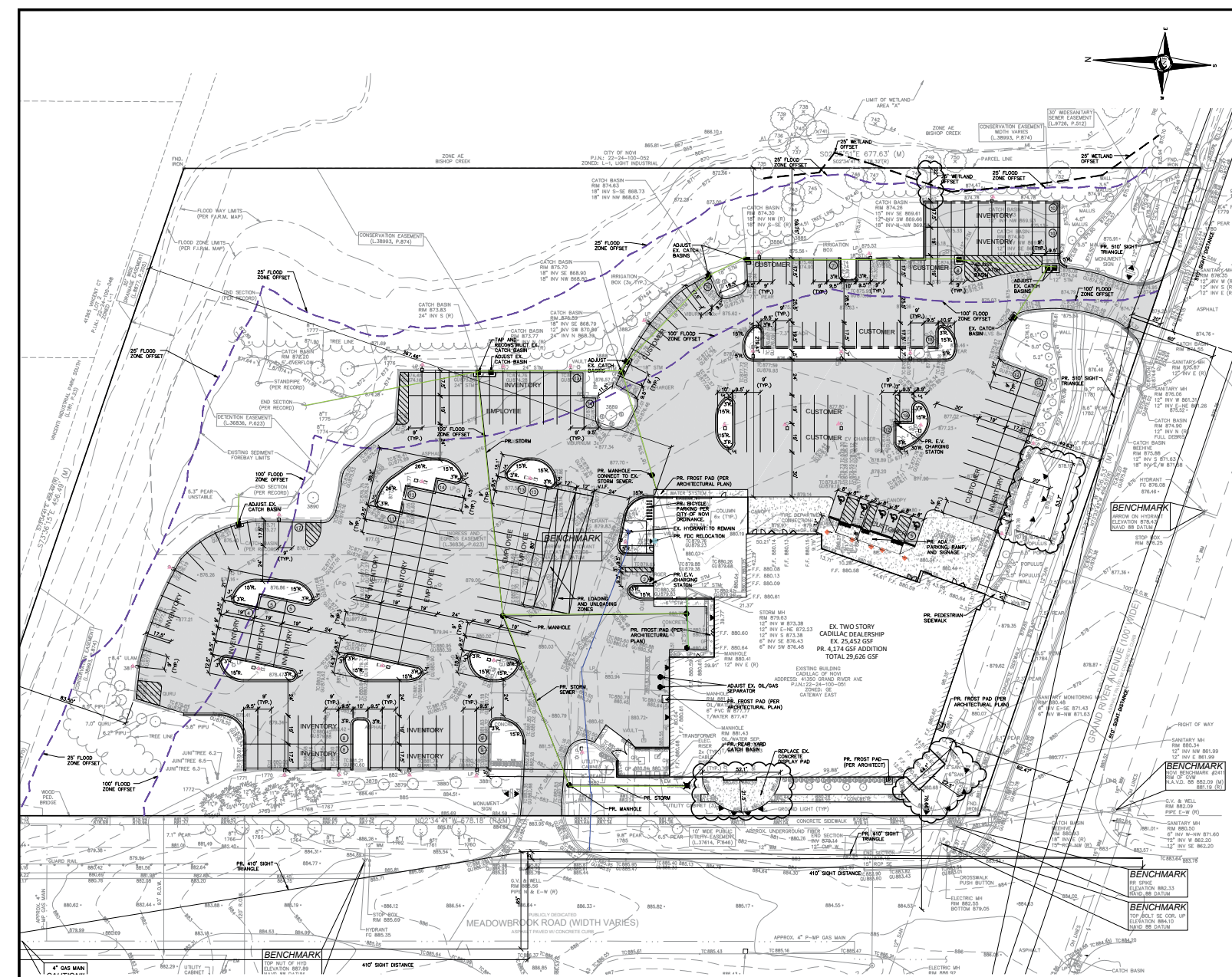
SHEET
Dimensional Site Plan



DATE ISSUED/REVISED
DATE: 10/16/2025
REVISION: 10/16/2025

DRAWN BY:
B. Gribben
DESIGNED BY:
T. Wood
APPROVED BY:
J. Longhurst
DATE:
10/16/2025

SCALE: 1" = 30'
10 15 20 30 45
NFE JOB NO. 0548 **SHEET NO.** C3



ESTIMATED QUANTITIES

SIGNS	DESCRIPTION	QUANTITY	UNITS	EA.
NO PARKING FIRE LANE SIGN (R-3)	12"X18"	1	EA.	
ADA ACCESSIBLE PARKING SIGN (R-7)	12"X18"	5	EA.	

ADJACENT LAND ZONING AND USE

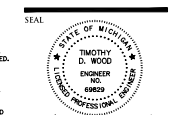
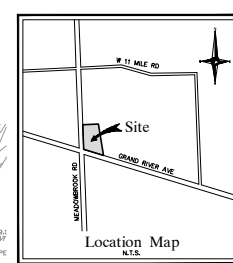
DIRECTION	ZONING	APN	USE
NORTH	L-1	22-24-100-047	OFFICES
EAST	L-1	22-24-100-048	LIBRARY
SOUTH	L-1	22-24-100-049	POND
WEST	L-1	22-24-100-050	MOUNTAIN
WEST	L-1	22-24-100-051	REAL ESTATE
WEST	L-1	22-24-100-052	LIGHT CENTER

GARBAGE COLLECTION NOTE
PROPERTY OWNER SHALL MAINTAIN ROUTE DOES NOT INTERFERE WITH THE DRIVE-THROUGH ROUTE.

PROPERTY FRONTAGE NOTE
MEADOWBROOK ROAD PROPERTY FRONTAGE IS 478.18 FEET.
GRAND RIVER AVENUE PROPERTY FRONTAGE IS 406.53 FEET.

LIGHTING NOTE
ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
FLASHING LIGHT SHALL NOT BE PERMITTED.
ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION.

CITY OF NOVI NOTE
ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
ALL WORK WITHIN THE ROAD RIGHT-OF-WAY OF W. GRAND RIVER AVENUE SHALL BE PROVIDED FOR UTILITY WITHIN THE INFLUENCE OF PAVED AREAS.



PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffler
Phone: (616) 540-4988
Email: cschieffler@dpxfox.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1 N., R. 8 E.
City of Novi
Oakland County, MI

SHEET
Preliminary Engineering
Plan

811
Know what's below
Call before you dig.

DATE ISSUED/REVISED
JANUARY 11, 2018
REVISIONS
REVISION NO. REVISION DESCRIPTION

DRAWN BY:
B. Gribich

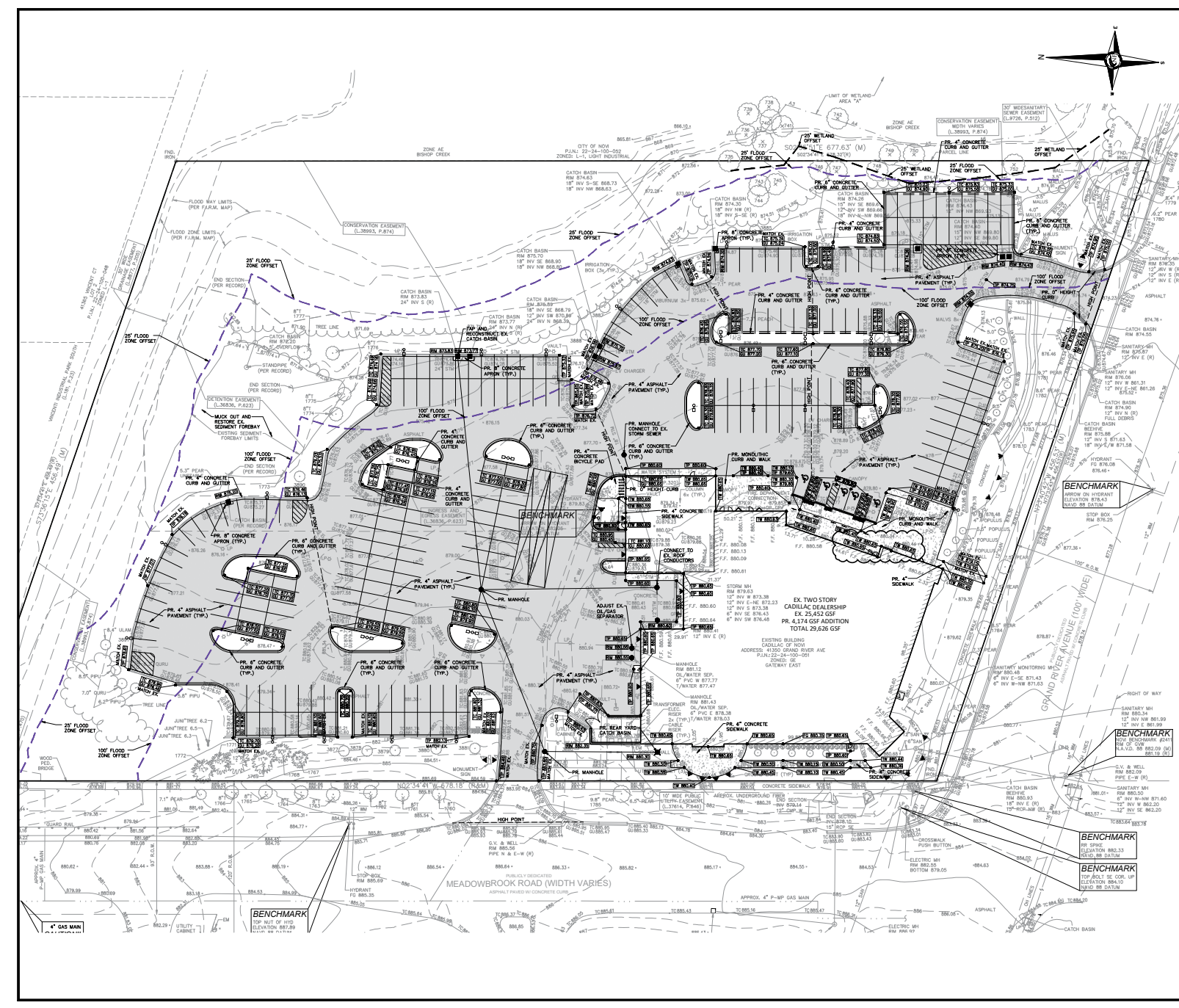
DESIGNED BY:
T. Wood

APPROVED BY:
J. Longhurst

DATE:
April 16, 2025

SCALE: 1" = 30'

NFE JOB NO. 0548 **SHEET NO.** C4



CURB REPLACEMENT NOTE
PERIMETER CURB AND GUTTER SHALL BE REPLACED WHERE DAMAGED. FULL DEPTH IMPACT SHALL BE MAINTAINED TO EXISTING ELEVATION.

FLOOD ZONE NOTE
NO CONSTRUCTION IS PERMITTED WITHIN 25' OF THE FLOOD ZONE. CRUSHED CONCRETE IS NOT PERMITTED WITHIN 100' OF THE FLOOD ZONE. CRUSHED CONCRETE IS REQUIRED TO BE REMOVED TO EXISTING ELEVATION.

GENERAL PAVING NOTES
CONCRETE: PORTLAND CEMENT TYPE II (AS-EXTRACTED) WITH A MINIMUM CEMENT CONTENT OF 585 POUNDS PER CUBIC YARD. 3000 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES. BASE COURSE - MOD 55-H EMULSION AT 0.10 GALLON PER SQUARE YARD. SURFACE COURSE - MOD 55-H EMULSION AT 0.10 GALLON PER SQUARE YARD. BOND COAT - MOD 55-H EMULSION AT 0.10 GALLON PER SQUARE YARD. PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY UNIT WEIGHT OF THE MATERIAL. FILL SHALL BE PLACED IN 4" LAYERS. ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION. ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALANT COMPONGS IMMEDIATELY AFTER SABBOT OPERATION. FEDERAL SPECIFICATION SS-584. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION. ALL TOP OF CURB ELEVATIONS AS SHOWN ON THE PLANS ARE CALCULATED FOR A 4" CONCRETE CURB UNLESS OTHERWISE NOTED. ALL SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1983, SHALL BE INSTALLED AS INDICATED ON THE PLANS. CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED POINT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY. FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY OF NOVI. ALL NECESSARY PERMITS AND LICENSES SHALL BE OBTAINED PRIOR TO THE START OF WORK. EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS. EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION PAVEMENT. SIDEWALK RAMP, CONFORMING TO PUBLIC ACT NO. 8, 1983, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS. ALL PAVEMENT AREAS SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS. FULL AREAS SHALL BE MACHINE COMPACTED TO UNIFORM DENSITY NOT EXCEEDING 8 INCHES THICK TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.

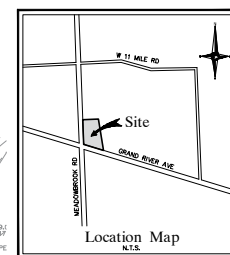
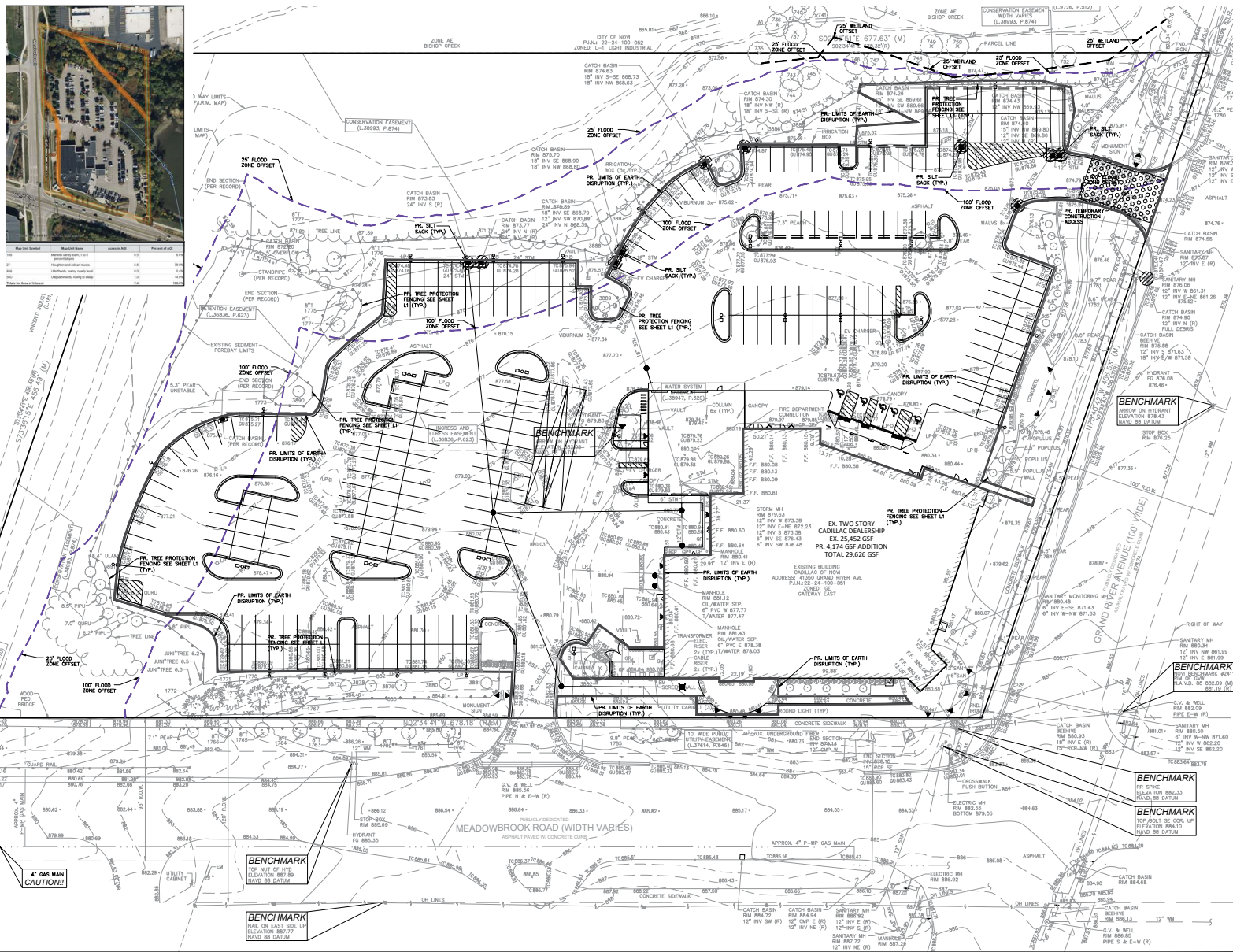
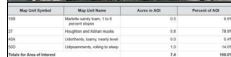
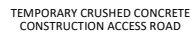
PAVING LEGEND

	PROPOSED CONCRETE PAVING
	PROPOSED ASPHALT PAVING

LEGEND

	EXISTING SANITARY SENSE
	SAN. CLEAN OUT
	EXISTING WATERMAIN
	EXISTING STORM SENSE
	EX. R. Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	EXISTING GAS MAIN
	PR. SANITARY SENSE
	PR. WATER MAIN
	PR. STORM SENSE
	PR. R. Y. CATCH BASIN
	PROPOSED LIGHT POLE
	PR. TOP OF CURB ELEVATION
	PR. CURB ELEVATION
	PR. TOP OF PAVT. ELEVATION
	FINISH GRADE ELEVATION
	WALL TOP/BOTTOM ELEVATION

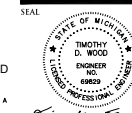
1. INSTALL PERIMETER FILTER FABRIC FENCING AND STONE FILTER WHERE REQUIRED.	MAY 2025
2. MASS GRADE SITE.	MAY 2025
3. COMMENCE UNDERGROUND UTILITY WORK.	JUNE 2025
4. INSTALL INLET FILTERS ON PROPOSED DRAINAGE STRUCTURES.	JUNE 2025
5. FILL IN SEDIMENTATION TRAPS AND PAVE SITE.	JULY 2025
6. COMPLETE ALL BUILDINGS AND LANDSCAPE ACTIVITY.	SEPTEMBER 2025
7. JET VAC NEW STORM SEWER SYSTEM AS REQUIRED.	OCTOBER 2025
8. REMOVE ALL TEMPORARY SOIL EROSION MEASURES.	OCTOBER 2025



NF
ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM



PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schiefler
Phone: (616) 540-4988
Email: cschiefler@dpfox.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E.
City of Novi
Oakland County, MI

SHEET
**Soil Erosion and
Sedimentation Control
Plan**



DATE ISSUED/REVISED
2025-04-16 - ISSUED FOR PSP REVIEW
2025-06-23 - REVISED PER CITY REVIEW

DRAWN BY:
B. Girbach

DESIGNED BY:

APPROVED BY:
J. Longhurst
DATE:

SCALE: 1" = 30'

□	O548	C5
---	------	----

LEGAL DESCRIPTION - COVENANT DEED

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOW, OAKLAND COUNTY, MICHIGAN, AND BEING THE POINT OF BEGINNING OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOW, OAKLAND COUNTY, MICHIGAN, BEING THE POINT DISTANT SOUTH 02 DEGREES 34 MINUTES 41 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 24 (NOMINAL CENTERLINE OF WEADORRIBROOK ROAD) 721.48 FEET AND NORTH 87 DEGREES 43 MINUTES 33 SECOND EAST 80.00 FEET AND SOUTH 82 DEGREES 38 MINUTES 41 SECONDS EAST 517.70 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 24; THENCE SOUTH 73 DEGREES 34 MINUTES 41 SECONDS EAST 100.00 FEET AND SOUTH 82 DEGREES 38 MINUTES 41 SECONDS EAST 41 SECONDS EAST 678.32 FEET TO THE NORTH RIVER OF WAY LINE OF GRAND RIVER AVENUE; THENCE NORTH 73 DEGREES 33 MINUTES 43 SECONDS WEST ALONG SAID NORTH RIVER 1056.48 FEET AND SOUTH 82 DEGREES 38 MINUTES 41 SECONDS WEST 878.18 FEET TO THE POINT OF BEGINNING.

