



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals **ZONING BOARD APPEALS DATE:** September 12, 2023

REGARDING: 43455 Ten Mile Road, Parcel # 50-22-27-200-003 (PZ23-0035)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

814 Services LLC/ Primrose Daycare and Swim School

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned Office Service (OS-1)

Location: West of Novi Road, South of Ten Mile

Parcel #: 50-22-27-200-003

Request

The applicant is requesting variances from City of Novi Zoning Ordinance Section 4.12.2.i.a to allow reduced outdoor recreation space for a daycare to 8,495 sq ft. (30,300 sq ft. area required based on the estimated number of children, variance of 21,505 sq ft.); and Section 4.12.2.ii.b to allow direct access to 10 Mile Road (vehicular access to and from a major arterial road is not allowed). This property is zoned Office Service (OS-1).

II. STAFF COMMENTS:

The property has a protected wetland area which occupies a major portion of the site. To the East there is a utility easement. The proposed outdoor recreation areas are completely fenced in.

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ23-0035**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.

(a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.

(b) The property is unique because _____.

(c) Petitioner did not create the condition because _____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because _____.

(e) The relief if consistent with the spirit and intent of the ordinance because _____.

(f) The variance granted is subject to:

- 1. _____.
- 2. _____.
- 3. _____.
- 4. _____.

2. I move that we **deny** the variance in Case No. **PZ23-0035**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

- (a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

- (b) The circumstances and features of the property relating to the variance request are self-created because _____.

- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

- (d) The variance would result in interference with the adjacent and surrounding properties by _____.

- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0423.

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

RECEIVED

AUG 01 2023

CITY OF NOVI
COMMUNITY DEVELOPMENT

Application Fee: 300.00
 Meeting Date: Sep 12 2023
 ZBA Case #: PZ 23-0035

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION Primrose Daycare and Swim School (43455 Ten Mile Rd-Case#JSP22-53)			
ADDRESS 43455 Ten Mile Road		LOT/SIUTE/SPACE #	
SIDWELL # 50-22-27 -200 -003		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY South side of Ten Mile Road just west of Novi Road			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS mark@814cre.com	CELL PHONE NO. 248-921-3733
NAME Mark Kellenberger		TELEPHONE NO. 248-921-3733	
ORGANIZATION/COMPANY 814 Services LLC		FAX NO.	
ADDRESS 1695 Twelve Mile Road, Suite 100		CITY Berkley	STATE MI
		ZIP CODE 48072	
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS mromain006@gmail.com	CELL PHONE NO. 313-570-3242
NAME Michelle Romain		TELEPHONE NO. 313-570-3242	
ORGANIZATION/COMPANY Novi Senior Living Group LLC		FAX NO.	
ADDRESS 2 Corporate Drive, Suite 230		CITY Southfield	STATE MI
		ZIP CODE 48076	
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER <u>OS-1, Office Service</u>			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <u>4.12.2.i.a</u> Variance requested <u>To allow reduced outdoor recreation space for daycare</u>			
2. Section <u>4.12.2.ii.c</u> Variance requested <u>To allow direct access to 10 Mile Road</u>			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Mark Kellenberger

Applicant Signature

8.1.23

Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED

DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department
45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
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REVIEW STANDARDS DIMENSIONAL VARIANCE

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

Standard #1. Circumstances or Physical Conditions.

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

- a. Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.
 Not Applicable Applicable If applicable, describe below:

and/or

- b. Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.
 Not Applicable Applicable If applicable, describe below:
There is a large wetland area that occupies the western portion of the site which requires the proposed development to be concentrated on the eastern portion of the property. There is also a water and sewer easement on the eastern boundary of the property that restricts the playground area.

and/or

- c. Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.
 Not Applicable Applicable If applicable, describe below:

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

The access to Ten Mile Road currently exists and has been in existence for many years.

The recreation space is limited due to the presence of a recorded 40 ft. water and sewer easement.

Standard #3. Strict Compliance.

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

Without direct access to Ten Mile Road, this re-development project would not be possible.

Providing 30,000 sq. ft. of playground area is not possible given the existing utility easement and the amount of recreation space required is in excess of the tenant's (and licensing) requirements for playground area.

Standard #4. Minimum Variance Necessary.

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

The accesses to Ten Mile Road are already in existence and would be maintained for the two uses.

The amount of recreation space is sufficient for the daycare tenants use and is typical of other developments we have built. The area for recreation space is also limited due to the presence of a 40 ft. wide recorded water and sewer easement on the east side of the property.

Standard #5. Adverse Impact on Surrounding Area.

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

With regard to the access to Ten Mile Road, our re-development project will utilize the two existing curb cuts to Ten Mile Road and will not negatively affect the surrounding properties.

With regard to the reduction in recreation space for the daycare, the Ordinance requires 30,000 sq. ft. We are providing almost 9,000 sq. ft. of playground area (which is generally standard and acceptable to the daycare tenant). The playground area is only occupied by 1 or 2 classrooms at a time. There is not a time where the entire child enrollment is utilizing the playground at the same time. Also, the state licensing requirement is 1,200 sq. ft. of play area.



VARIANCE REQUESTS FROM ZONING BOARD OF APPEALS

We are proposing to redevelop the property at 43455 W. 10 Mile Road, Novi, Michigan 48375. There is an existing retirement home on this parcel that will be demolished. The applicant is proposing to construct a +/- 13,500 square foot child care building with an outdoor recreation area and a +/- 7,000 square foot swim school building. The subject property is comprised of approximately +/- 5.569 acres of land (Parcel #22-27-200-003).

The subject property is located in the City of Novi and is currently zoned Office Service (OS-1). The project received unanimous approval from the Planning Commission on July 12, 2023 for the Preliminary Site Plan, Special Land Use Permit, Stormwater Management Plan, and Woodland Permit.

REQUEST FOR VARIANCES FROM ZONING BOARD OF APPEALS:

We are respectfully requesting the following variances from the Zoning Board of Appeals:

(1) A Variance from the ZBA to allow direct access from Ten Mile Road, which is a major arterial road.

The development will utilize the existing two (2) curb cuts on W. 10 Mile Road. There will not be any new curb cuts created for this development. There are currently 102 parking spaces proposed, including five (5) ADA accessible parking spaces. The site has been designed to mitigate the stacking of vehicles to the extent possible.

(2) A Variance from the ZBA to allow for a reduction in the required outdoor recreation area.

The code requirement for the play area is 150 SF per child. At maximum capacity, this childcare building will accommodate 202 children, which would require 30,300 SF of play area. The Primrose Schools' proposed play area will be approximately 8,945 SF and will be comprised of three (3) separate play yards with age-specific equipment.

The children are released to the age-specific play yards on a classroom-by-classroom basis, at separate times throughout the day. Since the children are released on a classroom-by-classroom basis, there will never be an instance where all 200+ students would occupy the outdoor play area at one time. There should be a maximum of 50 children within the outdoor play area at one time, based on how the children are released from the classrooms. Therefore, only 7,500 SF of play area would be required to serve the +/- 50 children that are in the outdoor play area at one time. Primrose Schools operate efficiently with 7,000 – 10,000 SF of playground. Therefore, they will not require the full +/- 30,300 SF of playground that is required by the City of Novi's code.