CITY OF NOVI SESC NOTES

SILT FENCE: 6" ANCHOR TRENCH, STAKES 6' ON CENTER.

ALL DRAINAGE DITCHES SHALL BE STABILIZED WITH EROSION CONTROL BLANKET AND SHALL UTILIZE CHECK DAMS AS NECESSARY. DRAINAGE DITCHES STEEPER THAN 3% SHALL BE SODDED.

ALL CULVERT END SECTIONS MUST CONTAIN GROUTED RIPRAP IN ACCORDANCE WITH ORDINANCE SPECIFICATIONS.

IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE

IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO THE INSTALLATION OF PUBLIC UTILITIES.

CONTRACTOR SHALL PROVIDE STREET SWEEPING AND DUST CONTROL AS REQUIRED TO KEEP ROADS FREE OF DEBRIS OR AS DIRECTED BY CITY INSPECTOR.

INSTALLATION OF SILT FENCING OR TREE PROTECTION FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING.

ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.

INSPECT BMPs PRIOR TO FORECAST RAIN, DAILY DURING EXTENDED RAIN EVENTS, AFTER RAIN EVENTS, WEEKLY DURING THE RAINY SEASON, AND AT TWO-WEEK INTERVALS DURING THE NON-RAINY SEASON

SEDIMENT SHOULD BE REMOVED WHEN THE SEDIMENT ACCUMULATION REACHES 1/3 -1/2 OF THE SILT FENCE HEIGHT. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.

SILT FENCE SHOULD BE INSPECTED AT LEAST WEEKLY, IMMEDIATELY BEFORE A FORECASTED RUNOFF EVENT, AND AFTER EACH RUNOFF EVENT FROM RAIN OR SNOWMELT.

ROUTINELY INSPECT THE ACCESS ROAD AND ADJACENT ROADWAYS FOR TRACKOUT, SOIL BUILD-UP, FILLED AGGREGATE VOIDS, AND SIGNS OF ROAD BED FAILURE SUCH AS MIGRATION OF STONE INTO THE SUB-BASE, RUTTING, ETC.

IMMEDIATELY REMOVE ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAYS BY SWEEPING OR SHOVELING. DO NOT WASH SEDIMENT INTO WATERWAYS OR STORM SEWERS.

NOTES

REFER TO THE OAKLAND COUNTY SOIL EROSION AND SEDIMENTATION CONTROL DETAIL SHEET FOR ALL ADDITIONAL NOTES & DETAILS (NOTES 1-10)

THE TOTAL AREA OF EARTH DISRUPTION IS 3.08 ACRES.

THE SOIL EROSION CONTROLS WILL BE MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT BY THE CONTRACTOR.

A SOIL EROSION PERMIT IS REQUIRED FROM THE CITY OF NOLA.

INSPECT STRUCTURES WEEKLY FOR SEDIMENT ACCUMULATION UNTIL SITE IS STABILIZED, CLEANING AS REQUIRED.

ESTIMATED QUANTITIES		
SOIL EROSION		
DESCRIPTION	QUANTITY	UNIT

SILT SACK	11	EA.
TEMPORARY CONSTRUCTION ACCESS	170	S.Y.

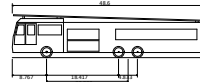
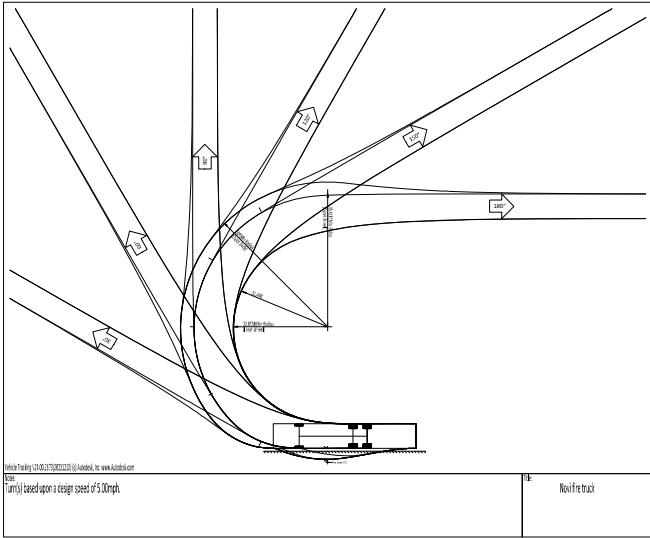
LEGEND

— — — — — INDICATES LIMITS OF SILT FABRIC FENCE

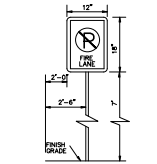
INDICATES LIMITS OF DRAINAGE DISTRICT AREA

INDICATES LIMITS OF SOIL IMPROVEMENT

INDICATES SILT SACK OR
EQUAL ON EXISTING
DRAINAGE STRUCTURE



Novi fire truck
 Overall Length 48.600ft
 Overall Width 8.333ft
 Overall Body Height 11.000ft
 Min Body Ground Clearance 3.333ft
 Track Width 8.333ft
 Lock-to-lock time 6.00s
 Wall-to-Wall Turning Radius 50.000ft



FIRE LANE SIGNAGE DETAIL
 N.T.S.



FIRE DEPARTMENT NOTES

ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY COMBUSTIBLE MATERIAL BEING BROUGHT ON SITE.
 ALL BUILDINGS MUST COMPLY WITH THE INTERNATIONAL FIRE CODE SECTION 813 FOR EMERGENCY ROAD COVERAGE TO BE IMPLEMENTED BY THE TIME OF THE FINAL INSPECTION OF THE FIRE ALARM AND FIRE.
 FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM 50 FEET OUTSIDE TURNING RADIUS AND BE DESIGNED TO SUPPORT A MINIMUM OF 35 TONS.

NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL (248) 332-7931
 FAX (248) 332-8257
 WWW.NFE-ENGR.COM



PROJECT
 Cadillac of Novi

CLIENT
 Fox Detroit Properties, LLC
 200 Ottawa Ave. NW, Suite 800
 Grand Rapids, MI 49503
 Contact:
 Mr. Colin Schieffler
 Phone: (616) 540-4988
 Email: cschieffler@dpfox.com

PROJECT LOCATION
 Part of the NW 1/4 of
 Section 24
 T. 1N., R. 8E.
 City of Novi
 Oakland County, MI

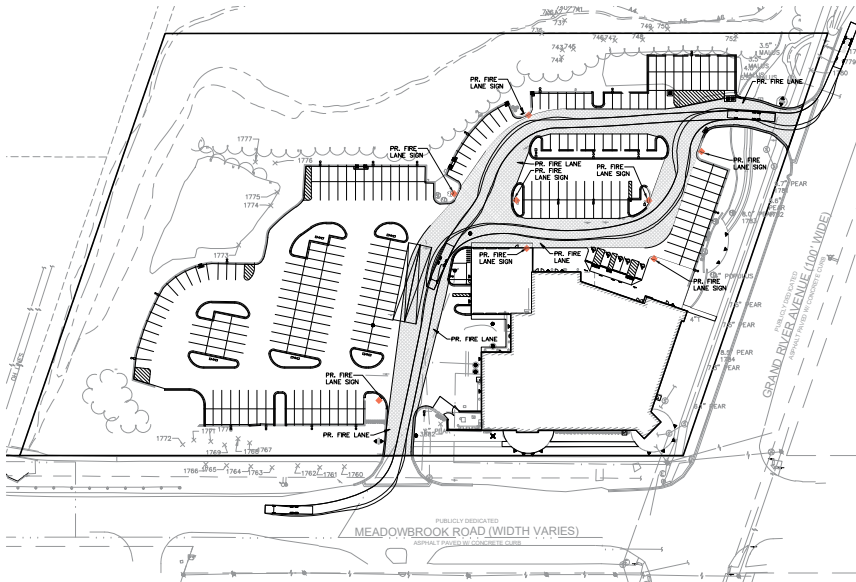
SHEET
 Fire Truck Maneuvering
 and Hydrant Coverage
 Plan



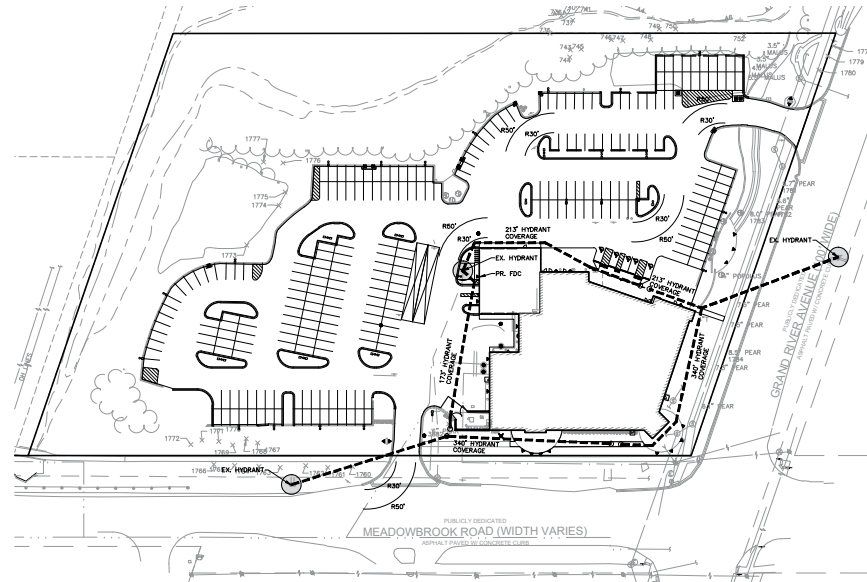
DATE ISSUED/REVISED
 12/14/2024 12/14/2024 12/14/2024
 12/14/2024 12/14/2024 12/14/2024

DRAWN BY:
 B. Glibach
 DESIGNED BY:
 T. Wood
 APPROVED BY:
 J. Longhurst
 DATE:
 April 16, 2025

SCALE: 1" = 60'
 NFE JOB NO. 0548
 SHEET NO. C6

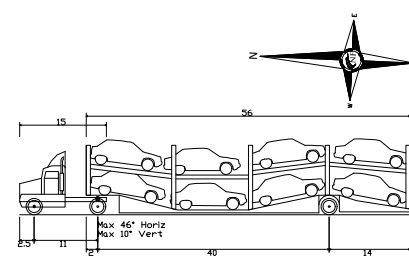
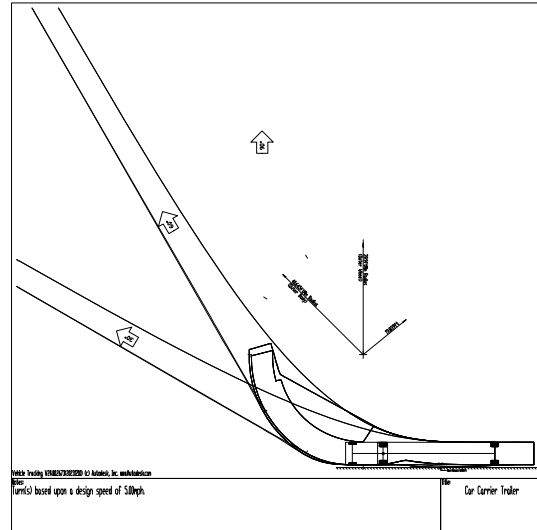
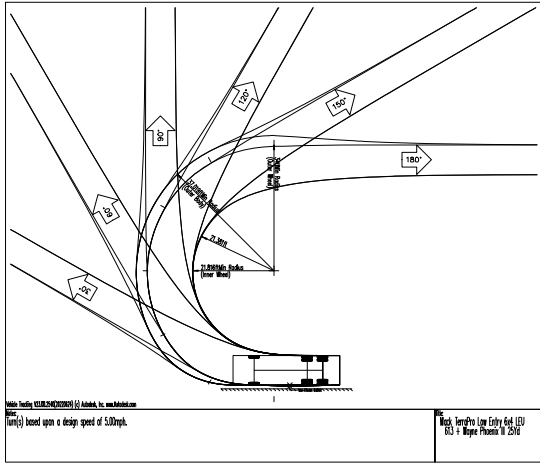


TRUCK MANEUVERING AND FIRE LANE PLAN
 SCALE: 1" = 60'

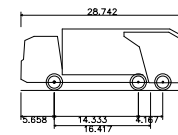


HYDRANT COVERAGE PLAN
 SCALE: 1" = 60'

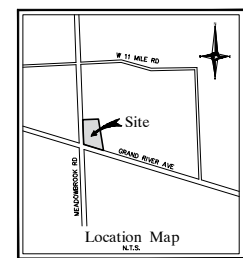




Car Carrier Trailer
Overall Length 67.499ft
Overall Width 8.000ft
Overall Body Height 13.109ft
Min Body Ground Clearance 0.333ft
Track Width 8.000ft
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 39.900ft



Mack TerraPro Low Entry 6x4 LEU 613 + Wayne Phoenix III 25Yd
Overall Length 28.742ft
Overall Width 8.000ft
Overall Body Height 10.481ft
Min Body Ground Clearance 1.311ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 34.000ft



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL (248) 332-7931
FAX (248) 332-8257
WWW.NFE-ENGR.COM

SEAL
STATE OF MICHIGAN
TIMOTHY D. WOOD
ENGINEER
NO. 6805
EXPIRATION DATE 12/31/2024
Timothy Wood

PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffler
Phone: (616) 540-4988
Email: cschieffler@dpfox.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E.
City of Novi
Oakland County, MI

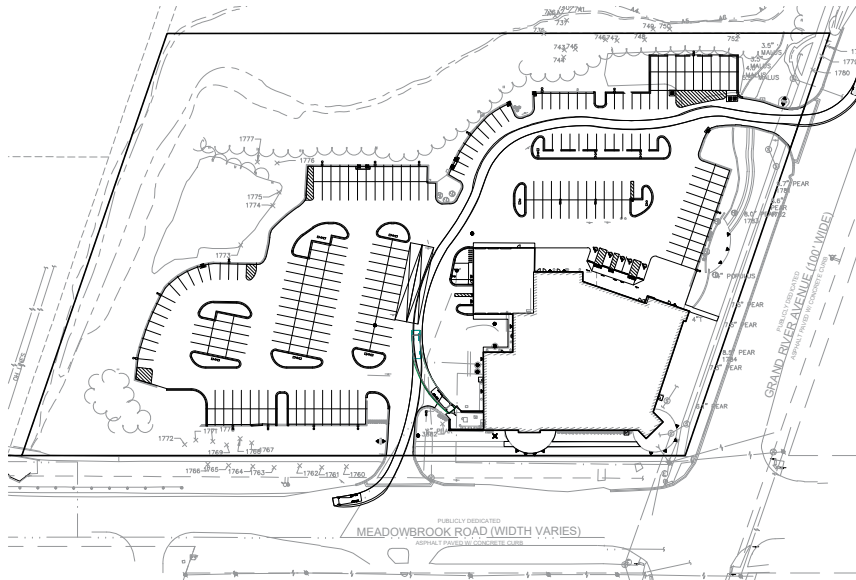
SHEET
Truck Maneuvering and
Open Space Plan

811
Know what's below
Call before you dig.

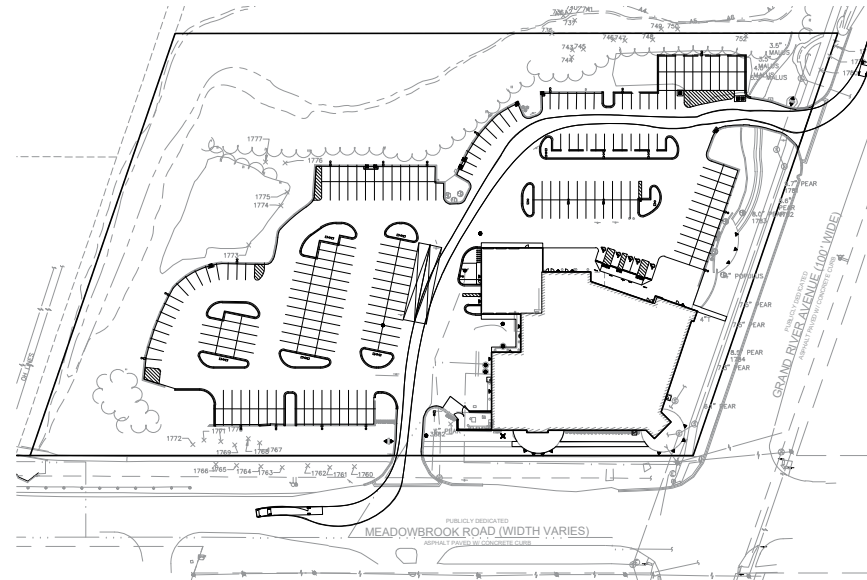
DATE ISSUED/REVISED
10/16/2024 ISSUED FOR REVIEW
10/16/2024 REVISED PRELIMINARY RESULTS

DRAWN BY:
B. Gierbach
DESIGNED BY:
T. Wood
APPROVED BY:
J. Longhurst
DATE:
April 16, 2025

SCALE: 1" = 60'
NFE JOB NO. 0548
SHEET NO. C7



GARBAGE TRUCK MANEUVERING PLAN
SCALE: 1"=60'



CAR CARRIER MANEUVERING PLAN
SCALE: 1"=60'



Timothy Wood

PROJECT

Cadillac of Novi

CLIENT

Detroit Properties, LLC
100 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schiefler
Phone: (616) 540-4988
Email: cschiefler@dpfox.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E.
City of Novi
Oakland County, MI

Notes and Details



Know what's below
Call before you dig.