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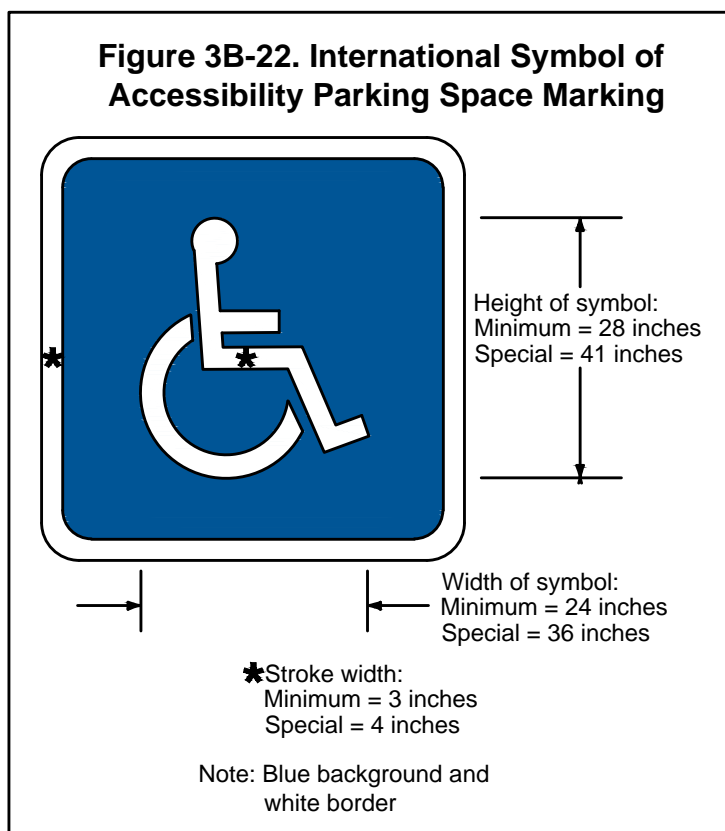
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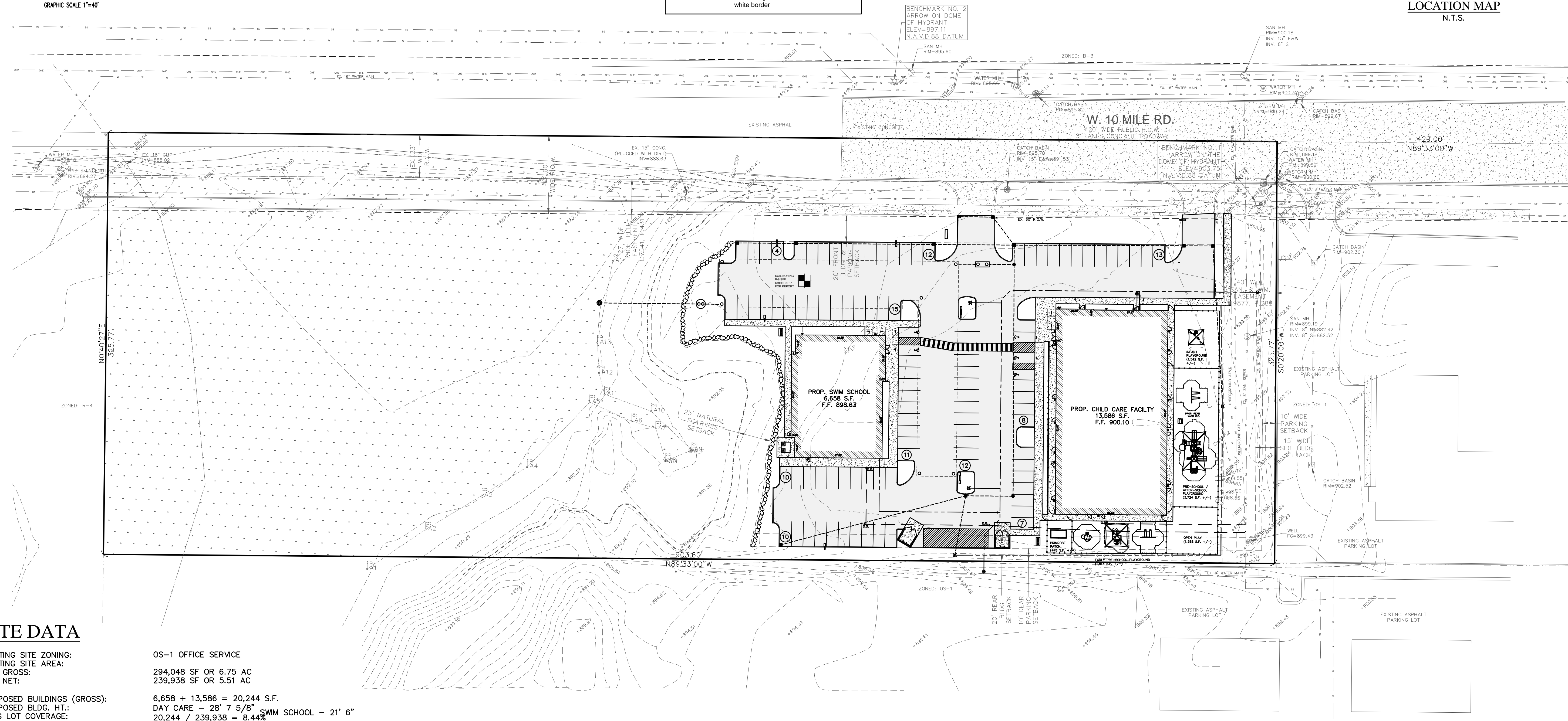
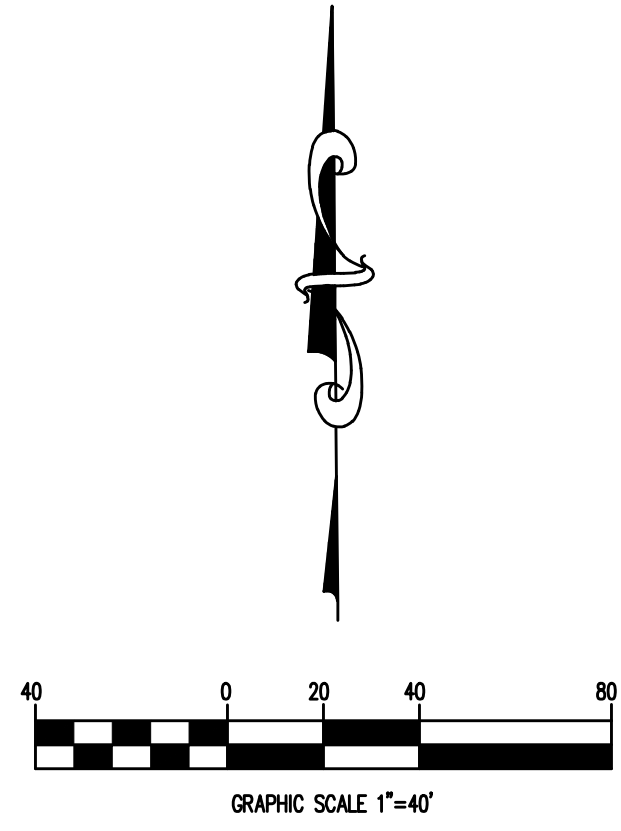
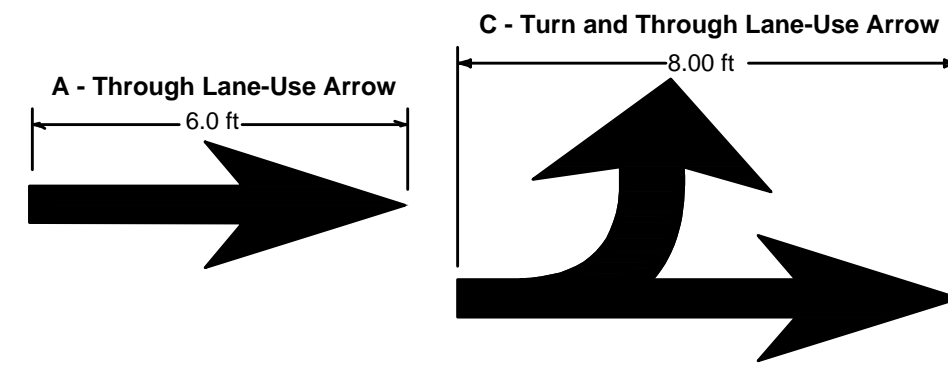
NOTES:

- A CITY OF NOVI AND OAKLAND COUNTY R.O.W. PERMIT WILL BE REQUIRED FOR WORK WITHIN THE PUBLIC ROAD R.O.W. AND/OR CITY EASEMENT IF APPLICABLE.
- STORM SEWER DESIGN CALCULATIONS WITH SPECIFICATIONS FOR EACH STORM STRUCTURE, INCLUDING CASTING TYPE AND DRAINAGE AREA MAP, WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMITTAL.
- SEE LANDSCAPING PLANS FOR THE TREES TO BE REMOVED.
- NO INTERIOR DISPLAY SHALL BE VISIBLE FROM THE EXTERIOR OF THE BUILDING.
- NO OUTDOOR STORAGE OF GOODS OR MATERIALS ARE PROPOSED
- NO WAREHOUSING OR INDOOR STORAGE OF GOODS OR MATERIAL, BEYOND THAT NORMALLY INCIDENTAL TO THE PERMITTED USES SHALL BE PROHIBITED.



PAVEMENT MARKINGS SHALL BE WHITE EXCEPT ACCESSIBLE PARKING

STRIPING SHALL BE 4" WIDE



SITE DATA

EXISTING SITE ZONING:	OS-1 OFFICE SERVICE
EXISTING SITE AREA:	294,048 SF OR 6.75 AC
GROSS:	239,938 SF OR 5.51 AC
NET:	
PROPOSED BUILDINGS (GROSS):	6,658 + 13,586 = 20,244 S.F.
PROPOSED BLDG. HT.:	DAY CARE - 28' 7 5/8" SWIM SCHOOL - 21' 6"
BLDG LOT COVERAGE:	20,244 / 239,938 = 8.44%
BUILDING YARDS:	REQUIRED
FRONT:	20'
SIDE:	20' WEST SIDE - 15' EAST SIDE
REAR:	20'
PARKING SETBACK:	20'
	FRONT - 20', SIDE - 20' WEST SIDE - 10' EAST SIDE, REAR - 10'
PARKING REQUIREMENTS:	REQUIRED
REQUIRED:	DAY CARE BASED ON USABLE AREA: 12,728 S.F. / 250 = 37 27 STAFF = 27 SWIMMING SCHOOL BASED ON NUMBER OF FAMILY MEMBERS 142 MEMBERS / 4 = 38
TOTAL:	102 SPACES
PROPOSED:	102 SPACES INCL. 5 HANDICAP ACCESS.
PLAY AREA	
REQUIRED:	150 S.F. / CHILD - 3,500 S.F. MIN. 202 CHILDREN * 150 S.F. = 30,300 S.F.
PROPOSED:	8,945 S.F. (SEE NARRATIVE FROM DEVELOPER)
LOADING AREA:	
REQUIRED:	2-12'x30' LOADING SPACES
PROPOSED:	1-14.5'x50' SHARED LOADING SPACE
PRESENT USE OF PROPERTY:	MULTI FAMILY HOUSING
PROPOSED USE OF PROPERTY:	CHILD CARE FACILITY & SWIMMING SCHOOL - HOURS OF OPERATION: 6 A.M. THROUGH 6:30 P.M.

PROPOSED	70.50'
	WEST 500'+ EAST 83.35'
	36.76'
	FRONT 20', SIDE WEST N/A, SIDE EAST 90', REAR 10'

PARKING COVERAGE CALCULATIONS
44 SPACES = 41%
LESS THAN 50% IN FRONT YARD

LIST OF VARIANCES

- PLAYGROUND SIZE REQUIRED: 30,300 S.F. VARIANCE NEEDED FOR 8,945 S.F.
- THE SITE SHALL NOT DIRECTLY BE ACCESSED FROM TEN MILE ROAD. VARIANCE NEEDED FOR DIRECT ACCESS FROM TEN MILE ROAD.

LIST OF WAIVERS

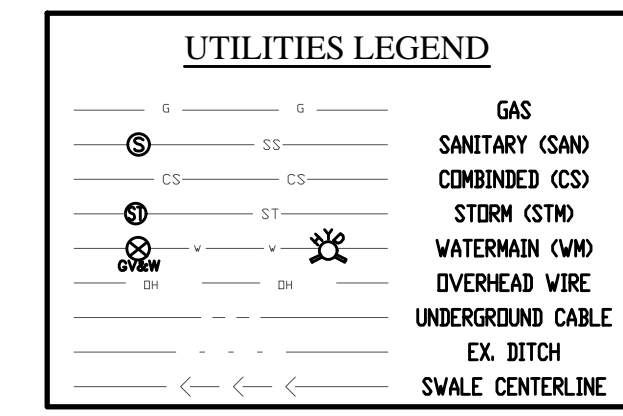
- LANDSCAPE BUFFER REQUIRED BY LOT SPLIT. LANDSCAPE BUFFER WAIVER NEEDED.
- LANDSCAPE BERMS REQUIRED TO BUFFER RESIDENTIAL PROPERTY FROM COMMERCIAL USE. WAIVER NEEDED FOR A BERM ACROSS THE WETLAND TO THE WEST.
- THE WESTERN 465 LINEAR FEET OF FRONTAGE ON TEN MILE ROAD IS WETLAND. A WAIVER NEEDED NOT TO PROVIDE THE REQUIRED STREET TREES, GREENBELT TREES AND GREENBELT BERM IN THAT AREA.

Tax Id Number(s): 50-22-27-200-003

PARCEL 1:

Part of the North 10 acres of the East 1/2 of the Northeast 1/4 Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; beginning at a point on the North line of Section 27 distant North 89 degrees 33 minutes 00 seconds West 429.00 feet from the Northeast corner of said Section 27 to the Point of Beginning; thence South 00 degrees 20 minutes 00 seconds West 325.77 feet; thence North 89 degrees 33 minutes 00 seconds West 903.60 feet; thence North 00 degrees 40 minutes 27 seconds East 325.77 feet to the North line of Section 27; thence along said line South 89 degrees 33 minutes 00 seconds East 901.66 feet to the point of Beginning. EXCEPTING therefrom the North 60 feet taken for road as evidenced by Declaration of Taking recorded in Liber 32171, Page 233, Order recorded in Liber 32633, Page 697 and Stipulated Order recorded in Liber 32633, Page 704, Oakland County