DATE ISSUED/REVISED
025-04-16 - ISSUED FOR PSP REVIEW
025-06-23 - REVISED PER CITY REVIEW

DRAWN BY:
B. Girschach

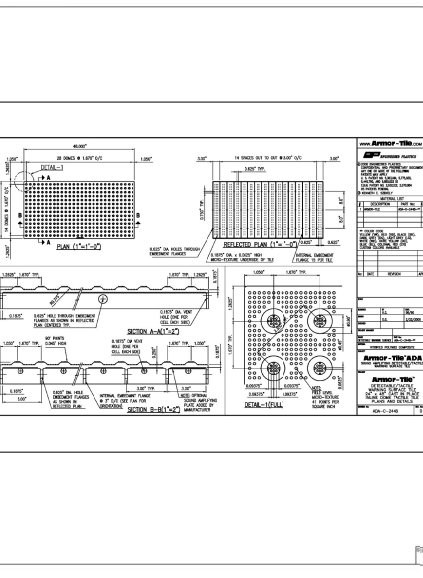
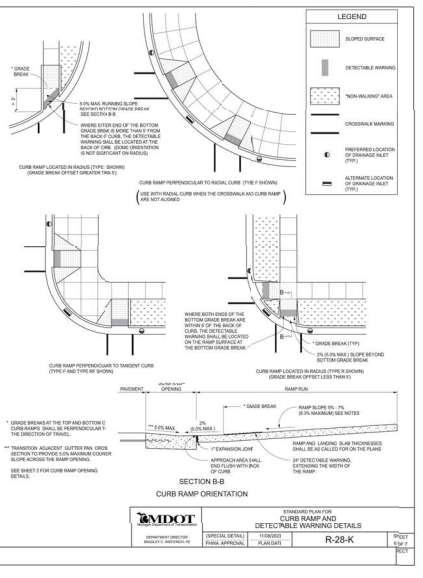
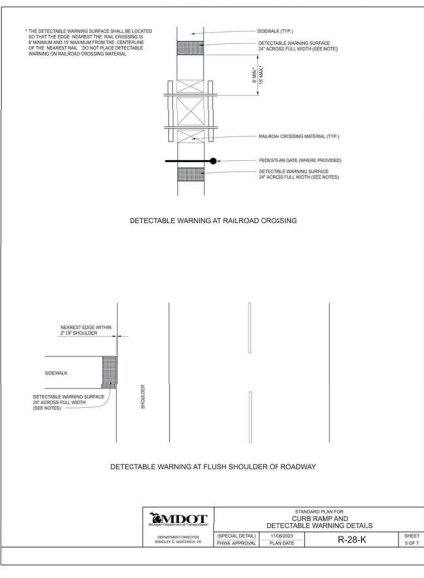
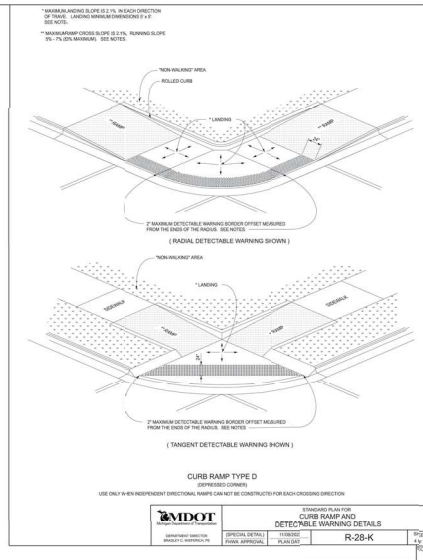
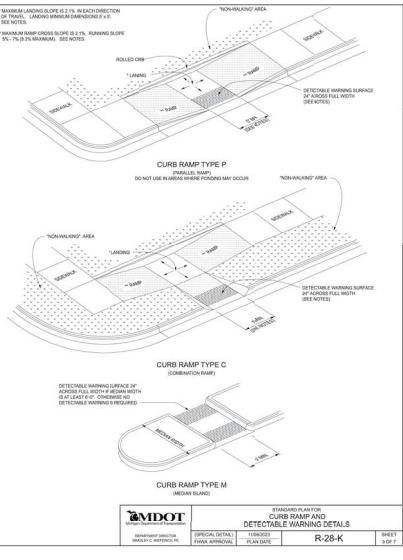
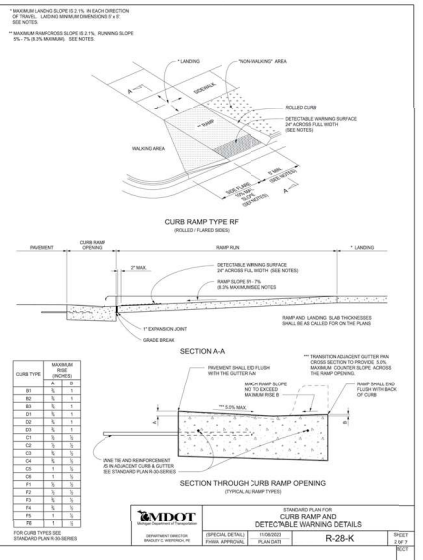
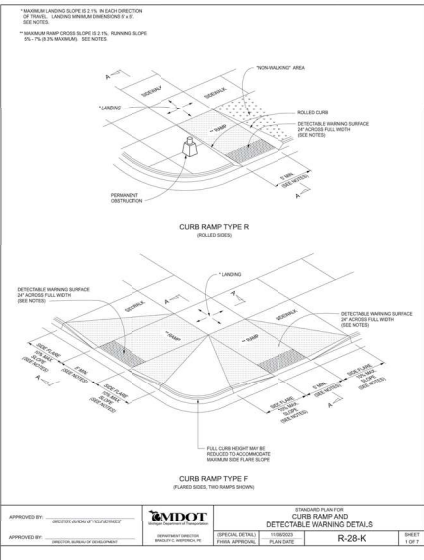
DESIGNED BY:
T. Wood

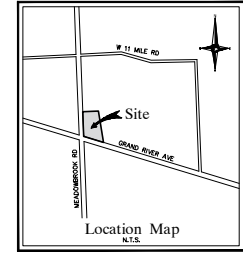
APPROVED BY:
J. Longhurst

DATE:
April 16, 2025

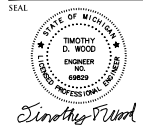
SCALE: N.T.S.

LIFE JOB NO. **D548**
 SHEET NO. **C9**





NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL: (248) 332-7931
FAX: (248) 332-8257
WWW.NFE-ENR.COM



PROJECT
Cadillac of Novi

CLIENT
Fox Detroit Properties, LLC
200 Ottawa Ave. NW, Suite 800
Grand Rapids, MI 49503
Contact:
Mr. Colin Schieffler
Phone: (616) 540-4988
Email: cschieffler@dpfox.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 1N., R. 8E.
City of Novi
Oakland County, MI

SHEET
Open Space and
Bicycle Parking

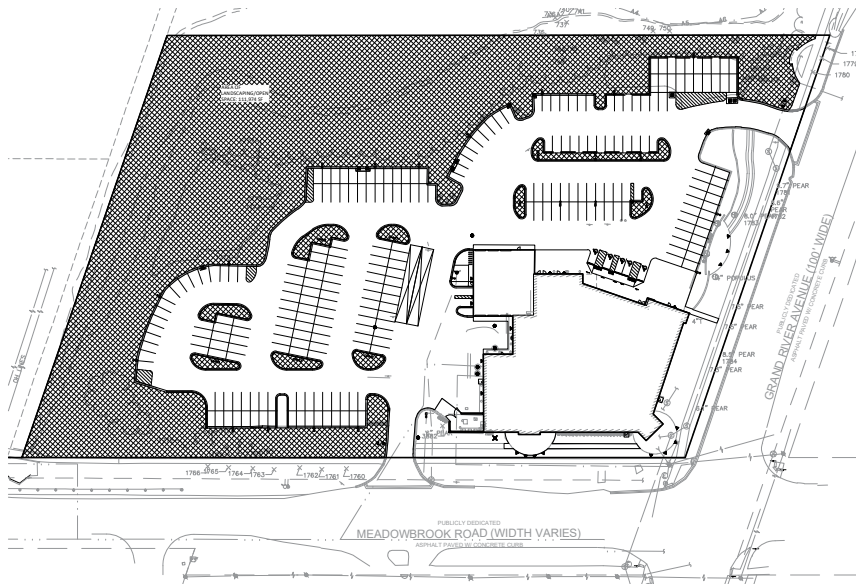


DATE	ISSUED/REVISED
11/16/2021	ISSUED FOR PERMIT
04/16/2025	REVISED PRELIMINARY REVIEW

DRAWN BY:
B. Gierbach
DESIGNED BY:
T. Wood
APPROVED BY:
J. Longhurst
DATE:
April 16, 2025

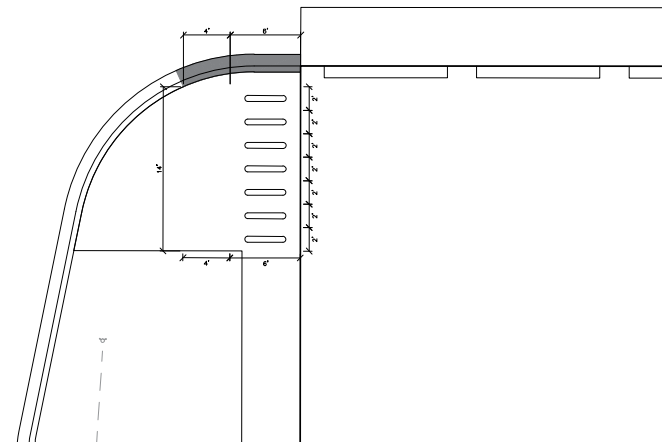
SCALE: 1" = 60'
NFE JOB NO. SHEET NO.
0548 C10

OPEN SPACE CALCULATIONS
TOTAL SITE AREA: 311,796 S.F. OR 7.16 ACRES
TOTAL OPEN SPACE: 117,022 S.F. OR 2.69 ACRES
PERCENTAGE SITE OPEN SPACE: 117,022 / 311,796 = 37.53%



OPEN SPACE PLAN
SCALE: 1" = 60'

BICYCLE RACK NOTE
PROPOSED BICYCLE PARKING RACKS SHALL COMPLY WITH THE CITY
OF NOVI ZONING ORDINANCE.



BICYCLE PARKING DIMENSION PLAN
SCALE: 1" = 60'



REMOVAL SUMMARY

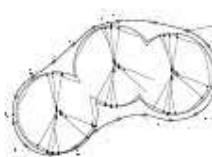
ALL TREES TO BE REMOVED
TOTAL AREA TO BE REMOVED
ALL TREES TO BE REMOVED

REPLACEMENT SUMMARY

ALL TREES TO BE REPLACED
TOTAL AREA TO BE REPLACED
ALL TREES TO BE REPLACED

GENERAL TREE PROTECTION NOTES

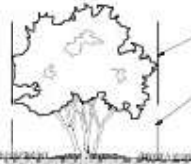
1. ALL TREES TO BE REMOVED OR PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
2. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
3. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
4. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
5. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
6. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
7. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
8. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
9. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.
10. ALL TREES TO BE PROTECTED SHALL BE IDENTIFIED BY A TAG OR TAGS.



TREE PROTECTION DETAIL PLAN



TREE PROTECTION DETAIL SECTION



LOCATION MAP



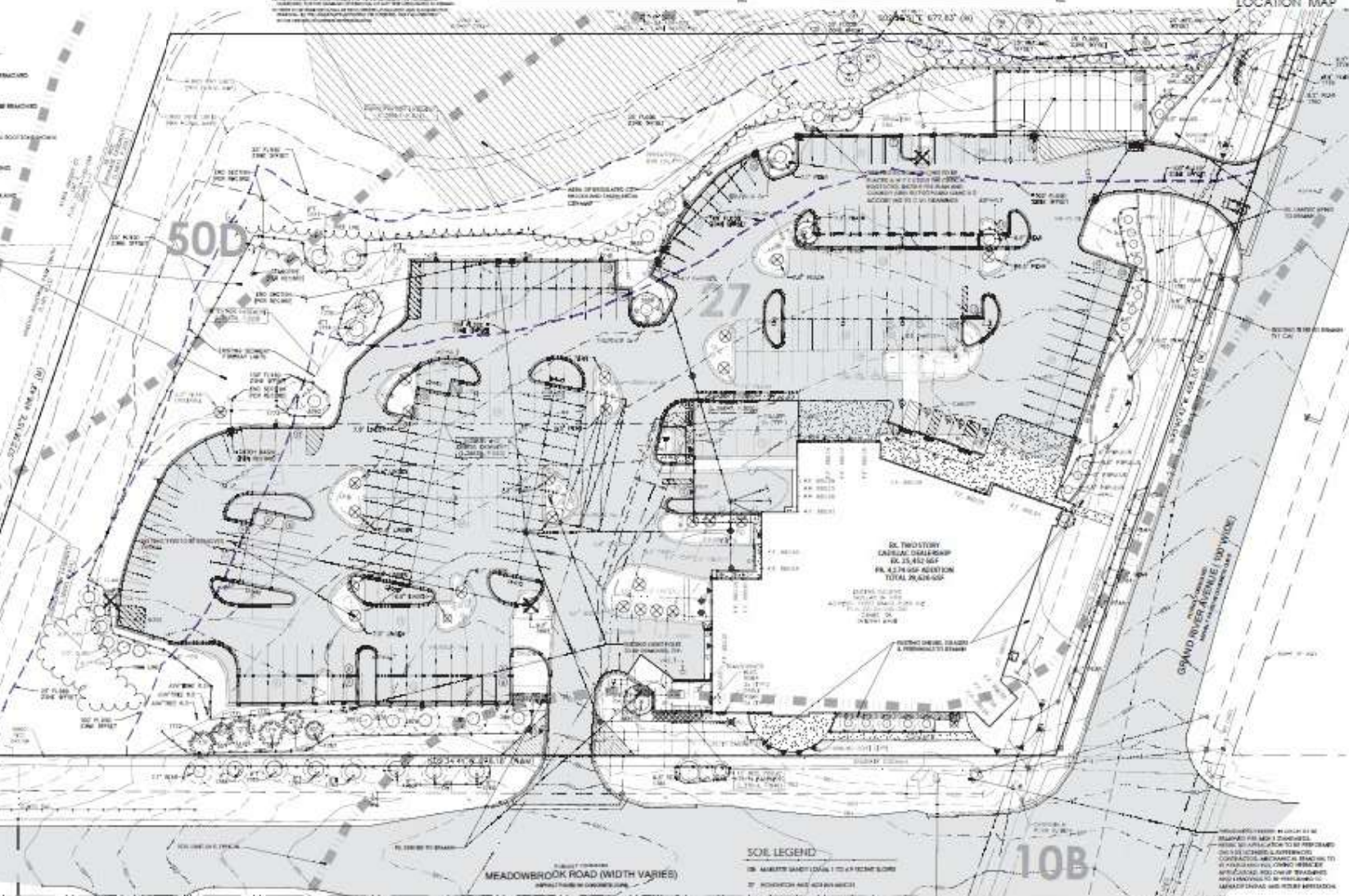
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

HOWAK & FRANK ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48242-5032
TEL: (248) 332-7933
FAX: (248) 332-8257

LEGEND:

- REGULATED TREE TO BE BRANCHED
- UNREGULATED TREE TO BE BRANCHED
- TREE TO REMAIN: CRITICAL ROOT SYSTEM
- TREE PROTECTION FENCING
- PROTECTED CITY WOODLAND

TREATMENT: TREES TO BE BRANCHED FOR ABOVE CONDITIONS. BRANCHED TREES TO BE BRANCHED BY A LICENSED LANDSCAPE ARCHITECT. MECHANICAL REMOVAL TO BE PERFORMED BY A LICENSED LANDSCAPE ARCHITECT. MECHANICAL REMOVAL TO BE PERFORMED BY A LICENSED LANDSCAPE ARCHITECT. MECHANICAL REMOVAL TO BE PERFORMED BY A LICENSED LANDSCAPE ARCHITECT.



50E LEGEND

- 50E: ALBERTA SANDY LOAM 1 TO 4 FEET DEEP
- 50E: ALBERTA SANDY LOAM 1 TO 4 FEET DEEP
- 50E: ALBERTA SANDY LOAM 1 TO 4 FEET DEEP



PROJECT
Cadillac of Novi

CLIENT
U/F Fox Holdings, LLC
200 Ottawa Ave., NW, Suite 300
Grand Rapids, MI 49505
Contact:
Mr. Colin Schaefer
Phone: (616) 540-4900
Email: cschaefer@upfox.com

PROJECT LOCATION
Part of the NW 1/4 of
Section 24
T. 12N., R. 6E.
City of Novi
Oakland County, MI

SHEET
Tree Preservation Plan



REVISIONS
DATE: 11/11/2011
BY: M. Sandberg
REASON: 1. 11/11/2011
2. 11/11/2011

DESIGNED BY:
M. Sandberg
CHECKED BY:
C. Oroszinski
APPROVED BY:
C. Oroszinski

DATE:
April 14, 2012

SCALE: 1" = 50'

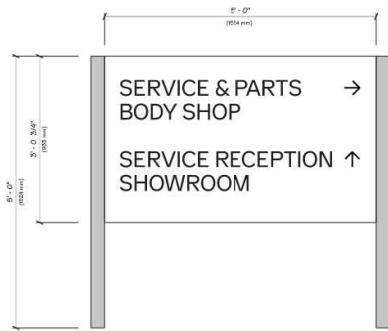
DATE FOR SET: 0548

SHEET NO.: L1

- ⑦ EXISTING DUMPMETER ENCLOSURE
- ⑧ EXISTING SCREEN WALL TO REMAIN; REMOVE AND REPLACE BRAND SIGNAGE
- ⑨ EXISTING VEHICLE DISPLAY AREA
- ⑩ EXISTING DOUBLE TRACK
- ⑪ EXISTING EV CHARGER
- ⑫ PROPOSED BICYCLE PARKING RACK
- ⑬ BOWNEHINE FOUNDATION BUILD-OUT, COORDINATE W/ STRUCTURAL
- ⑭ BOWNEHINE CASECLAB BRAND ELEMENT BY VENDOR
- ⑮ VEHICLE TURNING RADIUS
- ⑯ RELOCATED EXISTING EV CHARGER
- ⑰ LOADING ZONE
- ⑱ REPLACE EXISTING MONUMENT SIGN W/ NEW BRAND-APPROVED BRONZE, COORDINATE W/ EXISTING SIGN VENDOR
- ⑲ EXISTING POLE OR POLE TOP FIXTURE TO REMAIN; MOSBY HEAD AT OWNER DIRECTION
- ⑳ EXISTING WAIVING SIGN
- ㉑ 6" CONC FILLED STEEL BOLLARD; REFER TO NEW WORK PLANS AND DETAILS
- ㉒ EXISTING REE HYDRANT TO REMAIN



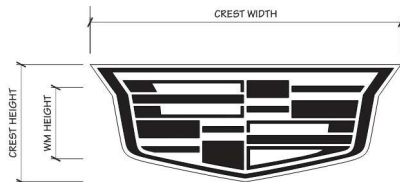
SP1.1



TWIN POLE

FONT: CADILLAC GOTHIC NARROW

SITE GROUND SIGN - WAYFINDING



GRAPHIC SIZE BY SIGN			
SIGN		CADILLAC	DEALERNAME
M-10	1' - 5 7/8" (H) X 3' - 11 5/8" (W) 454 mm (H) X 1209 mm (W)	4 3/4" (H) X 4' - 8 9/16" (W) 121 mm (H) X 1437 mm (W)	4 3/4" (H) X TBD (W) 121 mm (H) X TBD (W)

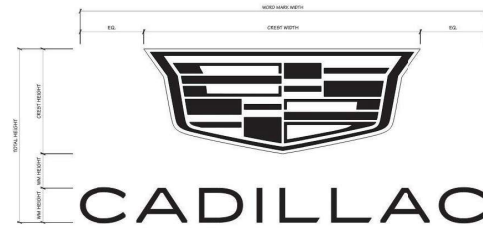
WALL SIGN - MEADOWBROOK

CERTIFIED SERVICE

CS16

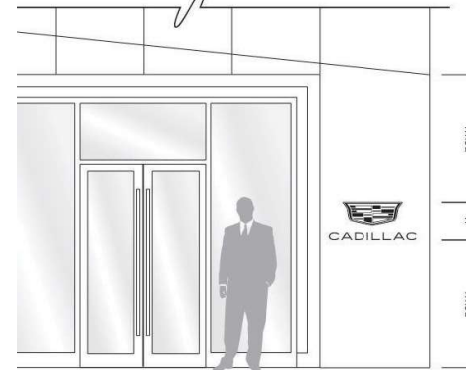
SIZE	CERTIFIED SERVICE	
	HEIGHT (ft-in)	WIDTH (ft-in)
CS16	1' - 4"	20' - 9 5/16"
	406 mm	6333 mm

WALL SIGN - WAYFINDING



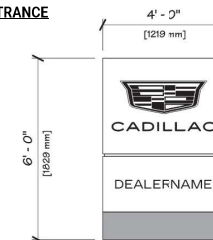
STACKED SIZE	CREST		WORD MARK		LOCK-UP	
	WIDTH (ft-in)	HEIGHT (ft-in)	WIDTH (ft-in)	HEIGHT (ft-in)	GAP (ft-in)	TOTAL HEIGHT (ft-in)
WS1 (STANDARD)	8' - 3"	3' - 1 1/4"	11' - 7 7/8"	11 3/4"	11 3/4"	5' - 0 3/4"
	2515 mm	946 mm	3553 mm	298 mm	298 mm	1543 mm

WALL SIGN - GRAND RIVER & INTERSECTION



STACKED SIZE	CREST		WORD MARK		LOCK-UP		WEIGHT	AMPS
	WIDTH (ft-in)	HEIGHT (ft-in)	WIDTH (ft-in)	HEIGHT (ft-in)	TOTAL WIDTH (ft-in)	TOTAL HEIGHT (ft-in)		
CAD CREST WINDOW	2' - 0 7/8"	9 3/8"	3' - 0 1/2"	3 1/16"	3' - 0 1/2"	1' - 3 9/16"	15 lbs.	N/A
	632mm	238mm	927mm	78mm	927mm	395mm		

WALL SIGN - ENTRANCE



M-6

GRAPHIC SIZE BY SIGN			
SIGN		CADILLAC	DEALERNAME
M-6	1' - 1" (H) X 2' - 10 7/16" (W) 330 mm (H) X 875 mm (W)	3 7/16" (H) X 3' - 4 15/16" (W) 87 mm (H) X 1039 mm (W)	3 7/16" (H) X TBD (W) 87 mm (H) X TBD (W)

MONUMENT SIGN - GRAND RIVER & MEADOWBROOK

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER
STEVEN H. FOURNER, AIA, NCARB
248.576.2617
STEVEN@STUDIO-DETROIT.COM

DO NOT SCALE DRAWINGS

ISSUED
04.11.25 SITE PLAN READY
04.16.25 SPA RESUBMISSION

DRAWN ZJR
CHECKED SHF



THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN IS THE SOLE PROPERTY OF STUDIO DETROIT. ANY REUSE, REPRODUCTION, OR ALTERATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF STUDIO DETROIT IS STRICTLY PROHIBITED. ANY REUSE, REPRODUCTION, OR ALTERATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF STUDIO DETROIT IS STRICTLY PROHIBITED.