Records.
Client Reference: 43455 West 10 Mile Road, Novi, MI 48375



LEGEND	
AMERITECH	SIGNAL POLE
WATER SHUT OFF	PUBLIC LIGHTING MH.
TELEPHONE RISER	ELECTRIC RISER OR METER
TELEPHONE	CATHODIC PROTECTION
SEWER CLEAN OUT	GUY WIRE
GAS METER	HIGH TENSION TOWER
GAS VALVE / GAS MARKER	FLAG POLE
MANHOLE (MH)	BOLLARD
CATCH BASIN (C.B.)	STEEL COLUMN
GATE VALVE IN WELL (GV.W)	SIGN
FIRE HYDRANT	ELECTRIC TRANSFORMER
STORM MANHOLE (ST. MH)	EX. EXISTING
LIGHT POLE	PROP. PROPOSED
UTILITY POLE	WATER FLOW INDICATOR
UTILITY POLE W/ LAMP EXTENSION	

Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

PROJECT
PRIMROSE & SWIM SCHOOL
10 MILE ROAD

CLIENT
EIG14T MI - Novi LLC
1695 Twelve Mile Road
Berkley, Michigan 48072

Contact: Mark Kellenberger
Phone: (248) 921-3733

SEAL

SHEET
OVERALL PLAN

PROJECT LOCATION
43455 W. 10 Mile Rd.
City of Novi,
Oakland County, MI 48375

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

REVISIONS

Date	Description
05-19-2023	REVISED FOR SPA
03-08-2023	SPA

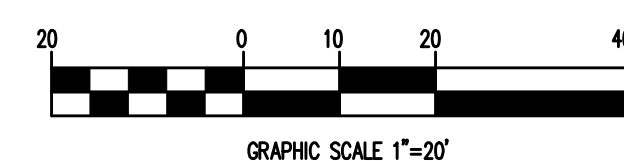
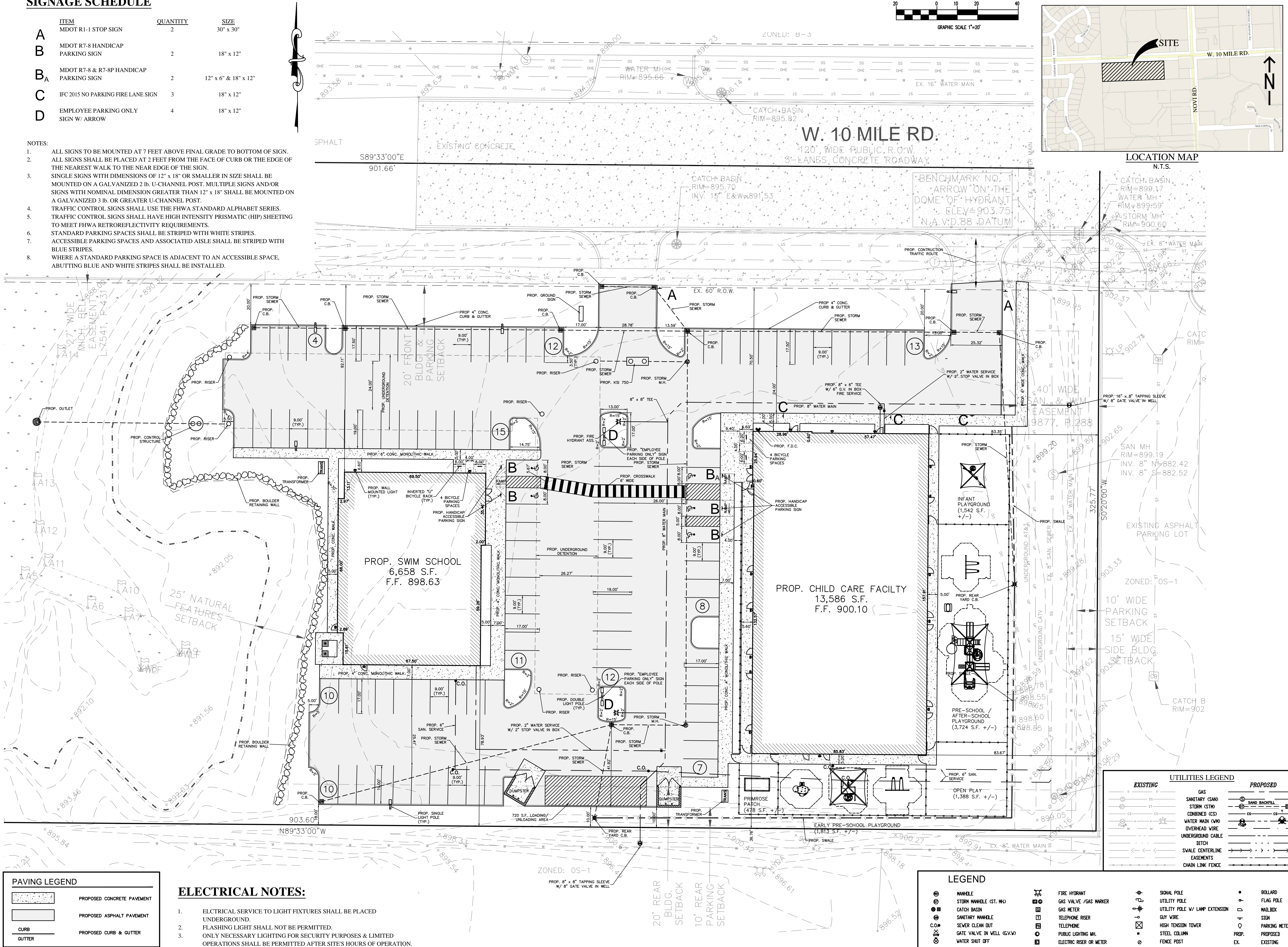
Designed by:	Drawn by:
A.O.	S.D.M.
Approved by:	Date:
A.O.	02/28/2023
Scale:	
1" = 40'	
Job No.:	Sheet:
1393	SP-2

SIGNAGE SCHEDULE

ITEM	QUANTITY	SIZE
A MDTOT R1-1 STOP SIGN	2	30" x 30"
B MDTOT R7-8 HANDICAP PARKING SIGN	2	18" x 12"
B _A MDTOT R7-8 & R7-8P HANDICAP PARKING SIGN	2	12" x 6" & 18" x 12"
C IFC 2015 NO PARKING FIRE LANE SIGN	3	18" x 12"
D EMPLOYEE PARKING ONLY SIGN W/ ARROW	4	18" x 12"

NOTES:

- ALL SIGNS TO BE MOUNTED AT 7 FEET ABOVE FINAL GRADE TO BOTTOM OF SIGN.
- ALL SIGNS SHALL BE PLACED AT 2 FEET FROM THE FACE OF CURB OR THE EDGE OF THE NEAREST WALK TO THE NEAR EDGE OF THE SIGN.
- SINGLE SIGNS WITH DIMENSIONS OF 12" x 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12" x 18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST.
- TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
- STANDARD PARKING SPACES SHALL BE STRIPED WITH WHITE STRIPES.
- ACCESSIBLE PARKING SPACES AND ASSOCIATED AISLE SHALL BE STRIPED WITH BLUE STRIPES.
- WHERE A STANDARD PARKING SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND WHITE STRIPES SHALL BE INSTALLED.