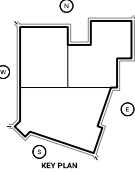
CLIENT
FOX DETROIT PROPERTIES, LLC
200 OTTAWA AVE NW, SUITE 800
SUITE 800
GRAND RAPIDS, MI 49503
616.774.4544

PROJECT
FOX CADILLAC NOVI
PROJECT DESCRIPTION
41350 GRAND RIVER AVE
NOVI, MI 48375

PROJECT NO. 24030

ARCHITECTURAL SITE DETAILS

SP1.2



DO NOT SCALE DRAWINGS

ISSUED	DESCRIPTION
04.04.25	CDP#1
04.11.25	SITE PLAN REVIEW
05.07.25	CDP#1 RESUBMISSION
06.16.25	SPA RESUBMISSION

DRAWN: AMA
CHECKED: SHF



THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN ARE THE SOLE PROPERTY OF STUDIO DETROIT ARCHITECTS. IT SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO DETROIT ARCHITECTS. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

CLIENT
FOX DETROIT PROPERTIES, LLC
200 OTTAWA AVE NW, SUITE 800
SUITE 800
GRAND RAPIDS, MI 49503
616.774.4544

PROJECT
FOX CADILLAC NOVI
PROJECT DESCRIPTION
41350 GRAND RIVER AVE
NOVI MI 48375

PROJECT NO. 24030

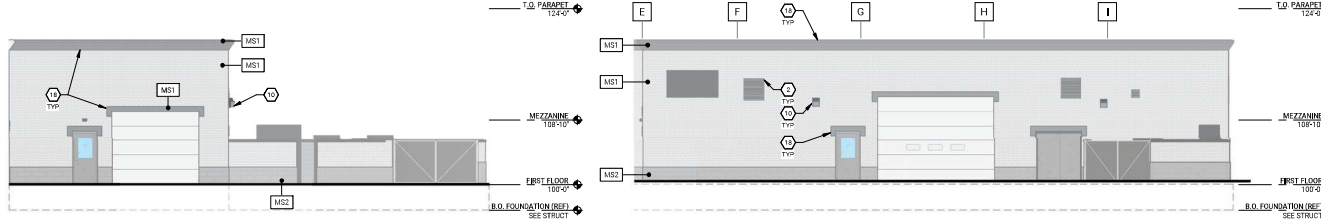
EXTERIOR ELEVATIONS

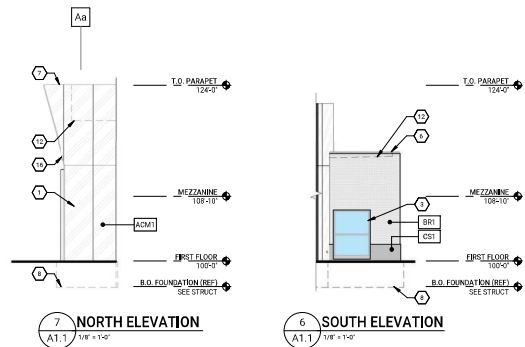
A2.1

TAG	LEGEND	MATERIAL	FINISH
IG1		EXTERIOR GLAZING	SOLARBAN 72 HV ACURTY GLASS, 1" CLEAR INSULATED GLAZING
CIW1		CURTAINWALL	CLEAR ANODIZED ALUMINUM FRAMING, THERMALLY BROKEN
ACM1		ALUMINUM COMPOSITE MATERIAL	ALPOLIC - WHITE FINISH REFER TO LIST OF MATERIALS
ACM2		ALUMINUM COMPOSITE MATERIAL	ALPOLIC - MCA ANODIC CLEAR REFER TO LIST OF MATERIALS
MTL1		PREFINISHED METAL CORNER BEVEL	REFER TO LIST OF MATERIALS
BR1		FACE BRICK	INTENT: LIGHT GRAY FINISH, REFER TO LIST OF MATERIALS
CS1		CAST STONE	INTENT: DARK GRAY FINISH, REFER TO LIST OF MATERIALS
SP1		EXTERIOR PAINT	DARK GRAY COLOR TO MATCH CS1, REFER TO LIST OF MATERIALS
MS1		EXTERIOR STAIN	LIGHT GRAY COLOR TO MATCH BR1, REFER TO LIST OF MATERIALS
MS2		EXTERIOR STAIN	DARK GRAY COLOR TO MATCH CS1, REFER TO LIST OF MATERIALS
MS3		EXTERIOR STAIN	WHITE COLOR, REFER TO LIST OF MATERIALS

**EXTERIOR ELEVATION KEY NOTES:
(TYPICAL THIS SHEET ONLY)**

- ALUMINUM COMPOSITE PANEL (RANSBORN W/ DRY JOINT) W/ 1/2" REVEAL, SEE MATERIAL FINISH SCHEDULE
- EXISTING INTAKE LOWER TO REMAIN, PRIME AND PAINT TO MATCH ADJACENT WALL COLOR
- GLASS AND ALUMINUM STOREFRONT / CURTAINWALL SYSTEM, SEE FRAME ELEVATIONS
- EXISTING ROOF TOP UNIT AND DECORATIVE METAL SCREENING
- BUILDING MOUNTED BRNAGE, COORDINATE POWER REQUIREMENTS W/ APPROVED BRNAGE DRAWINGS AND REVIEW W/ BRNAGE VENDOR AND LOCAL ORDINANCE
- OVERFLOW DRAIN W/ COVER AS SPECIFIED BY BRAND BRNAGE REQUIREMENTS, COORDINATE W/ PLUMBING
- INTEGRAL ACM CORING
- LINE INDICATES ASSUMED EXISTING CONCRETE FOUNDATION, SEE STRUCTURAL
- 4" CONC. FILLED STL. BOLLARD, PRIMED W/ PLASTIC COVER
- WALL MTD. EXT. LIGHT FIXTURE, SEE SCHEDULE & ELECTRICAL
- MASONRY CONTROL JOINT (C/J), COORD W/ STRUCTURAL
- INDICATES LINE OF ROOF BEYOND
- EXISTING ROOF TOP UNIT, COORDINATE W/ MECHANICAL
- SEAL-UP FRAME ALUMINUM COMPOSITE PANEL SYSTEM (ACM) BY VENDOR, PROVIDE CONTINUOUS SOFT GLOW CLOVE LIGHTING, SEE LIGHTING SCHEDULE AND COORDINATE W/ ELECTRICAL
- EXISTING GLASS AND ALUMINUM STOREFRONT TO REMAIN
- REINFORCE ALUMINUM COMPOSITE PANEL SYSTEM (ACM) BY VENDOR
- REMOVE AND REPLACE EXISTING BUILDING MOUNTED BRNAGE FOR NEW BUILDING MOUNTED BRNAGE, COORDINATE POWER REQUIREMENTS W/ APPROVED BRNAGE DRAWINGS
- EXISTING CAST STONE CORNER / TRIM TO RECEIVE SOLID STAIN AS INDICATED





NORTH FACADE EXT. MAT. CALCS - TOTAL AREA 3,812.55 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	3,140.35 S.F.	82.37%
LIMESTONE	50% MAX	456.12 S.F.	11.97%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	0 S.F.	0.0%
MECHANICAL SCREEN		31.8 S.F.	0.83%
MOLDED CORNICES, TRIM, COLUMNS, AND SURROUNDS	15% MAX	184.27 S.F.	4.83%

EAST FACADE EXT. MAT. CALCS - TOTAL AREA 4,049.64 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	1,779.15 S.F.	43.94%
LIMESTONE	50% MAX	199.72 S.F.	4.9%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	2,062.82 S.F.	50.94%
MECHANICAL SCREEN / LOUVER		8.95 S.F.	0.22%

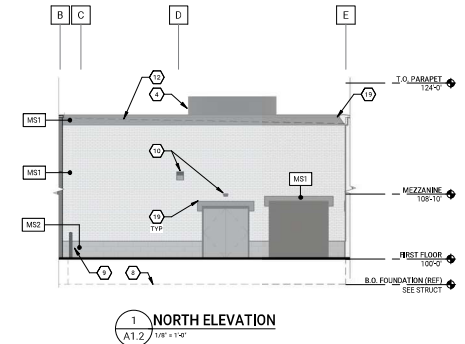
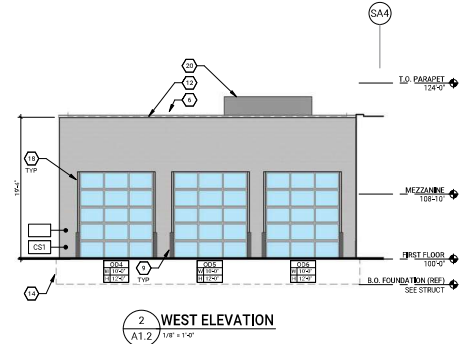
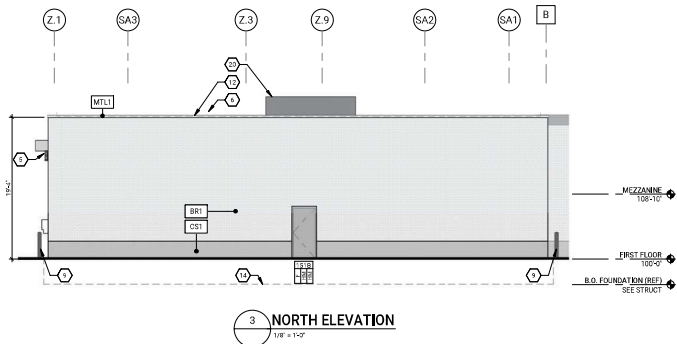
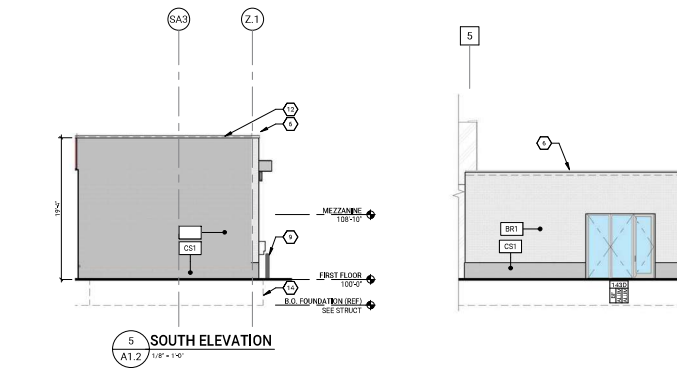
WEST FACADE EXT. MAT. CALCS - TOTAL AREA 3,252.26 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	2,075.39 S.F.	63.81%
LIMESTONE	50% MAX	530.48 S.F.	16.31%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	228.67 S.F.	7.03%
MECHANICAL SCREEN		47.95 S.F.	1.47%
MOLDED CORNICES, TRIM, COLUMNS, AND SURROUNDS	15% MAX	369.77 S.F.	11.38%

SOUTH FACADE EXT. MAT. CALCS - TOTAL AREA 2,139.5 S.F.			
MATERIAL	% MAX	MATERIAL AREA	% PROPOSED
BRICK VENEER	100% MAX / 30% MIN	0 S.F.	0.0%
LIMESTONE	50% MAX	0 S.F.	0.0%
ALUMINUM COMPOSITE PANEL SYSTEM (ACM)	50% MAX	2,139.52 S.F.	100%
MOLDED CORNICES, TRIM, COLUMNS, AND SURROUNDS	15% MAX	0 S.F.	0.0%

TAG	LEGEND	MATERIAL	FINISH
BD1		EXTERIOR GLAZING	SOLARBAN 70 w/ ACUTY GLASS, 1" CLEAR INSULATED GLAZING
CD1		CURTAINWALL	CLEAR ANODIZED ALUMINUM FRAMING, THERMALLY BROKEN
ACM1		ALUMINUM COMPOSITE MATERIAL	ALPOLC - WHITE FINISH, REFER TO LIST OF MATERIALS
ACM2		ALUMINUM COMPOSITE MATERIAL	ALPOLC - MCA ANODIC CLEAR, REFER TO LIST OF MATERIALS
MTL1		PREFINISHED ALUMINUM	METAL CORNICE BELIEVE, REFER TO LIST OF MATERIALS
BR1		FACE BRICK	INTENT LIGHT GRAY FINISH, REFER TO LIST OF MATERIALS
CS1		CAST STONE	INTENT DARK GRAY FINISH, REFER TO LIST OF MATERIALS
EPT1		EXTERIOR PAINT	DARK GRAY COLOR TO MATCH CS1, REFER TO LIST OF MATERIALS
MB1		EXTERIOR STAIN	LIGHT GRAY COLOR TO MATCH BR1, REFER TO LIST OF MATERIALS
MB2		EXTERIOR STAIN	DARK GRAY COLOR TO MATCH CS1, REFER TO LIST OF MATERIALS
MB3		EXTERIOR STAIN	WHITE COLOR, REFER TO LIST OF MATERIALS

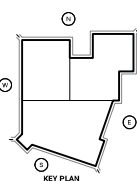
EXTERIOR ELEVATION KEY NOTES: (TYPICAL THIS SHEET ONLY)

- ALUMINUM COMPOSITE PANEL (RANSBORN W/ DRY JOINT) w/ 1/2" REVEAL, SEE MATERIAL FINISH SCHEDULE
- INTAKE LOUVER, COORDINATE w/ MECHANICAL
- EXISTING STOREFRONT TO REMAIN
- EXISTING ROOF TOP UNIT AND DECORATIVE METAL SCREENING
- BUILDING MOUNTED BRANAGE, COORDINATE POWER REQUIREMENTS w/ APPROVED BRANAGE DRAWINGS
- PREFINISHED METAL, CORING TO MATCH ACM2
- INTERNAL ACM CORING
- LINE INDICATES ASSUMED EXISTING CONCRETE FOUNDATION, SEE STRUCTURAL
- 4" CONIC FILLED STL. BOLLARD, PRIMED W/ PLASTIC COVER
- WALL MTD EXT LIGHT FIXTURE, SEE SCHEDULE & ELECTRICAL
- MASONRY CONTROL JOINT (CUL. COORD W/ STRUCTURAL
- INDICATES LINE OF ROOF BEYOND
- BRANAGE SHOP BOX FOR BRANAGE BRANAGEMENTS
- NEW REINFORCED CONCRETE FOUNDATION, COORD W/ STRUCTURAL
- OVERFLOW DRAIN w/ COVER AS SPECIFIED BY BRANAGE REQUIREMENTS, COORDINATE w/ PLUMBING
- ROUNELINE ALUMINUM COMPOSITE PANEL SYSTEM (ACM1) BY VENDOR
- KINDI BOX, COORDINATE FINAL LOCATION w/ FIRE DEPARTMENT
- INTERIOR PLATE STEEL, JAMBS AND STEEL LINTEL, PRIME AND PAINT (EPT1) PER PROJECT SPECIFICATIONS
- EXISTING CAST STONE CORNICE / TRIM TO RECEIVE SOLID STAIN AS INDICATED
- ROOF TOP UNIT AND DECORATIVE METAL SCREENING, SCREENING TO CONCEAL EQUIPMENT FROM ALL VANTAGE POINTS, FINISH TO MATCH ADJACENT EXISTING SCREENING



STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO@DETROIT.COM

PROJECT MANAGER
STEVEN H. FOURNER, AIA, NCARB
248.576.2617
STEVEN@STUDIO-DETROIT.COM



DO NOT SCALE DRAWINGS

ISSUED	DESCRIPTION
04.04.25	CDP#1
04.11.25	SITE PLAN REVIEW
05.07.25	CDP#1 RESUBMISSION
06.16.25	SPA RESUBMISSION

DRAWN AMA
CHECKED SHF



THIS DOCUMENT AND THE INFORMATION CONTAINED THEREIN IS THE SOLE PROPERTY OF STUDIO DETROIT. IT SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STUDIO DETROIT. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA.

CLIENT

FOX DETROIT PROPERTIES, LLC
200 OTTAWA AVE NW, SUITE 800
SUITE 800
GRAND RAPIDS, MI 49503
616.774.4544

PROJECT
FOX CADILLAC NOVI
PROJECT DESCRIPTION
41350 GRAND RIVER AVE
NOVI MI 48375

PROJECT NO. 24030

EXTERIOR ELEVATIONS

A2.2

CCT	CRI	LUMINAIRE WATTS	TOTAL WATTS	BUG Rating	COMMENTS
3000K	80CRI	555	555	N/A	
3000K	80CRI	640	640	B1-UG-G2	LUMINAIRE HEAD MOUNTED TO A STRAIGHT STEEL POLE 29'-0" FROM BOTTOM OF LUMINAIRE TO GRADE LEVEL.
3000K	80CRI	640	640	B1-UG-G2	LUMINAIRE HEAD MOUNTED TO A STRAIGHT STEEL POLE 29'-0" FROM BOTTOM OF LUMINAIRE TO GRADE LEVEL.
3000K	80CRI	660	660	B1-UG-G0	LUMINAIRE HEAD MOUNTED TO A STRAIGHT STEEL POLE 29'-0" FROM BOTTOM OF LUMINAIRE TO GRADE LEVEL.
3000K	80CRI	84	84	B1-UG-G1	



ILLUMINANCE TABLE

	0.2- 0.29 fc
	0.3 - 0.49 fc
	0.5 - 0.99 fc
	1.0 - 1.99 fc
	2.0 - 5.0 fc

EXHIBIT C



PLAN REVIEW CENTER REPORT

July 16, 2025

Planning Review

Cadillac of Novi

JSP 25-07

PETITIONER

Cadillac of Novi

REVIEW TYPE

Revised Preliminary Site Plan / Special Development Option Amended Concept Plan

PROPERTY CHARACTERISTICS

Section	24	
Site Location	41350 Grand River Avenue, northeast corner of Grand River Avenue and Meadowbrook Road (50-22-24-100-051)	
Site School District	Novi Community School District	
Site Zoning	Gateway East (GE)	
Adjoining Zoning	North	I-1 Light Industrial
	East	I-1 Light Industrial
	West	NCC: Non-Commercial Center
	South	OS-1 Office Service District
Current Site Use	Existing Cadillac of Novi	
Adjoining Uses	North	Various Industrial/Office
	East	Vacant – City-owned property
	West	Gateway Village retail and Gateway Townhomes (across Meadowbrook Road)
	South	Vacant (across Grand River Avenue)
Site Size	6.77 Acres	
Plan Date	June 23, 2025	

PROJECT SUMMARY

The subject property totals 6.77 acres and is located on the northeast corner of Grand River Avenue and Meadowbrook Road (Section 24). The applicant is proposing to build a 4,174 square foot addition to the northeast corner of the existing Cadillac of Novi building. The proposed addition includes a service area with twelve bays, and an office area for service writers. Additionally, the existing parking lot will be removed and replaced with new parking lot islands and expanded to accommodate 20 additional spaces for inventory vehicles. A new parking area at the southeast corner of the property is proposed. The plan proposes 136 parking spaces for employees and visitors and 134 inventory spaces. An update to the building façade and signage is also proposed. This site was originally approved for a Hummer Dealership utilizing the Special Development Option (SDO) in the Gateway East District, and the SDO agreement was later amended to change the use to a Cadillac Dealership. If approved this would be the 5th amendment to the SDO agreement.

RECOMMENDATION

Conditional approval of the Concept Plan and Preliminary Site Plan is recommended, subject to the deviations noted in this and other review letters, and additional information being provided before the

request is considered by the Planning Commission. The applicant will need to submit the revised Special Development Option Agreement prior to proceeding to the City Council. The Planning Commission can consider the Concept Plan at this time. **Landscape is also recommending conditional approval** of the revised Preliminary Site Plan. Woodland and Wetland are recommending approval at this time. Engineering and Traffic recommended approval of the Preliminary Site Plan, with items to be addressed at Final Site Plan submittal. Façade and Fire recommended approval of the Preliminary Site Plan.

SPECIAL DEVELOPMENT OPTION CONSIDERATIONS

In the GE District an applicant may utilize the Special Development Option. For the properties at the corner of Grand River Avenue and Meadowbrook Road per Section 3.12.1.E of the Zoning Ordinance the City Council may approve (after a recommendation from the Planning Commission) a use listed elsewhere in the Zoning Ordinance provided the criteria identified below are met. Such discretionary decision making by City Council shall be based upon relevant planning and/or zoning principles, including the standards set forth in subsection 6.1.C and the standards set forth below.

- The proposed use exemplifies the intent of the GE District as stated in Section 3.1.16.A, and the intent of the SDO as stated in Section 3.1.16.
- The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance.
- The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO.
- The proposed use will not create an inconsistency with the City's Master Plan for Land Use in terms of the general activities on the site and the impacts upon the surrounding area.
- The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares.
- The proposed use is designed with exceptional aesthetic quality, including building design, building materials and landscaping design, not likely to be achieved except based upon this authorization.

Section 3.12.3.B notes the applicant must demonstrate the following:

- The project will result in a recognizable and substantial benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved by a traditional development.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16.B, the proposed type and density of development shall not result in an unreasonable increase in the use of public services, facilities and utilities, and shall not place an unreasonable burden upon the subject and/or surrounding land and/or property owners and occupants and/or the natural environment.
- Based upon proposed uses, layout and design of the overall project the proposed building façade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated.
- The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the city, and shall be consistent with the intent and spirit of this Section.
- In relation to a development otherwise permissible as a Principal Permitted Use under Section 3.1.16B, the proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.
- The proposed development shall contain at least as much useable open space as would be required in this Ordinance in relation to the most dominant use in the development.
- Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the

site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City.

- The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance. This provision shall not prohibit a transfer of ownership and/or control, upon completion of one or more phases and upon 1) due notice to the City Clerk, 2) appropriate and customary approval by other City officials 3) financial guarantees for completion of improvements.

Section 3.12.4.C notes the following minimum General Design Standards shall be reviewed and determined by City Council as part of the SDO review process:

- There shall be a perimeter setback and berming, as found to be necessary by the City Council, for the purpose of buffering the development in relation to surrounding properties.
- The design of pedestrian walkways shall be reviewed with the view of achieving safety, and also considering the objectives and intent of this district.
- Signage, lighting, streetscape, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area. The City's Grand River Corridor Plan shall be incorporated in terms of design features and concepts applicable to the subject property.
- On retail buildings, windows within areas of the premises to which the public is invited shall be made of materials which do not materially obstruct transparency.

Lastly, Section 3.12.6A.ii notes that the development shall be designed so as to promote preservation of natural resources and natural features.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please address the items in **bold** below for the next submittal.

Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

1. Outdoor Storage (3.11.4): A shipping container for tire storage is existing on-site. Outdoor Storage in the GE District with the SDO Option is not permitted. Any necessary storage should be contained within a building that complies with the ordinance standards. ***This deviation is not supported by staff without proper justification by the applicant for the need for such structure and demonstration of adequate screening.*** Please remove the shipping container from the site plan or provide justification for its use in the response letter.
2. Special Development Option Agreement: Three existing small vehicle display pads are permitted adjacent to the road rights-of-way as approved on the initial Concept Plan and Preliminary Site Plan. *Display pad dimensions have been added to sheet C3 of the plans, as requested, and appear to be similar dimensions to what was approved in the original SDO agreement (Grand River, 1100sf; Meadowbrook, 800sf; front of building corner, 800sf).* **Please include a note on Sheet C3 that there shall be no elevated storage of vehicles in any location of the property, and parking and display on the two-tracks along Grand River Avenue and Meadowbrook Road is prohibited.**
3. Parking Lot Screening (Sec. 3.11.6.B): The original approved landscape plans showed a hedge screening the parking lot along Meadowbrook Road, but the hedge is no longer there. *The hedge along Meadowbrook Road must be restored at this time – acknowledged by applicant.*

- [illegible]

5. Building Façade and Scale (Sec. 3.11.8): Flat Metal Panels (ACM) are proposed for the front of building. A Section 9 Façade Waiver for use of the proposed Flat Metal Panels instead of the required Brick will require approval from City Council as part of a revised SDO agreement and is recommended for approval by the City's Façade Consultant.
6. General Design Standards (Sec. 3.12.3.C): Signage, lighting, and building materials for the exterior of all structures shall be designed and completed with the objective of achieving an integrated and controlled development consistent with the character of the community. *Exterior accent lighting is proposed as a 'display frame' on sheet A2.1 note 14. Please provide additional information regarding the 'display frame' and LED lighting details in a response letter and on a rendering or other graphic, as this type of lighting is prohibited by the ordinance. If approved by the City Council, it will be included in the amendment to the SDO agreement.*
7. Exterior Signage: Additional signage is proposed. **Please clarify all new signage being proposed along with the sizes of each additional sign in a response letter and on future submittals.** The Planning Commission and the City Council will review the proposed sign changes as a part of the SDO process after receiving a review letter of the new and existing signage by City Staff.
8. Required Conditions for SDO Retail Development (Sec. 3.12.5.G): Proposed 4,174 sf square footage building addition would increase gross floor area to 29,626 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in Section 3.11.2.c: *No individual retail sales or personal service establishment shall exceed twenty thousand (20,000) square feet of total gross floor area, exclusive of basement areas leased and utilized by the tenant of the building for storage purposes only.* The City Council had previously approved an addition that exceeded the maximum permitted square footage. **The amended SDO agreement will need to reflect the new floor area, if a deviation for this standard is approved by the City Council.** – Acknowledged by applicant.
9. Bicycle Parking General Requirements (Sec. 5.6): The Preliminary Site Plan showed that all 7 bicycle parking spaces were provided in one location and the layout was not dimensioned. *A dimensioned bicycle parking layout has been provided on sheet C10 as requested with the revised submittal; however the dimensions are still citing the old standards, and all spaces are still proposed in one*

location. Please refer to Planning Review Chart for additional information, and see [Text Amendment 18.301](#) update to bicycle parking layout standards before Final Site Plan consideration.

10. Community Impact Statement: 3.12.7.c.2.d. *In the event the property on which the project is to be situated consists of six (6) or more acres, a community impact statement shall be submitted as part of the application.* This parcel is 6.7 acres. **Staff recommend that the applicant request a deviation from the requirement that the Community Impact Statement be provided since this is a minor modification from the initial approval.**
11. Parking Lot Landscaping: Lack of canopy trees at the ends of the new parking bay and perimeter trees along the west edge of the parking lot east of the building. **Please add the three trees needed.**
12. Lighting and Photometric Plan (Sec. 5.7): There are still items to be addressed on the lighting and photometric plan. Please include a color PDF of the lighting plan with the resubmittal and refer to the Planning Chart for additional comments. Required at final site plan submittal.
13. **Please edit the City Project number on the cover sheet to JSP25-07 on subsequent submittals.**

OTHER REVIEWS

- a. Engineering Review: Engineering is recommended approval of the Preliminary Site Plan, with items to be addressed at Final Site Plan submittal.
- b. Landscape Review: Landscape is **recommending conditional approval** of the revised Preliminary Site Plan. Please see Landscape Review for additional details.
- c. Traffic Review: Traffic recommends approval of the Preliminary Site Plan, with items to be addressed in a revised submittal. Please see the Traffic Review for additional information.
- d. Woodland Review: Woodland is recommending approval of the revised Preliminary Site Plan. Please see Woodland Review for additional details.
- e. Wetland Review: Wetland is recommending approval of the revised Preliminary Site Plan. Please see Wetland Review for additional details.
- f. Façade Review: Façade recommended approval of the Preliminary Site Plan. A Section 9 Façade Waiver is also recommended for approval.
- g. Fire Review: Fire recommended approval of the Preliminary Site Plan.

NEXT STEP: PLANNING COMMISSION MEETING

Planning Commission will consider a recommendation to City Council for the Preliminary Site Plan, Stormwater Management Plan, and Section 9 Façade Waiver.

The plan is tentatively scheduled for the Planning Commission public hearing on August 20, 2025. Please provide the following by August 13, 2025.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters.
3. Additional details on the proposed signage as noted in this letter.
4. Provide a list of requested deviations from the ordinance standards in the response letter to help with the eventual amendment to the SDO Agreement.

FUTURE STEP: CITY COUNCIL MEETING

The applicant will need to submit the revised Special Development Option Agreement prior to proceeding to the City Council.

Dan Commer



PLANNING REVIEW CHART: GE Gateway East

Review Date: July 16, 2025
Review Type: Preliminary Site Plan
Project Name: JSP25-07 Cadillac of Novi
Plan Date: June 23, 2025
Prepared by: Dan Commer, Planner
Contact: **E-mail:** dcommer@cityofnovi.org **Phone:** 248.735.5607

Items in **Bold** need to be addressed by the applicant with next submittal

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan	Town Center Gateway (Gateway East)	No change	Yes	
Zoning (Eff. January 8, 2015)	Gateway East (SDO)	Update to Special Development Option (SDO)	TBD	Special Development Option (SDO) update requires City Council approval (Sec 3.12.3)
Uses Permitted (Sec 3.1.16.B & C)	Sec 3.1.16.B Principal Uses Permitted. Sec 3.1.16.C Special Land Uses 3.12 Special Development Option (SDO) for the GE district	Building addition, façade update, and parking lot improvements	TBD	
Maximum FAR (Sec. 3.11.2.A)	Maximum floor area ratio shall be 0.275. (ratio of gross square feet of building area to gross land area of site, less existing right-of-way)	Building w/proposed addition = 29,626 sf Site Area (less existing right of way) = 294,408 sf 29,626/294,408 = 0.10	Yes	
SITE PLAN WITH SDO CONTRACT: 1. Pre-application meeting (<u>Pre-Application meeting was held March 18, 2025</u>) 2. Planning Commission recommendation to City Council followed by 15-day public hearing 3. City Council approval of <u>Concept plan</u> followed by a public hearing 4. City Council approval of <u>SDO contract</u> 5. City Council approval of <u>Preliminary Site Plan</u> 6. Final Site Plan review and approval administratively unless otherwise requested by City Council				
Development Standards (Sec 3.1.16.D)				
Lot Size	Minimum Area: 2 acres Minimum Lot Width: 200 ft.	6.77 acres 460 ft.	Yes	
Lot Coverage	See Section 3.11			
Setbacks	See Section 3.11			

Item	Required Code	Proposed	Meets Code	Comments
Building Height	35 ft. or 2 stories, whichever is less	24 ft.	Yes	
Parking Setbacks	See Section 3.11			
Building Setbacks (Sec 3.11.5)				
Major Thoroughfare (Grand River Avenue)				
Front South (Grand River)	Min: 70 ft. from centerline Max: 90 ft. from centerline	82.47 ft. to centerline	Yes	Proposed building additions do not extend beyond the current building setback line in any yard
Front West (Meadowbrook)	Min: 70 ft. from centerline Max: 90 ft. from centerline	79.66 ft. to centerline	Yes	
Side (east)	30 ft.	219.41 ft.	Yes	
Rear (north)	30 ft.	367.46 ft.	Yes	
Parking Setback (Sec 3.11.6.A)				
Front (Grand River)	No front yard parking allowed	None proposed	Yes	
Front West (Meadowbrook)	No front yard parking allowed	None proposed	Yes	
Side (east)	10 ft.	22 ft.	Yes	
Rear (south)	10 ft.	83.50 ft.	Yes	
Notes To District Standards for GE/SDO Option (Sec 3.6.2)				
Maximum number of stories for SDO (Sec 3.6.2.G)	3 stories max See Sec. 3.12.5.E.vi	2 stories proposed	Yes	
Minimum lot size for SDO (Sec 3.6.2.I)	Min: 5 acres Minimum lot width: 300 ft.	6.77 acres 460 ft.	Yes	
Maximum building height for SDO (Sec 3.6.2.J)	May be increased to 50 ft. Any structure within 300 ft. of one-family residential is 35 ft.	24 ft.	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec. 5.5.3. Abutting residential requires a berm.	No changes proposed	Yes	
Modification of Parking Setback Requirements (Sec. 3.6.2.Q)	Planning Commission may modify if determined modification will improve the use of the site and landscaping	None requested	NA	
District Required Conditions for GE (Sec. 3.11)				
Off-street Parking (Sec. 3.11.3)	Off-street parking shall be provided within the building,	Parking lot within 300 feet.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	parking structure, or designed parking area within 300 ft.			
Outdoor storage (Sec. 3.11.4)	The outdoor storage of goods or materials shall be prohibited	Proposed shipping container for tire storage is existing on-site	No	Outdoor storage in the GE SDO District requires City Council approval – Acknowledged by applicant
Parking Lot Screening (Sec. 3.11.6.B)	Parking lots shall be screened from all major thoroughfares by a 2.5 foot brick or stone wall or 3 foot planting screen or existing vegetation to achieve 80% winter opacity and 90% summer opacity	Hedge along Meadowbrook restored on the Landscape Plan, as requested	Yes	Refer to Landscape review for additional comments
Open Space (Sec. 3.11.7)	25% of gross area of each development site shall be comprised of open space. Areas less than 20 ft. wide shall not be considered. Additional conditions apply per Sec. 3.11.7 Substantially all of the total open space area must be designed as useable space Site area = 294,409 sf. 25% = 73,602 sf. Required (1.69 acres) 76,168 sf open area less setbacks	Project Site Coverage detail provides general calculation for landscaping coverage as a percentage of total site at 37.5%	Yes?	Provide sheet with detailed open space element dimensions and calculations on next resubmittal 6.77 x 0.25 = 1.69 acres • 50% may be Woodland/Wetland areas (0.85 acres) • 10% may be small strips of landscaped areas and landscaped end islands (0.17 acres) • 0.67 acres must be useable open space
Building Façade and Scale (Sec. 3.11.8)	All buildings shall comply with the standards for Region 1 provided in Section 5.15	Flat Metal Panels (ACM) proposed for front of building	TBD	A Section 9 Façade Waiver for use of ACM vs. Brick will be required from City Council – Acknowledged by applicant Refer to Façade review comments
Sidewalks and Bicycle Paths (Sec. 3.11.9)	8 ft. pathway along Grand River. 6 ft. sidewalk along Meadowbrook Road Bicycle Paths are required per the Master Plan.	6 ft sidewalk on Meadowbrook existing 8 ft pathway on Grand River existing	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Streetscape Amenities (Sec. 3.11.10)	Decorative pedestrian-scale parking lot lighting, public pathways, bicycle racks, etc. Grand River lighting, landscape plantings, etc.	Bicycle racks are proposed	Yes	
Loading (Sec. 3.11.12)	Located in rear yard or interior side yard, if fronting on more than one road	Loading proposed in rear yard	Yes	
Special Development Option (SDO) for the GE District (Sec. 3.12)				
Intent (Sec. 3.12.1)	- Mixed use developments - Quality residential development - Conserving natural resources - Compatibility between neighboring properties and downtown district - Unique "entry" developments at the intersection of Grand River and Meadowbrook	Existing car dealership, compatible with other existing car dealership use nearby	Yes	
Eligibility Criteria (Sec. 3.12.3.A)	SDO uses can be proposed only for properties located in GE district, subject to City Council approval	It is zoned for SDO uses	Yes	Applicant is proposing a 5 th amendment to previously approved SDO agreement
General Design Standards (Sec. 3.12.3.C)	- Signage, lighting, streetscape, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community - On retail buildings, windows within areas of the premises to which the public is invited shall be made of materials which do not materially obstruct transparency.	"Display Frame" that outlines the showroom windows will feature integrated LED lighting	TBD	<u>The applicant should note that intense colors and/or flashing lights are prohibited</u> Please provide additional information regarding the 'display frame' and LED lighting details in a response letter as this type of lighting is prohibited by the ordinance and will require an amendment to the SDO agreement. See Façade Review for additional comments
Required Conditions for SDO: Retail Development (Sec. 3.12.5.G)	No individual retail sales or personal service establishment shall exceed twenty thousand (20,000) square feet of total gross floor area	Proposed 4,174 sf square footage building addition would increase gross floor area to 29,626 sf from	No	The SDO agreement needs to be amended to reflect the new floor area if approved – Acknowledged by