Orman Engineering, LLC
 5476 Vivian Lane
 Waterford, MI 48327
 phone: 248.682.6001
 email: alex@ormanengineering.com

PROJECT
 PRIMROSE & SWIM SCHOOL
 10 MILE ROAD

CLIENT
 EIG14T MI - Novi LLC
 1695 Twelve Mile Road
 Berkley, Michigan 48072

Contact: Mark Kellenberger
 Phone: (248) 921-3733

SEAL

SHEET
 SITE PLAN

PROJECT LOCATION
 43455 W. 10 Mile Rd.
 City of Novi,
 Oakland County, MI 48375

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

REVISIONS

Date	Description
05-19-2023	REVISED FOR SPA
03-08-2023	SPA

Designed by: **A.O.** Drawn by: **S.D.M.**
 Approved by: **A.O.** Date: **02/28/2023**

Scale: **1" = 20'**
 Job No.: **1393** Sheet: **SP-3**

PAVING LEGEND

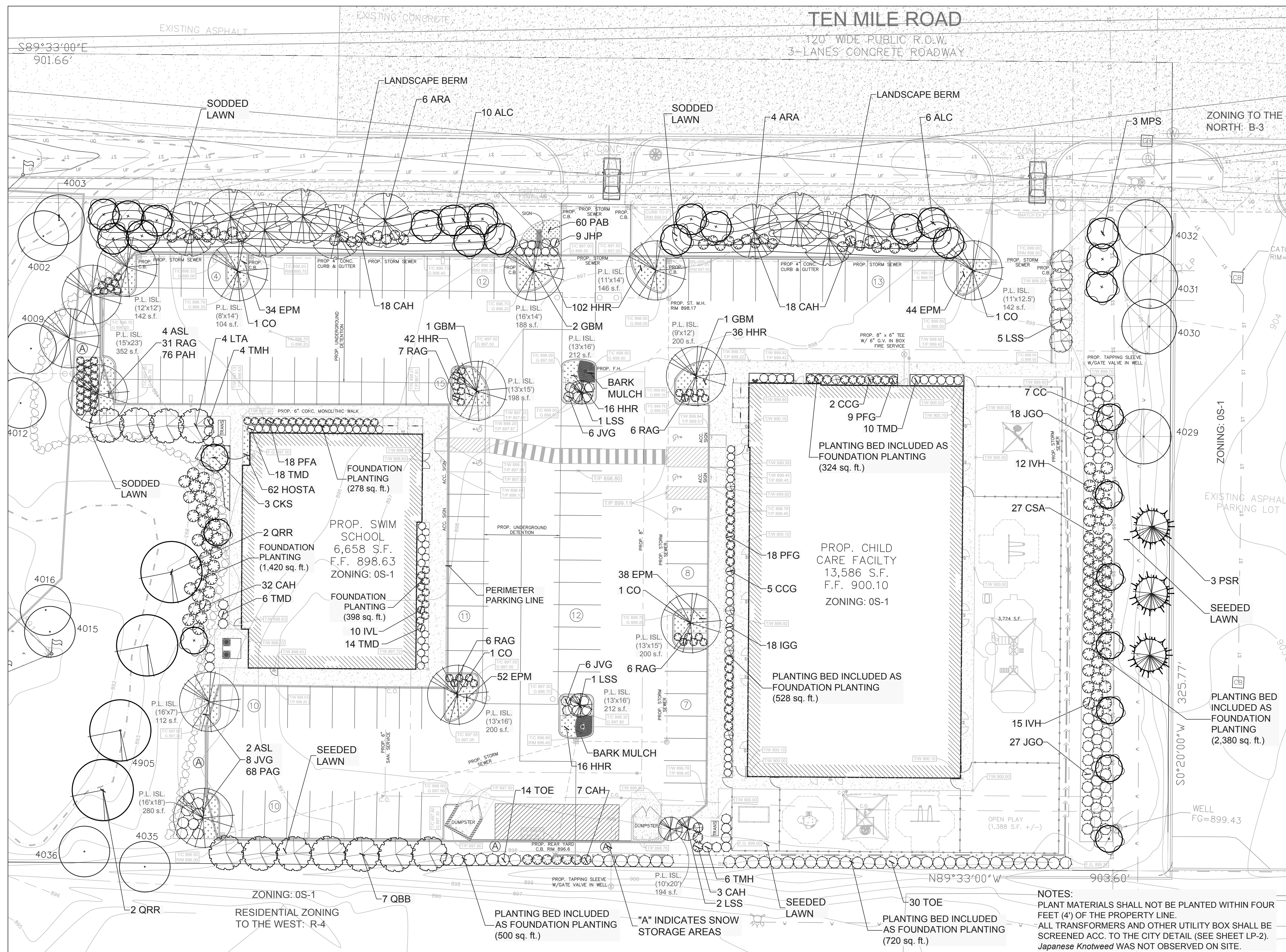
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CURB & GUTTER

ELECTRICAL NOTES:

- 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 SITE'S HOURS OF OPERATION.

LEGEND

	MANHOLE		FIRE HYDRANT		SIGNAL POLE
	STORM MANHOLE (ST. MH)		GAS VALVE / GAS MARKER		UTILITY POLE W/ LAMP EXTENSION
	CATCH BASIN		TELEPHONE RISER		GUY WIRE
	SANITARY MANHOLE		TELEPHONE		HIGH TENSION TOWER
	WATER MAIN (W.M.)		PUBLIC LIGHTING M.H.		STEEL COLUMN
	SEWER CLEAN OUT		ELECTRIC RISER OR METER		FENCE POST
	OVERHEAD WIRE		BOLLARD FLAG POLE		MAILBOX
	UNDERGROUND CABLE		SIGN		PARKING METER
	DITCH		PROP. EXISTING		
	SWALE CENTERLINE				
	EASEMENTS				
	CHAIN LINK FENCE				



LANDSCAPE CALCULATIONS:

LANDSCAPING ADJACENT TO ROADS (Ten Mile Road - 901.66 l.f. of frontage minus 463.66 l.f. of regulated woodland equals 438 l.f.) DEVELOPED FRONTAGE (385 l.f.)

- * One (1) deciduous tree per 35 l.f. = 11 trees.
- * One (1) ornamental tree per 20 l.f. = 19.25 trees = 19 trees.

WETLAND / WOODLAND FRONTAGE (463.66 l.f.)

- * One (1) deciduous tree per 60 l.f. = 7.72 trees = 8 trees.
- * One (1) ornamental tree per 40 l.f. = 11.59 trees = 12 trees.

PARKING LOT LANDSCAPING (43,592 sq. ft.)

- * 43,592 sq. ft. times 0.075 equals 3,270 square feet.
- * Landscaping area required equals 3,270 sq. ft.
- * Parking lot landscaping area provided 2,882 sq. ft.
- * One (1) deciduous/canopy tree per 200 sq. ft. or fraction thereof of interior landscaped area = 16.35 trees = 17 trees.

PARKING LOT PERIMETER LANDSCAPING (1,146 in. ft.)

- * One (1) deciduous tree per 35 in. ft. = 32.7 trees = 33 trees.

STREET TREES - Ten Mile Road (435 l.f.)

- * One (1) canopy tree / 45 l.f. = 9.2 trees = 9 trees.

BUILDING FOUNDATION LANDSCAPING

Proposed Child Care Facility (464 in. ft.)

- * Interior site landscaping square footage equal to the perimeter of the building (488') times eight feet (8') = 3,432 sq. ft.
- * Interior site landscaping area provided 3,952 sq. ft.

Proposed Swim School (302 in. ft.)

- * Interior site landscaping square footage equal to the perimeter of the building (328') times eight feet (8') = 2,480 sq. ft.
- * Interior site landscaping area provided 2,596 sq. ft.

REPLACEMENT TREES

- * Four (4) 2-1/2" deciduous trees required.
- * Four (4) replacement tree credits provided.

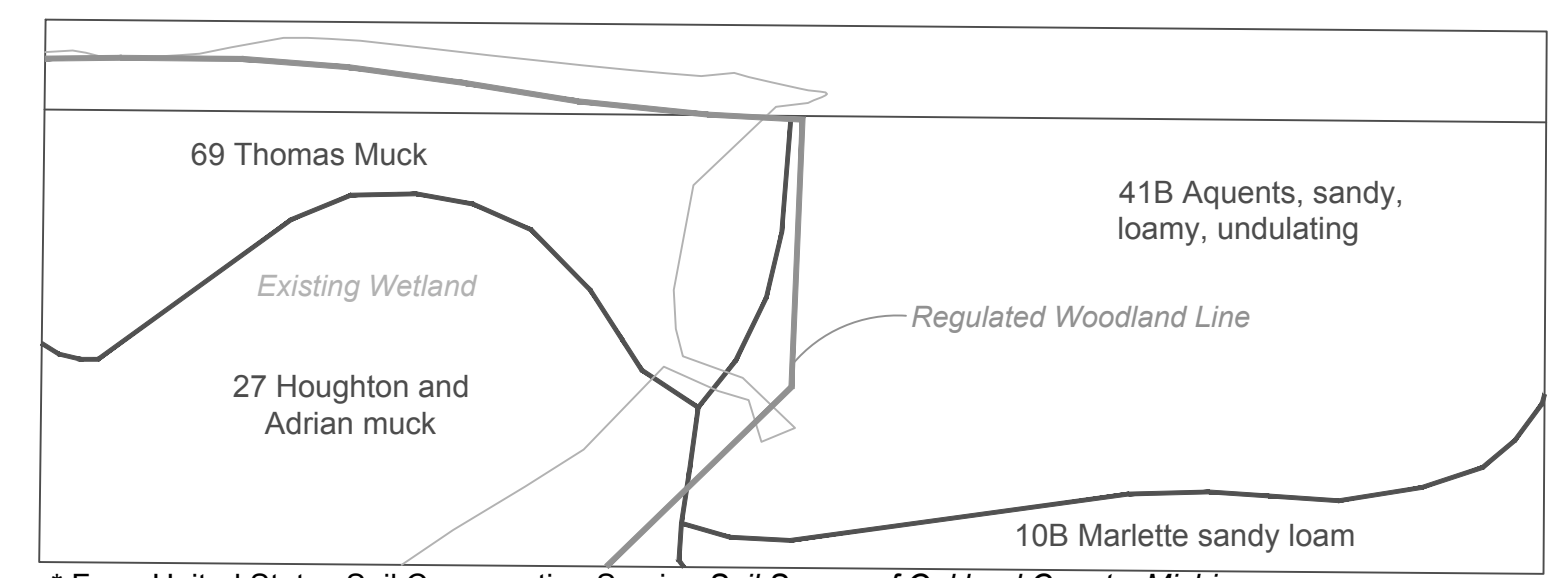
PLANT LIST

Nat/Om	KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	PERCENTAGE	GENUS SPECIES
N	ALC 16	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	2" cal. B&B	18%	15%
N	ARA 10	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	3" cal. B&B	22%	12%
O	CAH 36	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	30" ht., 5 gal. pot		
N	JHP 9	<i>Juniperus horizontalis</i> 'Plumosa'	Andorra Compact Spr. Juniper	24" spr., 3 gal. pot		
N	MPS 3	<i>Malus sp.</i> 'Pink Spire'	Pink Spire Crabapple	2" cal. B&B	3%	3%
O	PAB 60	<i>Pennisetum alopecuroides</i>	Burgandy Bunny			
			Dwarf Fountain Grass	1 gal. pot, 24" o.c.		
PARKING LOT PLANTINGS						
N	ASL 9	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	3" cal. B&B	22%	10%
O	CAH 3	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot		
O	GBM 4	<i>Gingko biloba</i> 'Magyar'	Magyar Maidenhair Tree	3" cal. B&B	5%	5%
N	JVG 20	<i>Juniperus virginiana</i> 'Greguard'	Grey Guardian Spr. Juniper	24" spr., 3 gal. pot		
N	CO 4	<i>Celtis occidentalis</i>	Northern Hackberry	3" cal. B&B	5%	5%
O	LSS 4	<i>Liquidambar styraciflua</i>	Slender Silhouette			
			American Sweetgum	3" cal. B&B	10%	10%
N	RAG 56	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht., 3 gal. pot		
O	TMH 6	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	24"-30" ht. B&B		
N	EPM 168	<i>Echinacea purpureum</i>	Pixie Meadowbrite			
			Purple Coneflower	1 gal. pot, 30" o.c.		
O	HHR 212	<i>Hemerocallis sp.</i> 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 30" o.c.		
O	PAH 76	<i>Pennisetum alopecuroides</i> 'Hamein'	Hamein Dwarf Fountain Grass	1 gal. pot, 30" o.c.		
O	PAG 68	<i>Pennisetum alopecuroides</i>	Ginger Love			
			Dwarf Fountain Grass	1 gal. pot, 24" o.c.		
PARKING LOT PERIMETER PLANTINGS						
N	LTA 4	<i>Liriodendron tulipifera</i> 'Arnold'	Arnold Tuliptree	3" cal. B&B	5%	5%
N	CCG 7	<i>Cercis canadensis</i> 'Golden Falls'	Golden Falls Eastern Redbud	2" cal. B&B	8%	8%
O	LSS 5	<i>Liquidambar styraciflua</i>	Slender Silhouette			
			American Sweetgum	3" cal. B&B	6%	6%
N	QBB 7	<i>Quercus bicolor</i> 'Beacon'	Beacon Swamp White Oak	3" cal. B&B	13%	8%
FOUNDATION PLANTING						
Child Care Facility						
N	CC 7	<i>Crataegus crus-galli</i> 'Inermis'	Thornless Hawthorn	2" cal. B&B	8%	8%
N	CSA 27	<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24" ht., 3 gal. pot		
N	IGG 18	<i>Ilex glabra</i> 'Gem Box'	Gem Box Inkberry Holly	24" ht., 3 gal. pot		
O	IVH 27	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	24" ht., 3 gal. pot		
N	PFG 27	<i>Potentilla fruticosa</i> 'Goldfinger'	Goldfinger Shrub Cinquefoil	24" ht., 3 gal. pot		
O	TMD 10	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	24"-30" ht. B&B		
N	TOE 30	<i>Thuja occidentalis</i>	Emerald Green			
			Upright Arborvitae	4' - 5' ht. B&B		
N	JGO 45	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper	24" spr., 3 gal. pot		
Swim School						
O	CAH 39	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot		
O	CKS 3	<i>Cornus kousa</i> 'Summer Fun'	Summer Fun Kousa Dogwood	2" cal. B&B	3%	3%
O	IVL 10	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	24" ht., 3 gal. pot		
N	PFA 18	<i>Potentilla fruticosa</i> 'Abbottswood'	Abbottswood Shrub Cinquefoil	24" ht., 3 gal. pot		
O	TMD 38	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	24"-30" ht. B&B		
O	TMH 4	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	24"-30" ht. B&B		
N	TOE 14	<i>Thuja occidentalis</i>	Emerald Green			
			Upright Arborvitae	4' - 5' ht. B&B		
O	HSG 62	<i>Hosta sp.</i> 'Guacamole'	Guacamole Hosta	1 gal. pot, 30" o.c.		
REPLACEMENT TREES						
N	QRR 4	<i>Quercus rubra</i>	Red Oak	2-1/2" cal. B&B	13%	5%

Note: Serviceberry trees shall be single stem.

LANDSCAPE PLANTING PLAN

scale: 1" = 20'



From United States Soil Conservation Service Soil Survey of Oakland County, Michigan. SOILS MAP not to scale

PLANT TYPES

NATIVE:	Nineteen (19) species (59%)
ORNAMENTAL (NON-NATIVE):	Thirteen (13) species (41%)

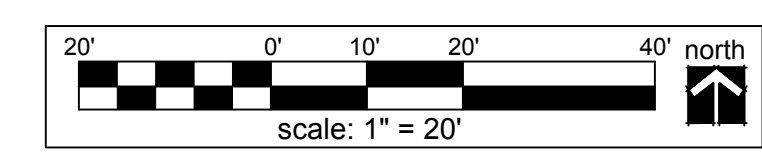
LANDSCAPE WAIVERS REQUESTED

- * A waiver is requested for the berm requirement between a non-residential use and residential use.
- THE RESIDENTIAL USE TO THE WEST IS APPROXIMATELY 730 FEET AWAY WITH REGULATED WOODLANDS OCCURRING ON BOTH PARCELS. THE PROPOSED DEVELOPMENT WILL NOT BE VISIBLE TO THE ADJACENT HOMES.
- * A waiver is requested for the required frontage planting along Ten Mile Road for 464 l.f. due to the existing wetlands and woodlands that occur on the western half of the site.
- * A waiver is requested for the required street trees due to conflicts with several existing utility lines.

COST ESTIMATE

TOTAL MATERIALS SPECIFIED:

* Deciduous Trees	51	\$400	\$20,400.00
* Ornamental Trees	36	\$375	\$13,500.00
* Deciduous Shrubs	243	\$50	\$11,600.00
* Evergreen Shrubs	150	\$50	\$7,500.00
* Upright Evergreen Shrubs	44	\$75	\$3,300.00
* Perennials	646	\$15	\$9,690.00
* Woodland Fence (Install & removal)			\$6,000.00
* Underground Irrigation			\$4,000.00
* Sodded Lawn	900 sq. yds.	\$6	\$5,400.00
* Seeded Lawn	1,200 sq. yds.	\$3	\$3,600.00
* Planting Soil	52 cu. yds.	\$40	\$2,080.00
* Shredded Hardwood Bark	72 cu. yds.	\$35	\$2,520.00
TOTAL			\$89,590.00



date: March 3, 2023
 revised: 03-08-2023
 05-18-2023 Revise for rev. ltr. dated March 16, 2023.

NOTES:

- * See Sheet LP - 2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, landscape construction details, and snow fencing for tree protection detail.
- * See Sheet LP - 3: TREE PRESERVATION PLAN for proposed action to be taken for existing trees, overall tree preservation plan, tree inventory list, and chart for tree replacement calculations.

LANDSCAPE PLAN FOR:
 EIG14T MI - Novi, L.L.C.
 1695 Twelve Mile Road
 Suite 100
 Berkley, Michigan 48072
 (248) 921-3733

PROJECT LOCATION:
 Primrose and
 Swim School-Ten Mile
 43455 W. Ten Mile Road
 Novi, Michigan 48375

LANDSCAPE PLAN BY:
 Nagy Devlin Land Design
 31736 West Chicago Ave.
 Livonia, Michigan 48150
 (734) 634-9208

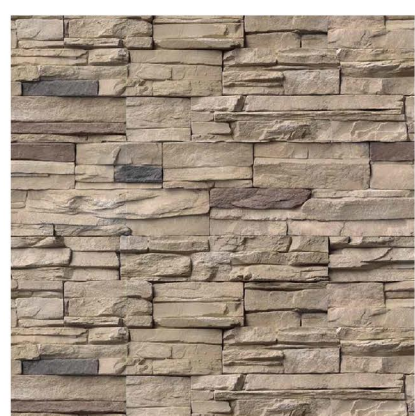


LP - 1: LANDSCAPE PLANTING PLAN
 * Base data provided by Orman Engineering, L.L.C.
 CITY OF NOVI PROJECT NUMBER: JSP22-0053

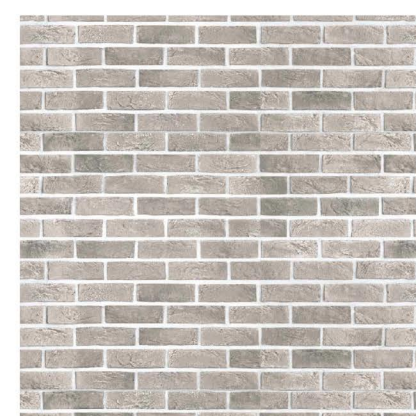




2 NORTH - FRONT
 A4.0 SCALE: 1/8" = 1'-0"



"CHILTON LEDGESTONE"
 BUECHEL STONE CORP
 ST-1



"COTTONWOOD"
 AUTHENTIC THIN BRICK
 BRICK VENEER
 BR-1



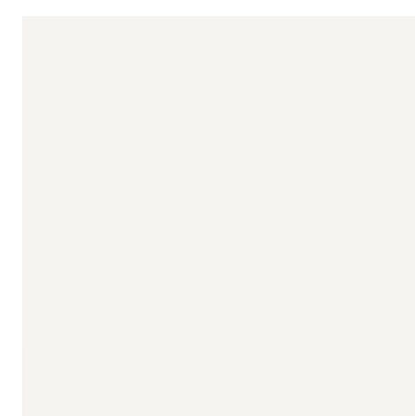
"OLYMPUS" THIN BRICK
 OLDMILL BRICK VENEER
 BR-2



BOARD & BATTEN
 SIDING
 HARDIE BOARD
 "ARCTIC WHITE"
 WD-1



SEAMED METAL ROOF -
 BERRIDGE
 "CHARCOAL GREY"
 MR-1



PAINT TO MATCH HARDIE
 BOARD "ARCTIC WHITE"
 ACC-1/ACC-2

ELEVATION KEYED NOTES

- 5/4 x 8 TRIMBOARD, PAINT TO MATCH WD - 1
- NOT USED
- 5/4 x 4 TRIMBOARD, WD - 2
- 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- LIGHTING, REFER TO ELECTRICAL DRAWINGS.
- TRIMBOARD AT OFFICE WINDOWS: HORIZ TO BE 5/4 x 6, VERT TO BE 5/4 x 4, BOTH WD-1
- BULLNOSE WINDOW SILL
- 60" ROUND LED LIGHTED SIGN (INTERNALLY LIT). SEE 6/A2.4 FOR MOUNTING DETAIL.
- WEATHERVANE.
- ROOF LINE BEHIND PARAPET WALL.
- GLAZING TO RECEIVE WINDOW FILM, TINT - 1. SEE FINISH SCHEDULE SHEET A2.2
- DOWNSPOUTS TIED INTO UNDERGROUND STORM SEWER BELOW GRADE.
- KNOX BOX OR APPROVED EQUAL. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL
- 4' - 0" HIGH SOLID VINYL FENCE WITH (2) 3' - 0"W GATES.
- BEIGE ALUMINUM PLAQUE W/6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN. COORDINATE LOCATION WITH LOCAL FIRE OFFICIAL.

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	SPECIFICATION
MR-1	METAL ROOF	BERRIDGE CEE-LOCK SYSTEM. COLOR: CHARCOAL GREY
ST-1	STACK STONE	STACK STONE: BUECHEL STONE CORP; MODEL: CHILTON LEDGESTONE
ST-2	STONE CAP @ WAINGSCOT	STONE SILL COLOR: CHILTON
TRIM	MISC METAL TRIM & FLASHING	ANY MISC METAL FLASHING AND TRIM NOT NOTED AS TRIM-1 OR TRIM-2 SHOULD MATCH COLOR OF ADJACENT SURFACE. CONTACT ARCHITECT FOR DIRECTION AS REQ'D.
TRIM-1	MTL COPING @ PARAPET WALLS	COLOR TO MATCH HARDIE BOARD ARCTIC WHITE
TRIM-2	MTL TRIM @ METAL ROOF	COLOR: TO MATCH "MR-1"
WD-1	BOARD & BATTEN SIDING	HARDIE PANEL (4' x 10') & HARDIE TRIM BATTEN BOARDS (1.2" WIDE @ 16" O.C.) FINISH: SMOOTH COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
WD-2	TRIM (FASCIA TRIM @ METAL ROOF)	HARDIE TRIM BOARDS, 5/4 NT3 SMOOTH, VARIOUS WIDTHS AS REQUIRED (SEE ELEVATIONS). COLOR: ARCTIC WHITE (PRIMED AND FIELD PAINTED)
ACC-1	SHUTTERS	EKENA MILLWORK: TWO BATTEN W/Z-BAR BOARD & BATTEN COMPOSITE SHUTTERS. 3' - 6" T x 1' - 6" W. SHUTTERS TO BE ORDERED PRIMED, PAINT TO MATCH WD-1
ACC-2	LOUVERS	AMERICAN LOUVER & VENT COMPANY, TGV81260 OR APPROVED EQUAL. COLOR: TO MATCH WD-1
WV-1	WEATHER VANE	LARGE COPPER ROOSTER WEATHERVANE. SEE 1A/A6.3 FOR ADDITIONAL INFORMATION.
DS - 1	SCUPPERS, DOWNSPOUTS @ GABLED ROOF	COLOR: "ARCTIC WHITE"; 6" GUTTERS AND DOWNSPOUTS U.N.O.
DS - 2	GUTTERS ALONG METAL ROOF	COLOR: TO MATCH "MR - 1"
DR - 1	HALF LITE DOORS	EXTERIOR INSULATED METAL HALF LITE DOOR; COLOR (INTERIOR & EXTERIOR): CHARCOAL GREY. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
DR - 2	FULL LITE DOOR	EXTERIOR INSULATED METAL FULL LITE DOOR - COLOR (INTERIOR & EXTERIOR): CHARCOAL GREY. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
WIN - 1	VINYL WINDOWS	ANDERSEN: SILVERLINE 2200 SERIES. COLOR: CHARCOAL GREY. SEE WINDOW SCHEDULE.
WIN - 2	VINYL WINDOWS (@ OFFICE)	ANDERSEN: 100 SERIES. COLOR: CHARCOAL GREY. SEE WINDOW SCHEDULE.
BR-1	BRICK VENEER	AUTHENTIC BRICK; THIN BRICK VENEER; STYLE "COTTONWOOD"
BR-2	BRICK VENEER SOLDIER COURSE	OLDMILL BRICK VENEER SOLDIER COURSE; MODEL: OLYMPUS



PROPOSED BUILDING FOR:
PRIMROSE SCHOOL
FRANCHISING COMPANY
 10 MILE & NOVI ROAD,
 NOVI, MI

MATERIAL BOARD AND COLORED ELEVATION
PRIMROSE SCHOOL
 10 MILE & NOVI ROAD,
 NOVI, MI
 05/01/2023

CASCO

NORTH/ SOUTH EXTERIOR ELEVATIONS



NORTH ELEVATION

SCALE
3/32" = 1'-0"

1



SOUTH ELEVATION

SCALE
3/32" = 1'-0"

2

ID-5.1 SWIM SCHOOL - NOVI MI
EXTERIOR ELEVATION DESIGN



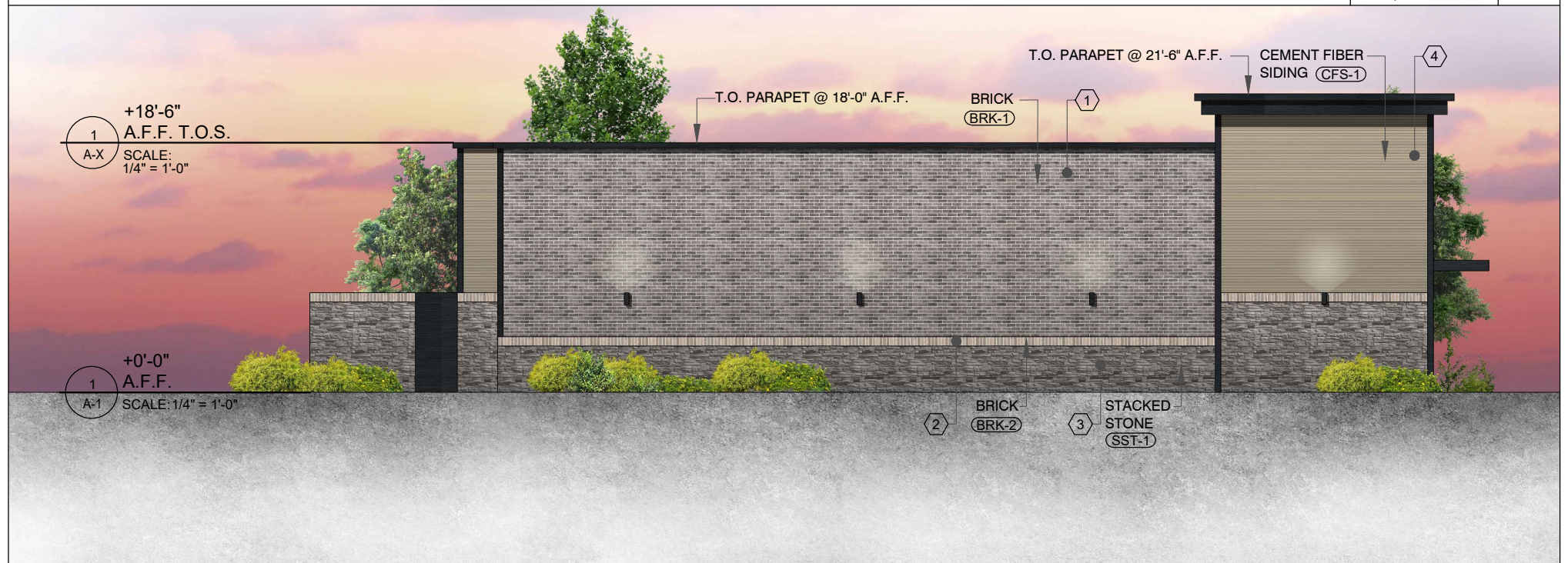
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EAST/ WEST EXTERIOR ELEVATIONS - WALL FINISH SCHEDULE



WEST ELEVATION SCALE 3/32" = 1'-0" 1



EAST ELEVATION SCALE 3/32" = 1'-0" 2

BRICK STYLE 1 REFERENCE 1	BRICK STYLE 2 REFERENCE 2
STACKED STONE - ESPRESSO REFERENCE 3	NICHIHA PANEL - VINTAGE WOOD CEDAR REFERENCE 4