Item	Required Code	Proposed	Meets Code	Comments
		25,452 sf		applicant
Parking, Loading, and Dumpster Requirements				
Number of Parking Spaces (Sec. 5.2.12.C) Motor vehicle sales and service establishments	1 space for each 200 square feet of usable floor area of sales room and 1 for each auto service stall in service room	Total parking required: 131 spaces including 5 accessible spaces $29,626 \text{ sf.} \times 0.8 / 200 = 119$ $12 \text{ service stalls} \times 1 = 12$ Total parking provided: 270 spaces including 5 accessible spaces 136 parking spaces for employees and visitors and 134 inventory spaces	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.	9 x 19 ft. proposed 24 ft. proposed 9 ft. x 17 ft. parking spaces along landscape islands Some of the display spaces are double-stacked.	TBD	See Traffic review letter for additional comments
Off-Street Parking, Construction, and Maintenance (Sec. 5.3.7)	The entire parking area, including parking spaces and maneuvering lanes, required under this Section shall be provided with asphalt or concrete surfacing in accordance with the parking standards contained in the City's Design and Construction Standards	Existing gravel parking area is proposed to be paved and used for 20 additional inventory parking spaces	TBD	See Engineering Review for additional comments
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	None proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End islands are proposed	Yes	See Traffic and Landscape review letters for additional comment
Barrier Free Spaces <i>Barrier Free Code</i>	5 barrier free parking spaces (for total 101-200); at least 1 van barrier free parking space	5 proposed including 1 van 136 parking spaces for visitors and employees = 5 barrier free spaces required	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8'wide with an 8' wide access aisle for van accessible spaces. - 5' wide with a 5' wide access aisle for regular accessible spaces.	1 - 8' wide van accessible spaces provided.	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Proposed	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Minimum two spaces	7 spaces proposed	Yes	
Bicycle Parking General requirements (Sec. 5.16)	- No farther than 120 ft. from the entrance being served. - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations. - Spaces to be paved and the bike rack shall be inverted "U" design. - Shall be accessible via 6 ft. paved sidewalk.	All 7 spaces provided in one location	TBD	The applicant can consider relocating bicycle parking at multiple entrances, or reduce the number of spaces provided

Item	Required Code	Proposed	Meets Code	Comments
Bicycle Parking Lot layout (Sec 5.16.5.A)	Parking space width: 7 ft. One tier width: 10 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 32"	Proposed bicycle parking layout on sheet C10 are dimensioned using old standards	No	Please see Text amendment 18.301 update to bicycle parking layout standards
Loading Spaces (Sec. 5.4.2)	- Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building. - Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district.	1,920 square feet of loading space proposed in rear yard	Yes	
Dumpster (Sec 4.19.2.F)	- Located in rear yard or interior side yard in case of double frontage - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces	Existing – complies	Yes	
Dumpster Enclosure (Sec. 21-145. (c))	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Existing – complies	Yes	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building.	Details provided on Architecture Plans	TBD	See Façade Review for additional comments

Item	Required Code	Proposed	Meets Code	Comments
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Screening proposed	TBD	<u>It should be noted that all existing and proposed roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance</u>
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	8-foot pathway is required along Grand River, as well as sidewalk connection to Grand River	New 5' sidewalk connection to Grand River Avenue is proposed	Yes	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Internal sidewalks surrounding building, and a new 5' sidewalk connection to Grand River is proposed	Yes	
Building Code and Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal			
Building Exits <i>Michigan Building Code 2012</i>	Building exits must be connected to sidewalk system or parking lot			
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).			
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).			Refer to all review letters for additional dimensions requested
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction)			

Item	Required Code	Proposed	Meets Code	Comments
	& after building is occupied, if known)			
Development/ Business Sign	- Signage if proposed requires SDO approval and sign permit	"Display Frame" that outlines the showroom windows will feature integrated LED lighting	TBD	<u>For sign permit information contact Deborah Martinez in Ordinance at 248-735-5671</u>
Project and Street Naming	Project and Street Names are to be approved for public safety concerns	Not applicable	NA	
Legal Documents	- Special Development Agreement - Master Deed - Conservation Easement	Not required at this time	No	Work with planner to execute them as needed
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Lighting plan provided	TBD	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Lighting plan provided	TBD	Please include a PDF of the lighting plan with resubmittal <u>Required at final site plan submittal</u>
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Lighting plan provided	TBD	<u>Will be reviewed for conformance at the time of final site plan review.</u>
Lighting Plan (Sec. 5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures		Yes	Please provide hours of operation and if parking lots lights will be dimmed after hours on next submittal
	Photometric data		Yes	
	Fixture height		Yes	
	Mounting & design		Yes	
	Glare control devices (Also see Sec. 5.7.3.D)		Yes	
	Type & color rendition of lamps		Yes	
	Hours of operation	Not provided	TBD	
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where	25 feet proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	adjacent to residential districts or uses)			
Color Spectrum Management (Sec. 5.7.3.F)	- All Permanent lighting installations shall have a minimum color Rendering Index (CRI) of 70 - All permanent lighting installations shall have a Correlated Color Temperature (CCT) of no greater than 3000 Kelvin (K)	80 CRI and 3000K CCT Beacon-Viper lighting proposed	Yes	
Indoor Lighting (Sec. 5.7.3.H)	- Indoor lighting shall not be the source of exterior glare or spillover	Not provided	TBD	
Standard Notes (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation	Not provided	TBD	Please provide the standard notes on the plan with the next submittal.
Security Lighting (Sec. 5.7.3.i) Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred - Lighting for security purposes shall be directed only onto the area to be secured		Yes	
Average Light Level (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Avg/Min calculation provided of 16.3	No	Avg/Min calculation provided of 16.3 is well above the ordinance threshold of 4:1. Please provide justification in the response letter
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min		TBD	
	Loading & unloading areas: 0.4 min		TBD	
	Walkways: 0.2 min		TBD	
	Building entrances, frequent use: 1.0 min		TBD	

Item	Required Code	Proposed	Meets Code	Comments
	Building entrances, infrequent use: 0.2 min		TBD	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle		Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle		NA	
NOTES: 1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details 3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.				



PLAN REVIEW CENTER REPORT

7/14/2025

Engineering Review

Cadillac of Novi
JSP25-0007

APPLICANT

Nowak & Fraus Engineers

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the north side of Grand River Avenue east of Meadowbrook Road, in section 24 of the City of Novi.
- Site Size: 6.77 acres
- Plan Date: 06/23/2025
- Design Engineer: Tim Wood, Nowak & Fraus Engineers

PROJECT SUMMARY

- Construction of an approximately 4,174 square foot addition to the existing Cadillac of Novi building. The existing parking lot will be removed and replaced with new parking lot islands. Minor sidewalk replacement work proposed on the Meadowbrook Road frontage.
- No changes proposed to the water main and sanitary sewer proposed.
- Storm water will be collected by a storm sewer collection system and discharged to the existing on-site detention basin and ultimately outlet to the existing regional detention basin.

RECOMMENDATION

Approval of the revised Preliminary Site Plan is **recommended** at this time, the plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Final Site Plan submittal:

COMMENTS

1. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for storm sewer (2 sheets), paving (2 sheets). The most

updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

2. A [Right-of-Way Permit](#) will be required from the City of Novi and Oakland County if work is proposed in the right-of-way. City utility maps show that the Grand River Avenue right-of-way is being impacted.



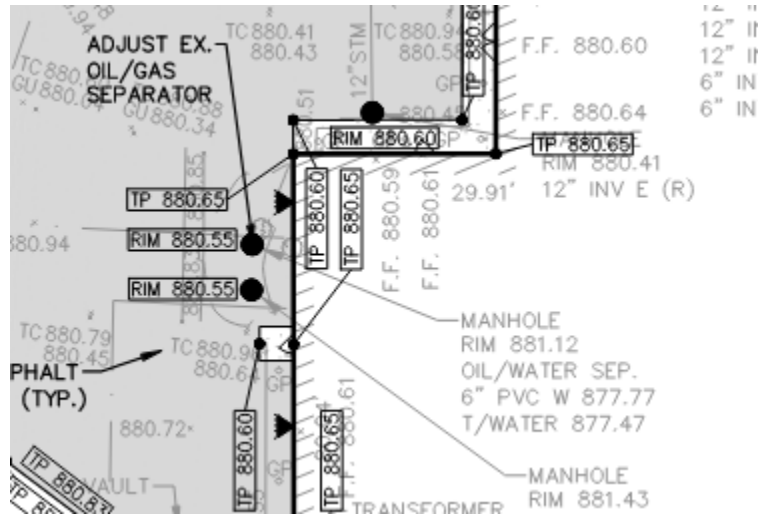
3. Provide sight distance measurements for the Grand River Avenue and Meadowbrook Road entrances in accordance with Figure VIII-E of the [Design and Construction Standards, Chapter 11 of the City of Novi Code of Ordinances](#).
4. Indicate where the eight 'No Parking Fire Lane' signs are proposed. Show no parking signs on paving sheet C3 with other traffic control signs.
5. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas; illustrate and label on the profiles.
6. Provide a construction materials table on the utility plan listing the quantity and material type for each utility being proposed.
7. No light poles are proposed within existing utility easement; a license agreement will not be needed.
8. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained. This should be provided for any new crossings proposed with existing sanitary or water main.
9. The grading and SESC sheets shall show the tree fence at least as far from the trunk as the critical root zone, defined as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot. No grading shall occur within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required.

IRRIGATION

10. See attached containment letter from Cross Connection Specialist, an irrigation plan will not be needed for this project.

WATER MAIN & SANITARY SEWER

11. No changes proposed to the existing water main or sanitary sewer at this time. Existing manholes on the north side of the building will be adjusted.
12. Indicate what the existing manholes on the north side of the building connect to, are they sanitary or storm manholes. Show existing sanitary lead and water lead locations.



13. Label location of existing monitoring manhole for the site.

STORM SEWER

14. Provide storm water management narrative stating where existing stormwater for site discharges.
15. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Provide profiles for all storm sewer 12-inch and larger. All storm pipes accepting surface drainage shall be 12-inch or larger.
16. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
17. Match the 0.80 diameter depth above invert for pipe size increases.
18. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
19. Provide a four-foot-deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin. Show location of existing oil/gas separator.
20. Label the 10-year HGL on the storm sewer profiles and ensure the HGL remains at least 1-foot below the rim of each structure.
21. Illustrate all pipes intersecting storm structures on the storm profiles.
22. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the

utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

23. Show and label all roof conductors and show where they tie into the storm sewer.
24. Provide Storm sewer basis of design table. Storm sewer design must show capacity and peak flow for each run of storm sewer. If storm sewer is under capacity additional storm sewer may be needed.

PAVING & GRADING

25. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
26. Show grades of existing dumpster pad if it is not being removed/replaced.
27. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
28. Per MDOT Special Provision for Crushed Concrete, the use of crushed concrete is prohibited on the project within 100 feet of any water course (stream, river, county drain, etc.) and lake, regardless of the application of location of the water course or lake relative to the project limits. Add note to use 21AA crushed limestone base for any pavement within 100 feet of a water course.
29. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.

FLOOD PLAIN

30. No impacts proposed to floodplain at this time. Adjust the 100' and 25' floodplain buffer lines on the east side of the parking lot. See utility map below.



SOIL EROSION & SEDIMENT CONTROL

31. A SESC permit is required (link to [Soil Erosion Permit Application](#)). A review will be done when a completed packet is submitted to Sarah Marchioni at Community Development.

THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:

32. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
33. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number of detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Humna Anjum at (248) 735-5632 or email at hanjum@cityofnovi.org with any questions.

Humna Anjum,
Project Engineer

cc: Dan Commer, Community Development
Milad Alesmail, Engineering
Kate Purpura, Engineering
Ben Croy, City Engineer



PLAN REVIEW CENTER REPORT

June 26, 2025

Cadillac of Novi

Revised Preliminary Site Plan - Landscape

Review Type

Revised Preliminary Site Plan Landscape Review

Job #

JSP25-0007

Property Characteristics

- Site Location: 41350 Grand River Ave
- Site Acreage: 7.16 ac.
- Site Zoning: GE
- Adjacent Zoning: North, East: I-1, South: Grand River/OS-1, West: NCC/I-1
- Plan Date: 6/23/2025

Recommendation:

This project is **recommended for approval** for Preliminary Site Plan, contingent on the corrections made below with regard to the parking lot perimeter trees being made.

LANDSCAPE WAIVER REQUIRED FOR THE PROPOSED LAYOUT AND LANDSCAPING:

- Deficient greenbelt width along Meadowbrook – *supported by staff*
- Lack of greenbelt berms along both frontages – *supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did.*
- Deficiency in foundation landscaping for building addition – *supported by staff as the entire building has sufficient landscaping area*
- Lack of canopy trees on the ends of the new parking bay and perimeter trees along the west edge of the parking lot east of the building – *not supported by staff*
- Lack of berm along both roads – *supported by staff*

Please show the City Project number as JSP25-0005.

Ordinance Considerations

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Tree survey and chart are provided.
2. **Please replace any of the original maples planted around the detention pond.**
3. No regulated trees are shown as being removed.
4. No wetlands or wetland impacts are indicated.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

The property is not adjacent to residential property so this buffering is not required.

Adjacent to Public Rights-of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.3.B.ii, iii)

1. The required greenbelt width and landscaping are provided for Grand River but not Meadowbrook. **This requires a landscape waiver.** *It would be supported by staff as an existing condition.*
2. The required berm is not provided along either frontage, but a masonry wall exists along Grand River. **This requires a landscape waiver.** *It would be supported by staff as an approved existing condition.*
3. The required berm is also not provided along Meadowbrook but the original plans

showed a hedge screening the parking lot that is no longer there. *The hedge is shown as being restored so the waiver is supported for the Meadowbrook frontage as well.*

4. No new greenbelt trees are required as the greenbelts are not changing. Fill-in trees for those missing per the original plan are shown on the landscape plan.
5. The street trees are maintained and replaced as needed by the City.

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))

1. All utilities and light posts are included on the landscape plan.
2. The crabapple near the northwest corner of the building must be moved to at least 10 feet away from the catch basin.

Parking Lot Landscaping

1. The required parking lot interior area and trees are proposed.
2. **Two endcap trees are needed for the new customer bay east of the building. A landscape waiver is required for the proposed configuration.** *It would not be supported by staff.*
3. 3 perimeter trees are needed between the parking lot and the east side of the building. 2 of them can be used for the endcaps noted above. **Please add the three trees needed.** Since the required number of trees is provided on the site, they can be moved from other locations, particularly along the east edge where the trees are crowded together .

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

1. No foundation landscaping calculations or plantings are proposed for the addition. Only 385sf is provided near the addition, and none on the south side of it, facing Grand River. **This requires a landscape waiver.** *It would be supported by staff as the entire building does have sufficient foundation landscaping.*
2. **Please replace all missing foundation landscaping per the original approved plans.**

Plant List (LDM 4.)

1. Provided
2. 8 of 12 species shown (67%) are native to Michigan.
3. The proposed tree diversity meets the requirements of the Landscape Design Manual.

Planting Notations and Details (LDM)

Provided

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 3)

1. No new above-ground stormwater detention pond is proposed.
2. Please replace any missing detention basin trees shown on the original Hummer plan.

Irrigation (LDM 1.a.(1)(e) and 2.s)

A note indicated that the existing irrigation system will be modified to include the new plantings. This is acceptable.

NOTE: Replacements of the original plantings do not need to be included in the cost of the project, but do need to be planted at the time of the required plantings.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or meader@cityofnovi.org.

Thank you for your consideration.

A handwritten signature in black ink, reading "Rick Meader". The signature is written in a cursive, flowing style.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – REVISED PRELIMINARY SITE PLAN

Review Date: June 26, 2025
Project Name: JSP25-0007: Cadillac of Novi
Plan Date: June 23, 2025
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant for approval of the revised Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

LANDSCAPE WAIVERS REQUIRED BY PLAN:

- Deficient greenbelt width along Meadowbrook – *supported by staff*
- Lack of greenbelt berms along both frontages – *supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did.*
- Deficiency in foundation landscaping for building addition – *supported by staff as the entire building has sufficient landscaping*
- Lack of canopy trees on the ends of the new parking bay – *not supported by staff*
- Lack of berm along both roads – *supported by staff*

NOTES:

Although they don't need to be included in the costs of the project or shown on the landscape plans, all missing landscaping from the original approved plan should be replaced at the time of the project's landscape installation to bring the site into conformance with Zoning Ordinance Section 5.5.7 which requires that all landscaping is to be maintained per the standard of the original approved plans.

Please show the City Project number as JSP25-0005.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	• New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set	Landscape Plan: 1"=30'	Yes	
Project Information (LDM 2.d.)	Name and Address	Business name and location map are on the Title Block	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Business name and contact information are on the Title Block	Yes	

Item	Required	Proposed	Meets Code	Comments
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	George Ostrowski – Nowak & Fraus	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of seal and signature on title block	Yes	
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	On title block	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	Shown on C1 Site: GE North, East: I-1 South: Grand River/OS-1 West: NCC/I-1	Yes	<u>Please change L-1 to I-1 for adjacent parcels' zoning.</u>
Survey information (LDM 2.c.)	- Legal description or boundary line survey - Existing topography	- Survey and description on C1 - Removals are shown on C2	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	- Show location type and size. Label to be saved or removed. - Plan shall state if none exists.	- Tree ID #s and chart for trees 8" dbh or greater are on C1. - Smaller trees are shown and IDed - Treeline is shown - Conservation easements are shown - No wetlands are shown - Tree survey now includes trees in the vicinity of the parking lot extension	- Yes - Yes - Yes - Yes - TBD - Yes	1. Show protective tree fencing at the actual tree dripline, or at the greatest extent of cover possible where existing conditions such as curbs prevent full coverage of the dripline. 2. Please show all of the trees that were part of the original plan on the tree if they are still alive. 3. See Merjent letters for complete woodland and wetland reviews.
Soil types (LDM.2.r.)	- As determined by Soils survey of Oakland County - Show types, boundaries	On L1	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Included on the landscape plan	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	All utilities and light posts are clearly shown on the	Yes	Please move the crabapple on the west side of the building to a

Item	Required	Proposed	Meets Code	Comments
	• Proposed light posts	landscape plan.		location at least 10 feet away from the catch basin.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	- Existing elevations are on C3 - Proposed spot elevations are on C3.	- Yes - Yes	
Snow deposit (LDM.2.g.)	Show snow deposit areas on plan	Some areas are shown	Yes	
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
- All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours - Berm should be located on lot line except in conflict with utilities. - Berms should be constructed of loam with 6" top layer of topsoil.				
Residential Adjacent to Non-residential (Zoning Sec 5.5.3.A & LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	The site is not adjacent to residential property so this berm is not required	No berm is proposed.	Yes	
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No new walls are proposed.		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Zoning Sec 5.5.3.B. ii and LDM 1.b)				
Greenbelt width (2)(3) (5)	- Adjacent to pkg: 20 feet - Not adjacent to pkg: 25 feet	- Grand River: 33' ft to building, 49 ft to parking - Meadowbrook: 17 ft to building, 31 ft to parking - No changes are proposed that impact the greenbelt	Grand River: Yes Meadowbrook: No	A landscape waiver is required for the deficient greenbelt width along Meadowbrook. - As the greenbelt is not being changed, the waiver would be supported by staff as an existing condition.
Berm requirements (Zoning Sec 5.5.3.A.(5))				
Min. berm crest width	Adj to Pkg: 2 ft Not adj to Pkg: 0 ft	No berm exists or is proposed but a brick wall is in place instead for all of the Grand River frontage	- No - Yes - Yes	A landscape waiver is required for the lack of berms. - It would be supported by staff for Grand River as the

Item	Required	Proposed	Meets Code	Comments
		and the section of Meadowbrook frontage south of the entry. - The previously existing hedge screening the lot from Meadowbrook is missing but a new hedge is shown - Vehicles for sale are parked in greenbelt – concrete strips for the vehicles were on the approved plans in both greenbelts and exist		existing wall screens the parking lot. 3. It would also be supported by staff for Meadowbrook as the original plans showed a hedge and the plan shows a new hedge.
Minimum berm height (9)	Adj to Pkg: 3 ft Not adj to Pkg: 0 ft	See above	Yes	See above
3' wall	(4)(7)	A brick wall exists for the entire Grand River greenbelt to screen the parking, and most of the Meadowbrook greenbelt frontage south of the entrance	Yes	
Canopy deciduous or large evergreen trees Notes (1) (10)	- Adj to Pkg: 1 tree per 35lf - Not adj to Pkg: 1 tree per 40lf Grand River: - Adj to Pkg: 227/35=6 trees - Not adj to Pkg: 227/40=6 trees Meadowbrook: - Adj to Pkg: 290/35=8 trees - Not adj to Pkg: 224/40=6 trees Note: Above is from the original approved plans for Hummer SP04-09 as the greenbelt is not changing	Grand River: - Original plan: 0 trees - Current plan: 0 trees 4 new perimeter canopy trees are proposed along the Grand River entry and south of the parking lot. Meadowbrook: - Original plan: 24 trees (8 dec + 16 evergreens) – 12 trees + mass - Current plan: 6 evergreen trees + mass at north end + 5 existing perimeter canopy	Yes	If the mass of planted and volunteer trees at the northwest corner of the parking lot facing Meadowbrook is maintained in a full condition as exists now, no missing trees from that area need to be replaced.

Item	Required	Proposed	Meets Code	Comments
		trees + 3 new perimeter canopy trees The required trees were installed per the approved plan but there are gaps in the landscaping from the original installation. (Existing trees per survey)		
Sub-canopy deciduous trees Notes (2)(10)	- Adj to Pkg: 1 tree per 20lf - Not adj to Pkg: 1 tree per 25lf Grand River: - Adj to Pkg: $227/20=11$ trees - Not adj to Pkg: $227/25=9$ trees Meadowbrook: - Adj to Pkg: $290/20=15$ trees - Not adj to Pkg: $224/25=9$ trees Note: Above is from the original approved plans for Hummer SP04-09 as the greenbelt is not changing	Grand River: - Original plan: 19 trees - 14 trees exist - Current plan: 14 existing trees + 5 new trees Meadowbrook: - Original plan: 6 trees – 5 exist - Current plan: 6 trees – 5 exist + 1 new tree	- Yes - Yes	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	- Adj to Pkg: 1 tree per 35lf - Not adj to Pkg: 1 tree per 45lf Grand River: - Adj to Pkg: $227/35=6$ trees - Not adj to Pkg: $227/40=6$ trees Meadowbrook: - Adj to Pkg: $290/35=8$ trees - Not adj to Pkg: $224/40=6$ trees Note: Above is from the original approved plans for Hummer SP04-09 as	Grand River: - Original plan: 11 trees - Current plan: 11 trees Meadowbrook: - Original plan: 13 trees - Current plan: 10 existing trees	- Yes - Yes	The City is responsible for replacing missing street trees – they may not be due to conflicting utility lines.

Item	Required	Proposed	Meets Code	Comments
	the greenbelt is not changing			
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	- Label contour lines - Maximum 33% - Constructed of loam 6" top layer of topsoil	No new berms are required or proposed	Yes	
Type of Ground Cover		NA	NA	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA	NA	
Parking Area Landscape Requirements (LDM 1.c. & 2.o.)				
General requirements (LDM 1.c)	- Clear sight distance within parking islands - No evergreen trees	- New interior parking lot islands are proposed - No proposed plantings will hinder sight distances in the lot.	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Lawn is proposed	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	- A minimum of 200 SF to qualify - Minimum 200 SF per tree planted in island 6" curbs - Islands minimum width 10' BOC to BOC	- Islands' areas in SF are provided - The 273sf island in the southeast section of the lot doesn't have a tree.	- Yes - No	Please add a tree to the 273sf island east of the building.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Spaces are 19 feet long in interior and 17 feet long around periphery	Yes	
Contiguous space limit (i)	- Maximum of 15 contiguous spaced - All endcap islands should also be at least 200sf with 1 tree planted in it.	- Only one bay (inventory) is longer than 15 spaces (17 spaces) - Spaces are labeled as Inventory or Customer on C3 - There are no trees	- Yes - Yes - No	1. A landscape waiver would be required for the proposed layout. It would not be supported by staff. 2. Please add canopy trees on each end of the new parking bay.

Item	Required	Proposed	Meets Code	Comments
		on the ends of the new customer bay east of the building		
Plantings around Fire Hydrant (d)	- No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins). - Trees also need to have at least 5 feet between the trunk and underground utility lines.	- The lone hydrant north of the building is not obscured by plantings - Sufficient spacing is provided for other utility lines and structures.	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	- The Road Commission for Oakland County (RCOC) clear vision zone is required for the Grand River entry as it is their jurisdiction. - The city clear vision zone should be shown for the Meadowbrook entry.	- The correct clear vision zones are shown for both entries. - No landscaping blocks the views	- Yes - Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	- A = x SF x 7.5% - A = 50,000 * 7.5% = 3750sf	Parking lot landscaping area calculations are provided	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	- B = x SF x 1% - B = (112568-50000) * 1% = 626 sf	Yes	Yes	
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	A = x SF x 6%	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	B = (x SF – 50000) x 0.5%	NA		

Item	Required	Proposed	Meets Code	Comments
All Categories				
Total square footage of landscaped islands required $C = A+B$	$C = A + B$ $C = 3750 + 626 = 4376\text{sf}$	6754 sf	Yes	
Number of canopy trees required $D = C/200$	$D = C/200 = \text{xx Trees}$ $D = 4376/200 = 22 \text{ trees}$	<u>22 trees</u> 19 new 3 existing	Yes	Please move a tree into the 273sf island east of the building without a tree to help provide shade for that area of the parking lot.
Parking Lot Perimeter Trees (Zoning Sec 5.5.3.C.iv)	1 Canopy tree per 35 lf - Trees must be within 15 feet of the pavement $P = 1637/35 = 47 \text{ trees}$ - Areas within 20 feet of the building do not need to be included in the perimeter basis.	<u>47 trees</u> 11 existing deciduous trees 4 existing evergreen trees 5 equivalent trees in densely planted areas 27 new trees There is 107lf of parking lot perimeter east of the building with no perimeter trees in the new concrete area (3 trees).	Yes/No	- Please add the required perimeter trees between the building and the east parking lot – two may be used to fulfill the endcap requirements for the customer parking bay. - Since the required number of trees is provided some of those shown may be moved from their locations around the lot to this area, especially in areas where trees are crowded together. - Each tree must have at least 200sf of greenspace for the trees to survive since they will be surrounded by pavement.
Parking land banked	NA	None		
Other Landscaping				
Other Screening				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		Two existing loading zones are shown within the parking lot north of the addition and haven't changed`	Yes	
Transformers/Utility boxes (LDM 1.e from 1	A minimum of 2ft. separation between box and the plants	The existing transformers are shown as being	- Yes - Yes	Please add a maintenance note stating that the

Item	Required	Proposed	Meets Code	Comments
through 5)	- Ground cover below 4" is allowed up to pad. - No plant materials within 8 ft. from the doors	located inside an existing brick wall The equipment is taller than the wall – arborvitaes that can reach or exceed the height of the units have been added.		<u>arborvitaes must be allowed to reach and stay at or above the height of the transformer units.</u>
Building Foundation Landscape Requirements (Zoning Sec 5.5.3.D)				
Interior site landscaping SF	- Equal to entire perimeter of the building (less paved access areas) x 8 with a minimum width of 4 ft. - A minimum of 75% of the building should have foundation landscaping. xx lf x 8ft = xx SF Hummer Plan: 770*8 = 6,160sf Current plan total: (847.86-199)*8 = 5191sf Building addition: (195.49-87)*8 = 868sf	Hummer Plan: 6240sf Current Plan: 5611sf – less than the original plan - Most of it is strung along the Grand River frontage as it was on the original Hummer plans 385sf of foundation landscaping is proposed in two islands north of the building addition. - Another approximately 400sf of landscaping is located at the west entrance.	- Yes - Yes - No - No	1. Insufficient room has been provided to have landscaping on the south side of the addition, as should be done since it is facing Grand River. As such, only 385sf is provided near the building, which requires a landscape waiver. 2. The additional landscaping, while attractive, won't do much to enhance the addition, and nothing for Grand River traffic. In spite of this, the waiver will be supported by staff as the total building has the required foundation area.
Building Frontage Landscaping (Zoning Sec 5.5.3.D.ii. All items from (b) to (e))	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	It appears that over 60% of each frontage is landscaped	Yes	
Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	- Clusters of large native shrubs shall cover 70-75% of the basin rim area located at 10 feet above the permanent water level or pond bottom if it's a dry pond. - Canopy trees at 1/35lf	No pond landscaping is shown and only some of the trees around the pond are shown on the tree survey	No	1. Please show all of the trees that were part of the original plan on the tree if they are still alive. 2. If the pond is not changing in size, the pond does not need to meet the current

Item	Required	Proposed	Meets Code	Comments
	of the east, south and west sides of the pond, located at about 10 feet away from the permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix			landscaping requirements. 3. <u>Any trees missing from the original plans around the pond (there were 11 red maples) must be replaced.</u>
Phragmites Control (Sec 5.5.6.C)	• Any and all populations of Phragmites australis and/or Japanese knotweed on the site shall be included on tree survey. • Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.	• Phragmites populations are indicated on Sheet L-1 – near the building and in the sediment forebay • Instructions are given with the notes.	• Yes • Yes	<u>It is likely that treatments will be required more than one year to completely erase the Phragmites.</u>
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	• Provide intended dates • Should be between March 15 and November 15.	Yes	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A method for providing the water required for plant establishment and long-term survival must be provided.	• A note indicates that the existing system will be extended to cover the new plantings. • City irrigation system requirements are included with the note.	Yes	

Item	Required	Proposed	Meets Code	Comments
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Plant List (LDM 4, 11) – Include all cost estimates				
Quantities and sizes	- A minimum of 50% of species used on the site, not including any woodland replacements, must be native to Michigan. - The Tree Diversity standards of the Landscape Design Manual Section 4 must be met for all non-woodland replacement trees used (15% of trees of one species, 25% of one genus) - No Prohibited Species listed on Table 11.b.(2)b may be used.	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		8 of 12 species used (67%) are native to Michigan - The tree diversity is acceptable	- Yes - Yes	Bowhall is only 15' wide which does not qualify as a canopy tree. <u>Please use a maple variety with a broader mature canopy width.</u>
Type and amount of lawn		Seed is indicated	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Included on plant list	Yes	
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		No	NA	No evergreens are used
Multi-stem Tree		No	NA	None are used
Shrub		Yes	Yes	
Perennial/ Ground Cover		No	No	<u>Please add a detail.</u>
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Shown on L1	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	NA		
Plant Materials & Existing Plant Material	Clearly show trees to be removed and trees to	Sheet C2	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 3.b)	be saved.			
Landscape tree credit (LDM3.b.(d))	- Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. - Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No prohibited plants are proposed	Yes	<u>Do not replace any missing <i>Pyrus calleryana</i> with the same as it is now prohibited in Novi</u>
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	There are no overhead utilities on the site.	NA	
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	- Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth - Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.	Shown on details	Yes	

NOTES:

1. This table is a working summary chart and is not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

Irrigation System Requirements

- Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.

- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.
- Attached is a handout that addresses winterization installation requirements to assist with this.
- A plumbing permit is required.
- The assembly must be tested after installation with results recorded on the City of Novi test report form.

July 14, 2025

Dan Commer
Planner – Community Development
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Submitted electronically to dcommer@cityofnovi.org

Re: Cadillac of Novi Revised Preliminary Site Plan Woodland and Wetland Review (JSP25-07)

Dear Dan,

Merjent, Inc. (Merjent) has conducted a review of the revised preliminary site plan (rPSP) for the Cadillac of Novi Project (Project), prepared by Nowak and Fraus Engineers (Applicant; NF rev. date 6/23/2025). Merjent reviewed the plan for conformance with the City of Novi's (City) Woodland Protection Ordinance, Chapter 37, and Wetlands and Watercourse Protection Ordinance, Chapter 12 Article V. The Project is located at the northeast corner of the intersection of Grand River Avenue and Meadowbrook Road (parcel 50-22-24-100-051) in Section 24 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

Merjent conducted an initial PSP review on May 7, 2025 and found deficiencies in the wetland and woodland portions of the site plan.

Woodlands

Woodland Recommendation: Merjent **recommends approval** of the Cadillac of Novi rPSP. Additional Woodland Review comments have been provided to meet the requirements of the Woodland Protection Ordinance. The following Woodland Regulations apply to this site:

Woodland Regulation	Required
Woodland Permit (Chapter 37, Section 37-26)	Not Required
Tree Replacement (Chapter 37, Section 37-8)	Not Required
Tree Protection (Fence; Chapter 37, Section 37-9)	Required
Woodland Conservation Easement (Chapter 37-30[e])	Already in Place

Woodland Review Comments

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are present onsite. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**). Additionally, a wetland and woodland conservation easement is present on-site (map provided in Pre-application Review).

-
2. Note that both the woodlands and property limits depicted on the City map are considered approximations (**Figure 1**). Merjent conducted a site visit on April 29, 2025 and an additional site visit on July 1, 2025 to verify conditions on the updated site plan. Select photos from the site visits are included in **Attachment A**.
 3. Pursuant to Chapter 37, Section 37-28, an accurate woodland survey should be provided and be accompanied by a separate key identifying the location of all trees eight inches at diameter at breast height (DBH) and greater, by size, common, genus and species names (i.e. Red Maple/*Acer rubrum*), and condition. Such information shall be provided by a registered landscape architect, certified arborist, or registered forester, through an onsite inspection, who must verify the contents by seal and/or registration number with signature, whichever applies. The dripline of affected trees shall be clearly indicated on the plan.
 - The applicant has updated the provided site plan to reflect surveyed trees adjacent to the parking lot expansion. A tree inventory list is included on Sheet C1.
 4. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a diameter at breast height (DBH) greater than or equal to eight inches will require tree replacement and a Woodland Use Permit per Section 37-8. This also applies to any tree that will be preserved, but where impacts to critical root zones are proposed. Additionally, pursuant to the [City of Novi Landscape Design Manual](#) and Section 5.5 of the City of Novi Zoning Ordinance, All trees 8" dbh or greater within 50 feet of construction shall also be included in the tree survey.
 - The applicant has updated the tree survey to include trees located north of the proposed parking lot expansion.
 5. Regardless of the presence of regulated woodlands onsite, a Woodland Use Permit is required to perform construction on any site containing the removal of trees larger than 36 inches DBH.
 - No impacts are proposed to any non-regulated trees larger than 36 inches DBH.
 6. The plan will not impact regulated trees in woodlands/conservation easement areas. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. Therefore, a **Woodland Use Permit** is not required for this project because no tree removals are proposed. Additionally, no tree replacements will be required for the project.
 - The applicant has stated that three replacement trees will be required. The applicant is encouraged to provide additional trees, but based on Merjent's review, the three trees proposed for removal are outside of regulated woodlands and outside of the conservation easement boundary.
 7. **Critical root zone.** Accurate critical root zones must be depicted on the site plan for all regulated trees within 50 feet of the proposed grading or construction activities. Section 37-2 defines a critical root zone as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one foot.
 - a. **Requested Edit:** via on-site verification, no driplines of trees are located directly above the proposed parking lot expansion. **However**, the applicant should revise the final site plan submittal to clarify that the *Tree Line* also encompasses the critical root zone of trees.

8. A **woodland fence guarantee of \$6,000** (\$5,000 x 120%) is required per Chapter 26.5-37. The financial guarantee shall be paid prior to tree removal. The woodland fence inspection will be performed by Merjent. **The Applicant is responsible for requesting this inspection.**

Wetlands

Wetland Recommendation: Merjent **recommends approval** of the Cadillac of Novi rPSP based on the comments provided below.

Upon review of published resources, the Site appears to contain or immediately borders:

- ☒ City-regulated wetlands, as identified on the City of Novi interactive map website. Note that both wetland and property limits depicted on the City's map are considered approximations (**Figure 2**).
- ☒ Wetlands that are regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- ☒ Wetlands as identified on National Wetland Inventory (NWI) and Michigan Resource Inventory System (MIRIS) maps, as identified on the EGLE Wetlands Viewer interactive map website (provided in Pre-app Review). NWI and MIRIS wetlands are identified by the associated governmental bodies' interpretation of topographic data and aerial photographs.
- ☒ Hydric (wetland) soil as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service, as identified on the EGLE Wetlands Viewer interactive map website (Provided in Pre-app Review).

Permits and Regulatory Status

Due to the comments below, the following wetland-related items will be required for this project:

Item	Required/Not Required
Wetland Permit (specify Non-minor or Minor)	Not Required
Wetland Mitigation	Not Required
Environmental Enhancement Plan	Not Required
Wetland Buffer Authorization	Not Required
EGLE Wetland Permit	Likely Not Required*
Wetland Conservation Easement	Already in Place

*EGLE is the final authority over wetlands and water resources in the State of Michigan.

Wetland Review Comments

1. The rPSP has been updated to reflect that one wetland is in proximity to the proposed parking lot expansion. No impacts are proposed to the delineated wetland.
2. In addition to wetlands, the City of Novi regulates wetland and watercourse buffers/setbacks. Section 3.6(2)(M) of the Zoning Ordinance, Schedule of Regulations, states: "There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses". The established wetland and

watercourse buffer/setback limit is 25 horizontal feet, regardless of grade change. The Applicant should consider modification of the proposed limits of disturbance boundaries in order to preserve wetland and wetland buffer areas. The preservation of the 25-foot wetland buffer areas is important to the overall health of the wetlands, especially after site development. The existing buffer serves to filter pollutants and nutrients from storm water before entering the wetlands, as well as to provide additional wildlife habitat.

- The applicant has updated the rPSP to show the 25-foot wetland setback. No impacts are proposed to the 25-foot wetland setback.

Should you have any questions or concerns with this review, please contact me via email at jason.demoss@merjent.com or via phone at (619) 944-3835.

Sincerely,

Merjent, Inc.



Jason DeMoss, PWS
Environmental Consultant

Enclosures:

Figure 1 – City of Novi Woodlands Map
Figure 2 – City of Novi Wetlands Map
Attachment A – Site Photos

CC:

Barb McBeth, City of Novi, bmcbeth@cityofnovi.org
Rick Meader, City of Novi, rmeader@cityofnovi.org
Stacey Choi, City of Novi, schoi@cityofnovi.org
Matt Pudlo, Merjent, matt.pudlo@merjent.com



Figure 1. City of Novi Regulated Woodlands Map
 Approximate Site boundary is shown in red.
 Approximate Regulated Woodland areas are shown in green.



Figure 2. City of Novi Regulated Wetlands Map
Approximate Site boundary is shown in Red.
Approximate Regulated Wetland areas are shown in blue.

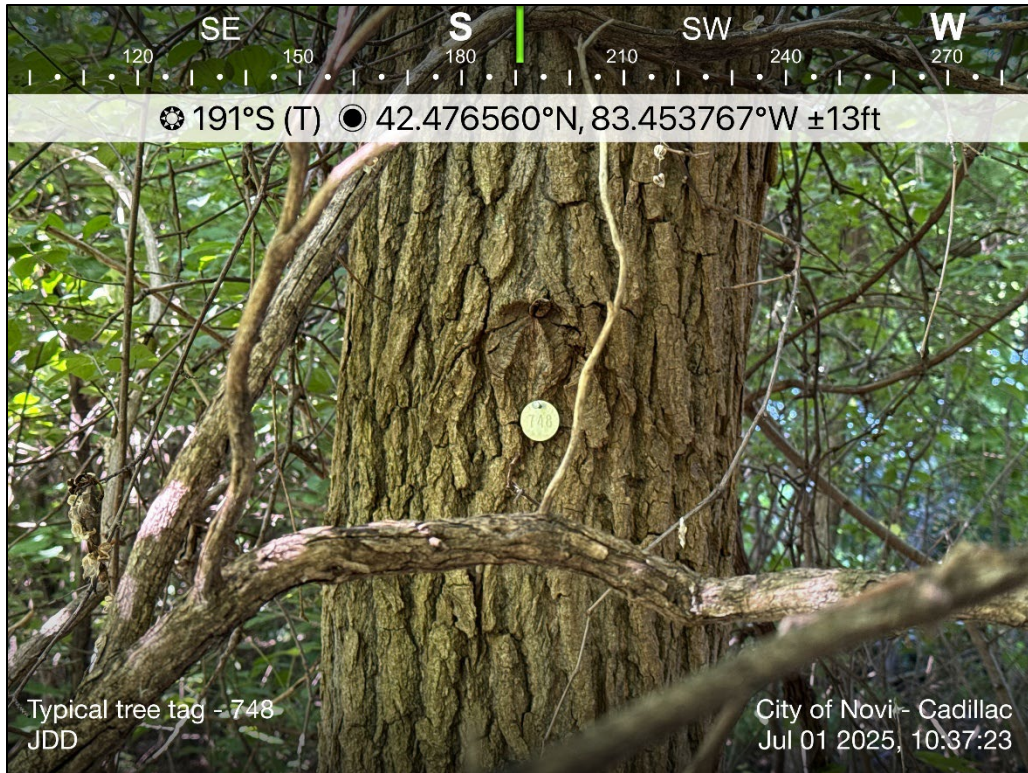
Attachment A
Site Photographs



Wetland flagging on-site



Overview of open water/wetland on-site



Overview of typical tree tagging on-site



Overview of woodland north of proposed parking lot expansion



August 6, 2025

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Façade Review Status:
Approved, Section 9 Waiver
Recommended.

Attn: Ms. Barb McBeth – Director of Community Development

Re: FACADE ORDINANCE
Cadillac of Novi, JSP25-07 Revised Façade
Façade Region: 1, Zoning District: GE

Dear Ms. McBeth:

This project is considered a façade alteration and addition as described in Sections 5.15.6&7 of the Façade Ordinance. The applicant has made minor revisions indicated on the drawings dated 7/25/25. The changes are shown in the table below with prior percentages shown in parentheses. The changes have no effect on our prior recommendation. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted.

	South (Front)	East	West	North	Ordinance Maximum (Minimum)
Existing and Proposed Brick (Existing to be stained)	0%	48% (43%)	64%	87% (82%)	100% (30%)
Limestone	0%	0% (5%)	16%	7% (12%)	50%
Flat Metal Panels (ACM)	100%	51%	7%	0%	50%
Molded Cornice & Trim	0%	0%	11%	5%	15%
RTU Screen, Louver	0%	1%	2%	1%	50%

As shown above the proposed percentage of Flat Metal Panels exceeds the maximum amount allowed and the minimum amount of Brick is not provided on the south and east facades. The renderings indicate that the Flat Metal Panels will be angled in a manner that will create a shade and shadow affect diagonally across the south and east facades. Also, the “Display Frame” that outlines the showroom windows will feature integrated LED lighting that will enhance the nighttime appearance of the building. The applicant should note that intense colors and/or flashing lights are prohibited. Portions of the existing brick are to be preserved on the east, west and north facades and will be stained to harmonize with the Flat Metal Panels.

Recommendation - While the Façade Ordinance typically prohibits the use of 100% of any façade material other than brick, we believe that in this case the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements, such as the inclusion of 30% minimum Brick. We believe the overall design is consistent with the intent and purpose of the Façade Ordinance and is in context with other buildings in the surrounding area. For that reason, a Section 9 Waiver is recommended for the overage of Flat Metal Panels and underage of Brick on the south and east facades.

Notes to the Applicant:

1. The use of intense colored window films, exterior accent lighting, or interior lighting with intense colors or flashing effects, logos or signage is prohibited.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link.
3. RTU Screening - It should be noted that all existing and proposed roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA



April 24, 2025

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Plan Review Center
Stacey Choi – Planning Assistant

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

Erick W. Zinser

Fire Chief

John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

RE: **Cadillac of Novi**

PSP25-012

JSP25-07

Project Description:

Add to existing building, 4174 sq. ft addition.

Comments:

- **(4/24 – CORRECTED from previous review)** - Per location on the plans, the FDC shall be relocated.
- **(4/24 – CORRECTED from previous review)** - Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(Fire Prevention Ord. Sec. 15-17 912.2.3)**

Recommendation:

Recommended for Approval.

Sincerely,

Andrew Copeland – Fire Marshal
City of Novi Fire Department

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

PLANNING COMMISSION MINUTES – EXCERPT AUGUST 20, 2025



PLANNING COMMISSION MINUTES

CITY OF NOVI
Regular Meeting

August 20, 2025 7:00 PM

Council Chambers | Novi Civic Center
45175 Ten Mile Road, Novi, MI 48375 (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Chair Pehrson, Member Lynch, Member Dismondy, Member Avdoulos, Member Roney, Member Verma

Staff: Barbara McBeth, City Planner; Elizabeth Saarela, City Attorney; Lindsay Bell, Senior Planner; Dan Commer, Planner; Rick Meader, Landscape Architect

PLEDGE OF ALLEGIANCE

Member Lynch led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Motion made by Member Lynch and seconded by Member Avdoulos to approve the August 20, 2025 Planning Commission Agenda.

VOICE VOTE ON MOTION TO APPROVE THE AUGUST 20, 2025 PLANNING COMMISSION AGENDA MOVED BY MEMBER LYNCH AND SECONDED BY MEMBER AVDOULOS. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Chair Pehrson invited members of the audience who wished to address the Planning Commission during the first audience participation to come forward. Seeing no one, Chair Pehrson closed the first public audience participation.

CORRESPONDENCE

There was not any correspondence.

COMMITTEE REPORTS

There were no Committee reports.

CITY PLANNER REPORT

There was no City Planner report.

CONSENT AGENDA - REMOVALS AND APPROVALS

There were no consent agenda removals or approvals.

PUBLIC HEARINGS

1. JSP25-07 CADILLAC OF NOVI

Public Hearing at the request of Cadillac of Novi for Planning Commission's recommendation to City Council to consider a Preliminary Site Plan with an amended Special Development Option

Concept Plan, Section 9 Façade Waiver, and Stormwater Management Plan in the GE, Gateway East zoning district. The subject property totals 6.77 acres and is located on the northeast corner of Grand River Avenue and Meadowbrook Road (Section 24). The applicant is proposing a 4,174 square foot building addition, expand the parking lot, and update the building façade and signage.

Planner Dan Commer stated that the subject property is a Cadillac dealership located on the northeast corner of Grand River and Meadowbrook Road in the Gateway East district. The intent of the Gateway East district is to encourage high-quality and distinctive development that will complement and support the City's Main Street/Town Center area. It is the further intent to create a Special Development Option (SDO) to provide greater flexibility for the achievement of the objectives of the GE district.

Future Land Use promotes the Town Center Mixed-Use district for the properties located along Grand River to the west and south, and Industrial, Research, Development, and Technology to the east and north. There are protected Woodlands and Wetlands on-site that are covered by existing conservation easements, and the proposed improvements as presented do not impact these natural features.

Planner Commer stated the site was originally approved for a Hummer Dealership utilizing the Special Development Option (SDO) in the Gateway East District, and the SDO agreement was later amended to change the use to a Cadillac Dealership. If approved this would be the 5th amendment to the SDO agreement.

The proposed 4,174 square-foot building addition includes a service area with twelve bays, and an office area for service writers. The zoning ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East district; however City Council has previously approved an addition that exceeded the maximum permitted square footage. The amended SDO agreement will need to reflect the new floor area, if a deviation for this standard is approved by the City Council. Additionally, the existing parking lot will be removed and replaced with new parking lot islands and expanded to accommodate 20 additional spaces for inventory vehicles. A new parking area at the southeast corner of the property is proposed. The plan proposes 136 parking spaces for employees and visitors and 134 inventory spaces.

An update to the building façade and signage is also proposed. The applicant is requesting a Section 9 Façade Waiver for underage of brick and overage of Flat Metal Panels and for a "Display Frame" that outlines the showroom windows with integrated LED lighting. The applicant has acknowledged in their response letter that they understand that the use of intense exterior accent lighting is prohibited by the ordinance, and what they have proposed is intended to be a constant soft light that produces a glowing effect around the showroom exterior glass. If approved by City Council, it will be included in the amendment to the SDO agreement.

Finally, the applicant is requesting three landscape waivers which are supported by staff as highlighted in the Motion Sheet.

The Planning Commission is asked to recommend approval or denial to the City Council for an amended Special Development Option Concept Plan, Preliminary Site Plan, Section 9 Façade Waiver, and Stormwater Management Plan. Representatives for the applicant are present to discuss the project and answer any questions. Staff is also available for questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Tim Wood with Nowak & Fraus Engineers thanked the Planning Commission for the opportunity to present the Cadillac of Novi project. He stated it is a great opportunity to be involved in the process and see the vision for this property come to fulfillment. Also in attendance were Colin Schiefler with DP Fox representing the owner and architect Andrew Ashbey with Studio Detroit.

Mr. Wood expressed he would like to thank Planner Commer for his presentation summarizing the project. He stated this project represents a significant investment in the property in bringing it up to current standards. He stated the team is excited to be here tonight and is available to answer any questions.

Chair Pehrson opened the public hearing and invited members of the audience who wished to speak to approach the podium. Seeing, no one and confirming there was no correspondence received, Chair Pehrson turned the matter over to the Planning Commission.

Member Lynch stated the findings must be that it fits into the area and he believes it does. He expressed he does not have an issue with the increase in square footage or the waiver of the community impact statement. Furthermore, the landscape looks appropriate. As far as the façade waiver, it was stated the freshening is welcome. Member Lynch stated he is in favor of the project.

Member Dismondy stated he is in favor.

Member Verma stated he had no comment.

Member Roney stated he had nothing further to add.

Member Avdoulos stated he appreciates the design and theme presented. He expressed that the brick coursing of the existing building is not favorable. He stated the freshening is contextual with what is happening on that corner, and this is a great opportunity for refurbishment and utilization of an existing building.

Motion to recommend approval to the City Council for an amended Special Development Option Concept Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council for an amended Special Development Option Concept Plan based on and subject to the following:

- 1. City Council finding that the proposed use exemplifies the intent of the GE District as stated in Section 3.1.16.A, to allow a use in the GE District listed elsewhere in the Zoning Ordinance provide certain criteria, including those identified below are met:**
 - a) The proposed use incorporates a predominant physical component of the development that provides a unique entry feature along Grand River for the GE District, characterized by a distinct, high profile appearance, *given that the architecture of the modified building and additions offers a distinctive presence on this corner.***
 - b) The proposed use is compatible with, and will promote, the uses permitted with the GE District and SDO, *as this property has demonstrated compatibility with adjacent properties as a vehicle dealership over many years.***
 - c) The proposed use is designed in a manner that will result in traffic and pedestrian safety, consistent with the adjoining pedestrian and vehicular thoroughfares, *as there is no significant change to the traffic flow on the site or the surrounding thoroughfares since the original SDO Agreement and Concept Plan, and previously amended SDO Agreement and Concept Plans were approved many years ago.***
- 2. That, relative to other feasible uses of the site, the proposed use and concept plan, meets the criteria listed in Section 6.2 of the Zoning Ordinance, including,**
 - a) The proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area, *as the plan provides relatively minor modifications to the existing building and site.***
 - b) The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats, *as identified in the staff and consultant review letters.***

- c) The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood, *as has been demonstrated through many years of use as an automotive dealership.*
- 3. *The applicant has demonstrated compliance with the conditions listed in Section 3.12.3.B of the Zoning Ordinance, such as:*
 - a) Based upon proposed uses, layout and design of the overall project, the proposed building facade treatment, the proposed landscaping treatment and the proposed signage, the Special Development Option project will result in a material enhancement to the area of the City in which it is situated, *as identified in the initial approvals of the SDO Concept Plan and Agreement, and as identified in the staff and consultant review letters.*
 - b) The proposed development shall not have a materially adverse impact upon the Master Plan for Land Use of the City, and shall be consistent with the intent and spirit of this Section, *as identified in the staff and consultant review letters.*
 - c) Each particular proposed use in the development, as well as the size and location of such use, shall result in and contribute to a reasonable and mutually supportive mix of uses on the site, and a compatibility of uses in harmony with the surrounding area and other downtown areas of the City *as the project has been developed for several years for a similar use, and the expansions proposed for the showroom and service areas have demonstrated compatibility and harmony with the surrounding area.*
 - d) The proposed development shall be under single ownership and/or control such that there is a single person or entity having responsibility for completing the project in conformity with this Ordinance.
- 4. Applicant providing the amended Special Development Option prior to consideration by the City Council.
- 5. City Council Deviation from Section 3.12.5.G to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as The City Council had previously approved an addition that exceeded the maximum permitted square footage.*
- 6. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
- 7. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
- 8. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
- 9. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
- 10. City Council consideration of signage as proposed by the applicant.
- 11. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR AN AMENDED SPECIAL DEVELOPMENT OPTION CONCEPT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

Motion to recommend approval to the City Council of the Preliminary Site Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council of the Preliminary Site Plan based on and subject to the following:

1. Deviation from Section 3.12.5.G to increase gross floor area to 29,636 sf from 25,452 sf. The Zoning Ordinance limits the size of retail buildings to 20,000 square feet in the Gateway East District. *Supported by staff as The City Council had previously approved an addition that exceeded the maximum permitted square footage.*
2. Deviation from Section 3.12.7.c.2.d to allow a waiver of a Community Impact Statement. *Supported by staff since this is a minor modification from the initial approval.*
3. Landscape deviation from Section 5.5.3.B.ii and iii for deficient greenbelt width along Meadowbrook. *Supported by staff as an existing condition.*
4. Landscape deviation from Section 5.5.3.B.ii and iii for lack of greenbelt berms along both frontages. *Supported by staff as a wall provides screening along Grand River and a hedge is proposed to serve as the original plans' hedge did)*
5. Landscape deviation from Section 5.5.3.D for deficiency in foundation landscaping for building addition. *Supported as the entire building has sufficient landscaping area.*
6. Applicant providing the amended Special Development Option prior to consideration by the City Council.
7. City Council consideration of signage as proposed by the applicant.
8. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PRELIMINARY SITE PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

Motion to recommend approval to the City Council of the Section 9 Façade Waiver made by Member Avdoulos and Seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council of the Section 9 Façade Waiver based on and subject to the following:

- a. Section 9 Façade waiver for an underage of brick on the South (front) facade of the high-visibility buildings (0% proposed, 30% required), and an overage of Flat Metal Panels on South (front) and East facades (100% proposed (South) and 51% proposed (East), 50% Maximum), *because the angled profile of the Flat Metal Panels will provide an interesting architectural effect that would not otherwise be enhanced by strict application of Façade Ordinance requirements.*
- b. Section 9 Façade waiver for the "Display Frame" that outlines the showroom windows will feature integrated LED lighting, subject to the condition that intense colors and/or flashing lights are prohibited, *because it will enhance the nighttime appearance of the building.*
- c. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance Sections 5.15.6 & 7 of the Façade Ordinance and all other applicable provisions of the Ordinance.

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE SECTION 9 FAÇADE WAIVER MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

Motion to recommend approval to the City Council for the Stormwater Management Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of JSP 25-07 Cadillac of Novi, motion to recommend approval to the City Council for Stormwater Management Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.**

This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

ROLL CALL VOICE VOTE TO RECOMMEND APPROVAL TO THE CITY COUNCIL FOR THE STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH. Motion carried 6-0.

2. JZ24-43 MARIELLA ESTATES PRO PLAN WITH REZONING 18.750

Public hearing at the request of Braciolo Brothers, LLC for Planning Commission's recommendation to City Council for a Zoning Map Amendment from Residential Acreage to R-1 One-Family Residential with a Planned Rezoning Overlay. The subject site is approximately 9.4 acres and is located west of Garfield Road, on the north side of Eight Mile Road (Section 31). The applicant is proposing to develop 10 single family lots.

Senior Planner Lindsay Bell stated the applicant is proposing to rezone 9.4 acres north of Eight Mile Road, west of Garfield Road, utilizing the Planned Rezoning Overlay option. The surrounding development to the north, west and east are newer single-family developments. There are also single family lots bordering the southwest, and south of 8 Mile Road is Maybury State Park.

The current zoning of the property is Residential Acreage. The properties to the north, east and west are also zoned RA, but have developed under the Residential Unit Development option, or RUD.

The Future Land Use Map identifies this property and those around it as Single Family. The density map shows a maximum planned density of 0.8 dwellings per acre.

The natural features map does not show any regulated features on the property, however current and historic aerial photos show a pond feature in the southeast corner of the property, which is a City-regulated wetland. The tree survey also indicates a few trees that are greater than 36-inches in diameter, which are regulated by the woodland ordinance.

Planner Bell stated the applicant had wanted to use the RUD option, which is how the adjacent Ballentyne and Parc Vista developments were approved, however that option requires a minimum site size of 20 acres. Therefore, they have proposed to utilize the Planned Rezoning Overlay to rezone the property to R-1 One Family Residential to achieve a similar development. The PRO plan shows 10 single family lots. The development is accessed by a private gated street with one entrance off Eight Mile Road. While not required in the R-1 district, they have proposed a 20-foot landscape buffer around the lots to make the development more consistent with the Ballentyne and Parc Vista developments. The developer has also committed to a contribution of \$40,000 to be used on improvements to the nearby ITC Park should the development proceed.

Planner Bell referenced a chart which showed the proposed Mariella Estates would have very similar minimum and average lot sizes to the surrounding developments, with the smallest lots being ½ acre and the largest being almost ¾ acre. No façade elevations have been provided, but the applicant indicates these will be custom-built homes that would need to comply with ordinance standards at the time of plot plan review for individual lots. Underground detention is proposed to manage stormwater.

Rezoning to the R-1 category requested by the applicant would permit the use proposed. Some of the conditions proposed include: