

## INNOVATIVE RESEARCH JSP26-05

### **INNOVATIVE RESEARCH JSP26-05**

Consideration at the request of Innovative Research for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property, located at 46460 Peary Court, consists of approximately 0.97 acres and is situated north of West Road and east of Hudson Drive (Section 4). The property is zoned I-1 (Light Industrial). The applicant proposes to construct a 9,000 square foot one-story building on a vacant lot for biotechnical research.

### **Required Action**

Approval or denial of the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	03/03/26	<ul style="list-style-type: none"> <li>• <b>Zoning Board of Appeals (ZBA) approval required under Section 3.6.2.E to permit parking in the front yard</b></li> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Engineering	Approval Recommended	03/06/26	<ul style="list-style-type: none"> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Landscape	Approval Recommended	02/20/26	<ul style="list-style-type: none"> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Wetland	Approval Recommended	02/27/26	<ul style="list-style-type: none"> <li>• <b>Wetland Buffer Authorization required</b></li> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Woodland	Approval Recommended	02/27/26	<ul style="list-style-type: none"> <li>• <b>Woodland Use Permit required</b> <ul style="list-style-type: none"> <li>○ Planning Commission approval for the permit is not required, as the tree removals are located outside of regulated woodlands</li> </ul> </li> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Traffic	Approval Recommended	02/27/26	<ul style="list-style-type: none"> <li>• Items to be addressed at Final Site Plan submittal</li> </ul>
Façade	Approval Recommended	02/27/26	<ul style="list-style-type: none"> <li>• <b>Section 9 Façade Waiver for overage of vertical metal rib siding and simulated wood patterned siding</b></li> </ul>
Fire	Approval Recommended	03/03/26	<ul style="list-style-type: none"> <li>• Meets Fire Department standards</li> </ul>

**MOTION SHEET:**

**Approval – Preliminary Site Plan**

In the matter of Innovative Research JSP26-05, motion to **approve** the Preliminary Site Plan based on and subject to the following:

1. Section 9 Façade under Section 5.15.9 for overage of vertical metal rib siding on the west elevation (50% allowed, 67.6% proposed) and simulated wood patterned siding on the east elevations (25% allowed, 34.8% proposed) due to the utility nature of the building, which is hereby granted;
2. The Zoning Board of Appeals granting a variance from:
  - i. Section 3.6.2.E of the Zoning Ordinance to permit off-street parking within the front yard. (*Off-street parking is not permitted in the front yard of the I-1 Light Industrial district unless specific criteria are met; in this case, those criteria have not been satisfied*).
3. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
4. (*additional conditions here, if any*)

*(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.)*

**– AND –**

**Approval – Stormwater Management Plan**

In the matter of Innovative Research JSP26-05, motion to **approve** the Stormwater Management Plan, based on and subject to:

1. 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; and
2. (*additional conditions here if any*).

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

**– OR –**

**Denial – Preliminary Site Plan**

In the matter of Innovative Research JSP26-05, motion to **deny** the Preliminary Site Plan... (*because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.*)

**– AND –**

**Denial – Stormwater Management Plan**

In the matter of Innovative Research JSP26-05, motion to **deny** the Stormwater Management Plan... (*because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.*)

**MAPS**

**Location**

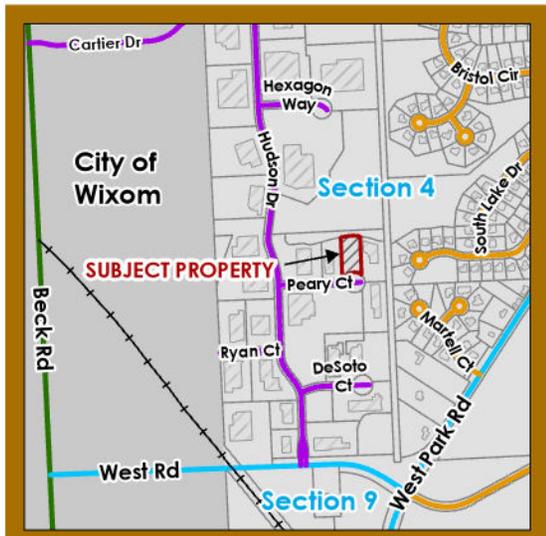
**Zoning**

**Future Land Use**

**Natural Features**

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# INNOVATIVE RESEARCH LOCATION MAP



## LEGEND

-  Subject Property
- Thoroughfare Classification
  -  Arterial
  -  Minor Arterial
  -  Non-Residential Collector
  -  Local Residential Street
  -  Railroad

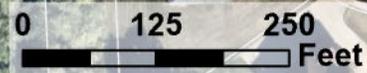
Map Author: Diana Shanahan  
Project: Innovative Research



Date: 03/03/26  
Version #: 1



**City of Novi**  
Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org



# INNOVATIVE RESEARCH ZONING MAP

Beck North Corporate Park II  
Wetland and Woodland Conservation Easement

**SUBJECT  
PROPERTY**

HESCO

RWP Kinsale  
Engineered  
Products

Innovative  
Research

Peary Ct

Aramco  
Research  
Center

AmmPower  
America

West Park  
Place

0 125 250  
Feet



## LEGEND

 Subject Property

Zoning District

 I-1: Light Industrial

 I-2: General Industrial

 R-1: One-Family Residential

 R-2: One-Family Residential

 RA: Residential Acreage

Map Author: Diana Shanahan  
Project: Innovative Research

Date: 03/03/26  
Version #: 1



**City of Novi**

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City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org

# INNOVATIVE RESEARCH FUTURE LAND USE MAP

Beck North Corporate Park II  
Wetland and Woodland Conservation Easement

**SUBJECT  
PROPERTY**

HESCO

RWP Kinsale  
Engineered  
Products

Innovative  
Research

Peary Ct

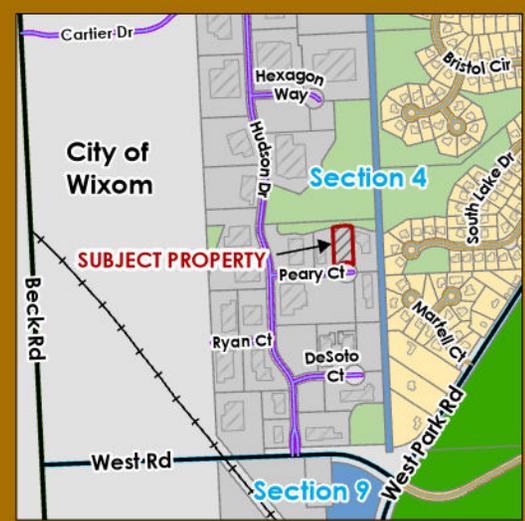
Aramco  
Research  
Center

AmmPower  
America

West Park  
Place

Bristol  
Corners

0 125 250  
Feet



## LEGEND

 Subject Property

Future Land Use Category

 Single Family

 Public Park

 Private Park

 Public/Quasi-Public

 Industrial/Office

Map Author: Diana Shanahan  
Project: Innovative Research

Date: 03/03/26  
Version #: 1



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# INNOVATIVE RESEARCH NATURAL FEATURES MAP

Beck North Corporate Park II  
Wetland and Woodland Conservation Easement

**SUBJECT  
PROPERTY**

HESCO

RWP Kinsale  
Engineered  
Products

Innovative  
Research

Bristol  
Corners

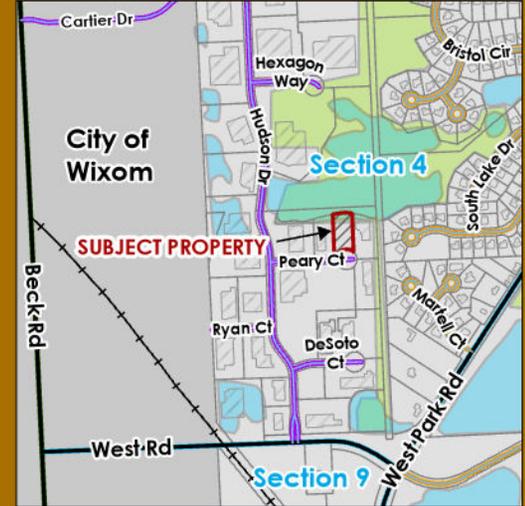
Peary Ct

Aramco  
Research  
Center

AmmPower  
America

West Park  
Place

0 125 250  
Feet



## LEGEND

-  Subject Property
-  Wetlands
-  Woodlands

Map Author: Diana Shanahan  
Project: Innovative Research

Date: 03/03/26  
Version #: 1



**City of Novi**

Community Development Department  
City Hall / Civic Center  
45175 Ten Mile Road, Novi, MI 48375  
cityofnovi.org

**SITE PLAN AND BUILDING ELEVATIONS**

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**LEGAL DESCRIPTION**

PARCEL TAX NUMBER: 22-04-378-018

UNIT 25 PER THE MASTER DEED OF BECK NORTH CORPORATE PARK-NOVI,  
OAKLAND CO. CONDO PLAN NO. 1264,  
EIGHTH AMENDMENT RECORDED IN L.59240-P.69 OF OAKLAND COUNTY RECORDS

**BEARING REFERENCE**

BEARINGS ARE BASED ON PROJECT COORDINATE SYSTEM:  
MICHIGAN STATE PLANE COORDINATE SYSTEM, NAD83 (CONUS) (MOL) (GRS80), SOUTH ZONE 2113,  
INTERNATIONAL FEET, GROUND  
(LAT: 42°30'47.74"N, LON: 83°30'29.18"W, ELEV: 945, SCALE FACTOR: 1.00011737).

**DESIGN ENGINEER/SURVEYOR**



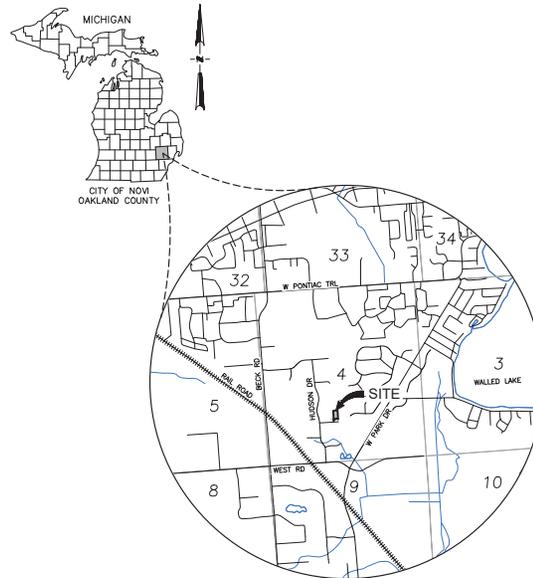
MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &  
ENGINEERING SOLUTIONS

298 VETERANS DRIVE,  
FOWLERVILLE, MI 48836  
PHONE: 517-223-3512

PRELIMINARY SITE PLAN DRAWING FOR

# INNOVATIVE RESEARCH BUILDING



LOCATION MAP

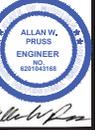
**CLIENT**

INNOVATIVE RESEARCH  
46430 PEARY COURT  
NOVI, MI 48337  
DONNA SCHELBY  
PHONE: 248-896-0145

**ARCHITECT**

FIKA Architects LLC  
3411 Geddes Rd.  
Ann Arbor MI 48105  
David M Murphy, AIA, NCARB  
(248) 946-1622

SHEET INDEX		PLAN SUBMITTALS
	1/27/2026	SITE PLAN SUBMITTAL
		INCLUDED SHEETS
GENERAL		
SHEET G-1.0 COVER SURVEY		
SHEET V-1.0 TOPOGRAPHIC SURVEY & DEMO PLAN		
SHEET V-3.0 TREE SURVEY		
SHEET C-1.0 SITE PLAN		
SHEET C-1.0 DIMENSION AND PAVING PLAN		
SHEET C-2.0 VEHICLE CIRCULATION		
SHEET C-2.0 EMERGENCY VEHICLE CIRCULATION		
SHEET C-2.1 REFUSE VEHICLE CIRCULATION		
SHEET C-2.2 DELIVERY TRUCK CIRCULATION		
SHEET C-3.0 UTILITY		
SHEET C-3.0 UTILITY PLAN & PROFILES		
SHEET C-7.0 GRADING		
SHEET C-7.0 GRADING PLAN		
SHEET C-8.0 SOIL EROSION & SEDIMENTATION CONTROL (SESC)		
SHEET C-8.0 SESC PLAN		
SHEET C-8.1 OAKLAND COUNTY SESC NOTES AND DETAILS		
SHEET C-9.0 STORM WATER MANAGEMENT		
SHEET C-9.0 DRAINAGE AREA PLAN		
SHEET C-9.1 EX SEDIMENTATION BASIN DESIGN		
SHEET C-11.0 DETAILS		
SHEET C-11.0 DETAILS		
SHEET C-12.0 SPECIFICATIONS		
SHEET C-12.1 SPECIFICATIONS		
SHEET A-1.0 ARCHITECTURAL		
SHEET A-1.0 FLOOR PLAN		
SHEET A-2.0 ELEVATIONS		
SHEET L-1.0 LANDSCAPE		
SHEET L-1.0 LANDSCAPE PLAN		
SHEET L-1.1 LANDSCAPE DETAIL		
SHEET P-1.0 SITE LIGHTING		
		CITY OF NOVI, OAKLAND COUNTY STANDARD DETAILS



Call MISS DIG  
1-800-483-7171  
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THE LOCATION AND EXISTENCE OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. MISS DIG SHALL NOT BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF UTILITIES NOT SHOWN ON THIS DRAWING.

CLIENT :  
**INNOVATIVE RESEARCH**  
46460 PEARY CT  
NOVI, MI 48337

**COVER**  
INNOVATIVE RESEARCH BUILDING  
46460 PEARY COURT, NOVI, MI 48337  
PART OF THE SW 1/4, SECTION 4, T1N-R6E  
CITY OF NOVI, OAKLAND COUNTY, MI.

DATE	DESCRIPTION
1/27/2026	PLAN SUBMITTALS/PROVISIONS
	SITE PLAN SUBMITTAL

CURRENT ISSUE DATE:  
1/27/2026

PROJECT NO: 25-211

SCALE: N/A  
1" = 1/2" = 1'

FIELD: RZ  
DRAWN BY: DAH  
DESIGN BY: RD, TB  
CHECK BY: AP, MEB

**G-10**

NOT FOR CONSTRUCTION

**UTILITY REFERENCES**

WM: CITY OF NOVI  
RECEIVED: 10/14/2025  
SAN: CITY OF NOVI  
RECEIVED: 10/14/2025  
STM: CITY OF NOVIE  
RECEIVED: 10/14/2025  
GAS: CONSUMERS ENERGY  
RECEIVED: 10/13/2025  
ELEC: DTE ENERGY  
RECEIVED: 10/14/2025  
PHONE: AT&T  
RECEIVED: 10/14/2025  
CABLE: COMCAST  
RECEIVED: 10/14/2025  
FIBER: 123.NET, INC.  
RECEIVED: NO RESPONSE  
FIBER: MCLIVERSON BUSINESS  
RECEIVED: 10/10/2025

**UTILITY NOTES**

- UTILITIES SHOWN ARE BASED ON:
  - SURVEYED MEASUREMENTS
  - UTILITY MAPS PROVIDED BY UTILITY OWNERS LISTED HEREON
- THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

**STRUCTURE SCHEDULE**

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(50100) CBS	948.12	NOT DROPPED CAR PARKED OVER
(50105) CBS	947.84	NOT DROPPED CAR PARKED OVER
(50110) CBS	948.52	NOT DROPPED
(50150) CBS	949.00	NOT DROPPED
(50209) CBS	949.58	12" E IE= 940.18
(50210) CBS	949.69	12" W IE= 940.24 18" S IE= 940.29 18" N IE= 940.14
(50211) CBS	949.53	18" S IE= 939.83 12" W IE= 939.78 18" NW IE= 939.73
(50212) CBS	949.42	12" E IE= 940.02
(50227) STMH	951.20	NOT DROPPED
(50233) STMH	951.35	36" E IE= 939.35 36" W IE= 939.45 12" N IE= 940.85
(50234) STMH	950.75	18" SE IE= 939.55 36" W IE= 939.35 36" E IE= 939.15
(50235) STMH	951.92	NOT DROPPED
(50236) STMH	951.89	NOT DROPPED
(50303) CBR	946.88	NOT DROPPED CAR PARKED OVER
(50308) CBR	947.14	NOT DROPPED SILT SINK
(50309) CBR	946.67	10" S IE= 943.27 10" W IE= 943.37
(50411) CBR	948.55	NOT DROPPED
(50473) STMH	949.85	15" N IE= 940.25 36" E IE= 938.45 36" W IE= 938.55
(50474) CBR	947.46	NOT DROPPED

EX. SANITARY SEWER		
STRUCTURE	RIM ELEV.	PIPES
(50153) SMH	951.16	6" S IE= 944.86 6" N IE= 947.16
(50170) SMH	950.93	8" N IE= 938.78
(50271) SMH	949.80	8" NE IE= 943.15 8" S IE= 943.05
(50481) SMH	953.58	6" N IE= 942.23 6" S IE= 942.23

**PARCEL CURVE TABLE**

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1(R)	38.41'	42.00'	52°23'30"	N64°37'42"E 37.08'
C1(W)	38.42'	42.00'	52°24'19"	N61°10'56"E 37.09'
C2(R)	129.37'	76.00'	87°13'55"	N86°36'28"E 114.31'
C2(W)	128.50'	76.00'	86°54'46"	N83°30'09"E 113.77'

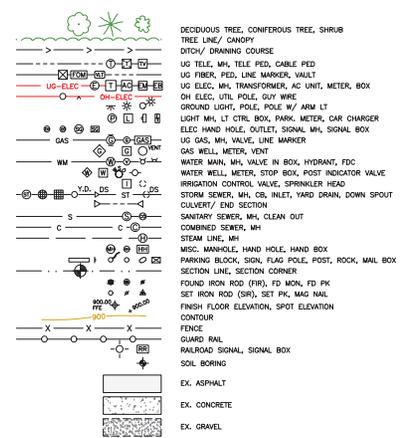
**WETLAND NOTE**

WETLAND FLAGGING WAS OBSERVED DURING THE FIELD SURVEY. AN OFFICIAL STUDY FOR THE PRESENCE OF WETLANDS WAS CONDUCTED BY BARR ON OCTOBER 29, 2025.

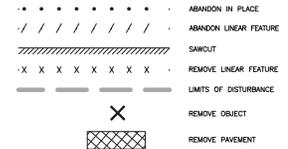
**EXISTING PARKING**

THERE ARE NO STRIPPED PARKING SPACES ON THE SUBJECT PROPERTY.

**EXISTING LEGEND**



**DEMOLITION LEGEND**



**DEMOLITION NOTES**

- UTILITY OBJECTS SUCH AS GAS METER, TRANSFORMER, TELEPHONE PESTHOLE, UTILITY POLE & WIRES ARE TO BE REMOVED BY OTHERS IF APPLICABLE.
- ANY TREES NOT MARKED PER PLAN ARE TO BE PROTECTED & PRESERVED DURING CONSTRUCTION.
- REMOVAL LIMITS SHOWN FOR UNDERGROUND CONSTRUCTION ARE APPROXIMATE ONLY. CONTRACTOR TO DETERMINE APPROPRIATE REMOVALS NEEDED FOR SAFE EXCAVATION PRACTICES AND TO COMPLY WITH APPLICABLE SAFETY STANDARDS.

**FLOOD ZONE**

FEMA MAP SCALES DO NOT SUPPLY SUFFICIENT LEVEL OF DETAIL TO PLOT ACCURATELY. ZONES IF PLOTTED HEREIN ARE APPROXIMATE.

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY APPEARS TO LIE ENTIRELY IN ZONE (X) AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF OAKLAND, COMMUNITY PANEL NO. (2632520469), EFFECTIVE DATE SEPTEMBER 29, 2006.

**SOILS INFO**

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEBSITE (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm)

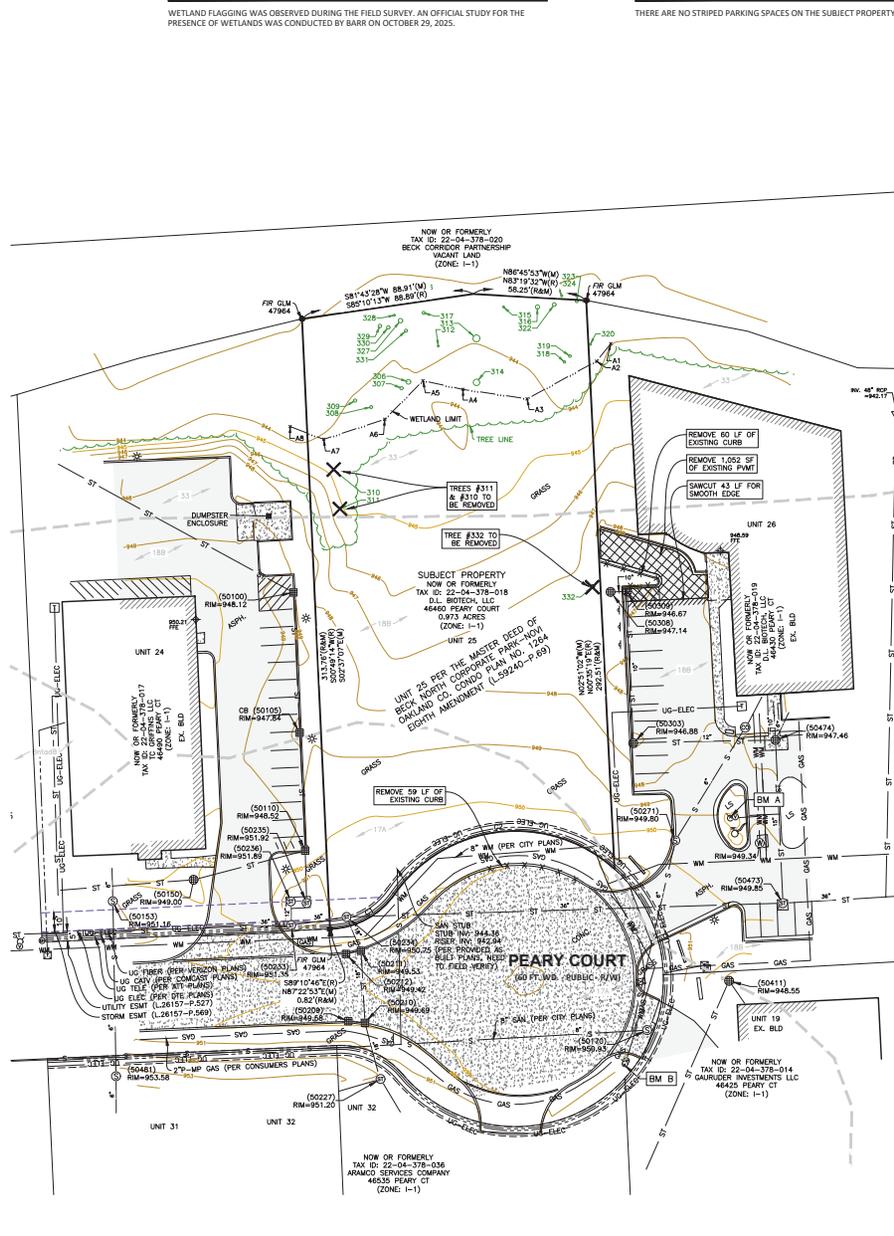
- 17A: WASEPI SANDY LOAM, 0-3% SLOPES
- 18B: FOX SANDY LOAM, TILL PLAIN, 2 TO 6% SLOPES
- 33: LENAWEE SILTY CLAY LOAM, 0-1% SLOPES

**BENCHMARKS**

DATUM: NAVD83

BM A:  
ARROW ON TOP OF HYDRANT, 6" WEST OF AND 62.5' SOUTH OF THE SOUTHWEST CORNER OF BUILDING 46430 PEARY COURT  
ELEV = 952.70

BM B:  
ARROW ON TOP OF HYDRANT, 59.2' WEST OF AND 29.5' SOUTH OF NORTHWEST CORNER OF BUILDING 46425 PEARY COURT  
ELEV = 953.35



**MEGA ENGINEERING**  
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**ALLAN W. PRUSS**  
ENGINEER  
NO. 620943988

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www.missdig.org  
1-800-487-7171  
www.missdig.org

**CLIENT :**  
INNOVATIVE RESEARCH  
46460 PEARY CT  
NOVI, MI 48337

**TOPOGRAPHIC SURVEY & DEMO PLAN**  
INNOVATIVE RESEARCH BUILDING  
46460 PEARY COURT, NOVI, MI 48337  
PART OF THE SW 1/4, SECTION 4, T1N-R6E  
CITY OF NOVI, OAKLAND COUNTY, MI.

DATE: 1/27/2026  
DATE SUBMITTED: PROGRESS  
SITE PLAN SUBMITTALS

CURRENT ISSUE DATE: 1/27/2026  
PROJECT NO: 25-211

SCALE: 1" = 30'  
1/2" = 15'

FIELD: RZ  
DRAWN BY: DAH  
DESIGN BY: BD, JB  
CHECK BY: AW, MB

**V-10**

NOT FOR CONSTRUCTION



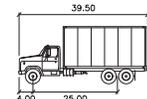








### SU-40 DELIVERY TRUCK



SU-40

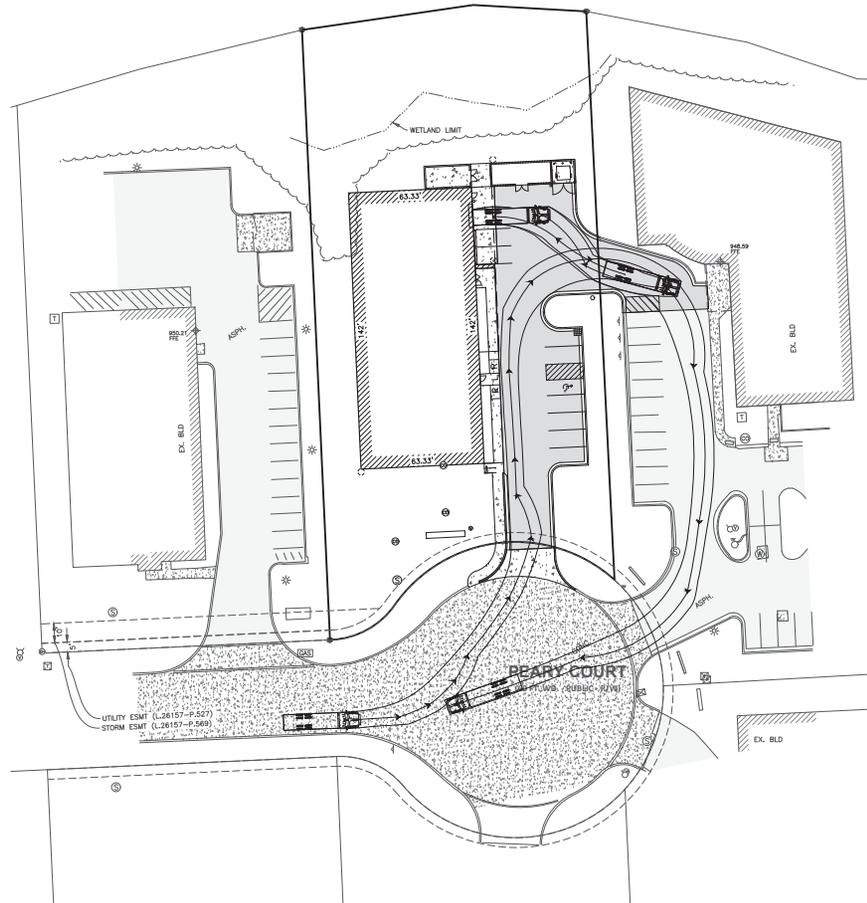
feet

Width : 4.00

Track : 25.00

Lock to Lock Time : 6.0

Steering Angle : 31.8



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS



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FOWLERVILLE,  
MICHIGAN 48855  
(507) 635-1515-223-3123  
MONUMENTENGINEERING.COM

SPRINT DISABLED VETERAN OWNED SMALL BUSINESS COMPANY



Allan W. Pruss

Call MISS DIG

1 full working day before you dig

Michigan's Utility

Notification

One-Call

Organization

1-800-482-7171

www.missdig.org

THE LOCATION AND DEPTH OF ALL UTILITIES ARE TO BE DETERMINED BY THE CONTRACTOR. MISS DIG IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTICES. MISS DIG IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

CLIENT :

INNOVATIVE RESEARCH

46460 PEARY CT

NOVI, MI 48337

DELIVERY TRUCK CIRCULATION

INNOVATIVE RESEARCH BUILDING

46460 PEARY COURT, NOVI, MI, 48337

PART OF THE SW 1/4, SECTION 4, T1N-R8E

CITY OF NOVI, OAKLAND COUNTY, MI.

DATE: 1/27/2026

PLANNING/PROVISIONS

SITE PLAN SUBMITTAL

CURRENT ISSUE DATE: 1/27/2026

PROJECT NO: 25-211

SCALE: 1" = 30'

1/2" = 1"

FIELD: RZ

DRAWN BY: DAH

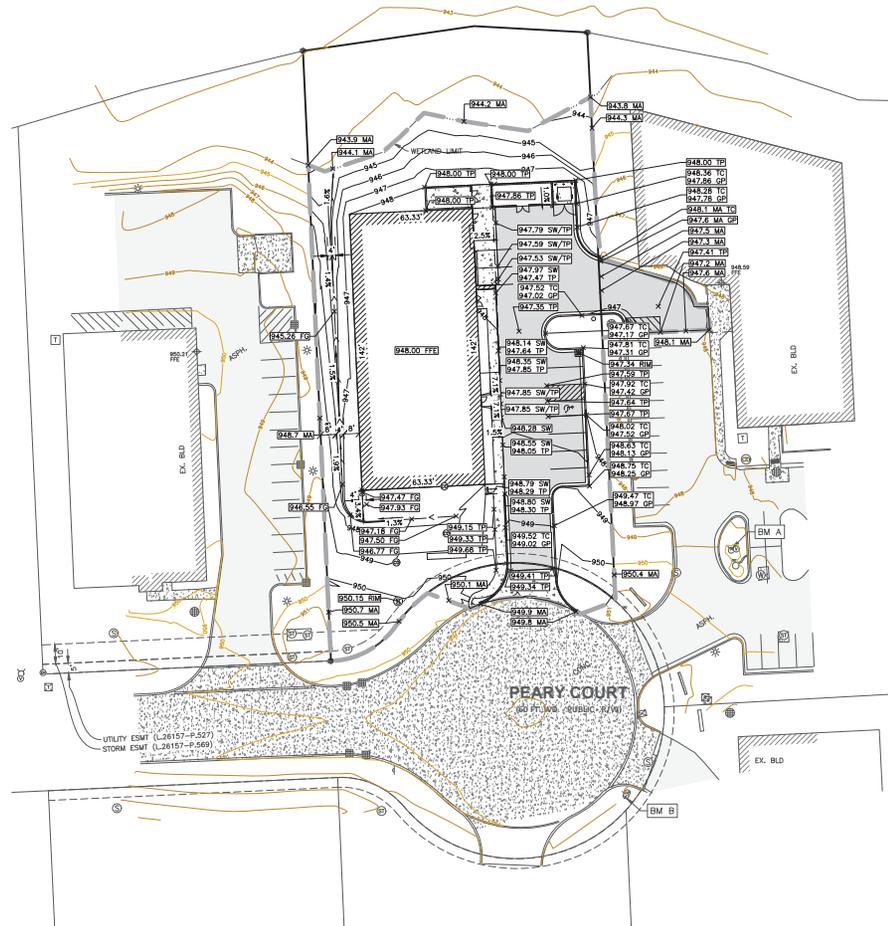
DESIGN BY: NO, TB

CHECK BY: AP, MEB

C-22

NOT FOR CONSTRUCTION





### GRADING LEGEND

- X 944.00 SW PROPOSED SIDEWALK GRADE
- X 945.00 TP PROPOSED TOP OF PAVEMENT GRADE
- X 944.00 SW 939.50 TP PROPOSED SIDEWALK GRADE PROPOSED TOP OF PAVEMENT GRADE
- X 944.00 TP PROPOSED FINISH GRADE
- X 944.00 TC PROPOSED TOP OF CURB GRADE
- X 944.00 GP PROPOSED GUTTER PAN GRADE
- X 944.00 TC 939.50 GP PROPOSED TOP CURB GRADE PROPOSED GUTTER PAN GRADE
- X 944.00 TW PROPOSED TOP OF WALL GRADE
- X 944.00 BW PROPOSED BOTTOM OF WALL GRADE
- X 944.0 MA MATCH EXISTING GRADE
- X 944.00 FFF PROPOSED FINISH FLOOR GRADE
- X 944.00 RIM PROPOSED RIM GRADE
- X 944.00 ADJ-RIM ADJUSTED RIM GRADE
- X 944.00 INV PROPOSED INVERT GRADE
- R ADA COMPLIANT SIDEWALK RAMP
- L ADA COMPLIANT SIDEWALK LANDING
- 900 EXISTING CONTOUR
- 905 PROPOSED CONTOUR
- LIMITS OF DISTURBANCE
- OVERFLOW ROUTE

### BENCHMARKS

DATUM: NAVD88

BM A:  
ARROW ON TOP OF HYDRANT, 6'± WEST OF AND 62'± SOUTH OF THE  
SOUTHWEST CORNER OF BUILDING 46430 PEARY COURT  
ELEV = 952.70

BM B:  
ARROW ON TOP OF HYDRANT, 59'± WEST OF AND 28'± SOUTH OF  
NORTHWEST CORNER OF BUILDING 46425 PEARY COURT  
ELEV = 953.35

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

298 VETERANS DRIVE  
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CLIENT :

INNOVATIVE RESEARCH  
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NOVI, MI 48337

**GRADING PLAN**

INNOVATIVE RESEARCH BUILDING  
46460 PEARY COURT, NOVI, MI, 48337  
PART OF THE SW 1/4, SECTION 4, T1N-R6E  
CITY OF NOVI, OAKLAND COUNTY, MI.

DATE	1/27/2026
PLAN SUBMITTALS/REVISIONS	
SITE PLAN SUBMITTAL	
CURRENT ISSUE DATE:	1/27/2026
PROJECT NO:	25-211

SCALE: 1" = 30'

1/2" = 1"

FIELD: RZ  
DRAWN BY: DAH  
DESIGN BY: NO, TB  
CHECK BY: AP, MEB

**C-7.0**

NOT FOR CONSTRUCTION

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - BEGINNING MARCH 2026				
	MAR	APR	MAY	JUN	
1. CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON APPROVED PLANS.					
2. REMOVE ALL TOPSOIL AND ORGANIC MATTER. TOPSOIL MAY BE STORED ON SITE IN DESIGNATED AREA TO BE USED FOR FUTURE PLANTING AND FILL AREAS. TRUCK REMAINING TOP SOIL OFFSITE AND PROPERLY DISPOSE. ROUGH GRADE AND INSTALL NEW UNDERGROUND UTILITIES. PLACE INLET FILTERS AT PROPOSED CATCH BASINS THROUGHOUT SITE.					
3. CONSTRUCT BUILDING.					
4. FINISH GRADE AROUND BUILDING AND STABILIZE AS SOON AS POSSIBLE. STABILIZE ALL DISTURBED AREAS WITH GRASS SEED AND MULCH. IN AREAS OF SLOPES OF 1:4 OR STEEPER, CONTRACTOR TO SEED AND INSTALL PROPOSED IN PLACE EROSION CONTROL BLANKETS.					
5. REPAIR/CLEAN INLET FILTERS AS REQUIRED.					
6. INSTALL FINAL LANDSCAPING PER SEPARATE LANDSCAPE PLAN.					
7. STONE AROUND OUTLET STANDPIPE STRUCTURE SHALL BE REFRESHED.					
8. REMOVE TEMPORARY SOIL EROSION MEASURES ONCE SEEDING VEGETATION HAS BEEN ESTABLISHED. CLEAN ALL AFFECTED STORM STRUCTURES AS NECESSARY.					

**SOILS INFO**

SOIL TYPES ARE ACCORDING TO THE USDA SOIL SURVEY WEB SITE (https://websoilsurvey.sc.egov.usda.gov/HomePage.html)

- 17A: WASEPI SANDY LOAM, 0-3% SLOPES
- 18B: FOX SANDY LOAM, TILL PLAIN, 2 TO 6% SLOPES
- 33: LENAWEE SILTY CLAY LOAM, 0-1% SLOPES

**SESC LEGEND**

- SILT FENCE
- LIMITS OF DISTURBANCE
- STABILIZED CONSTRUCTION ACCESS
- RIP RAP

**EROSION CONTROL QUANTITIES**

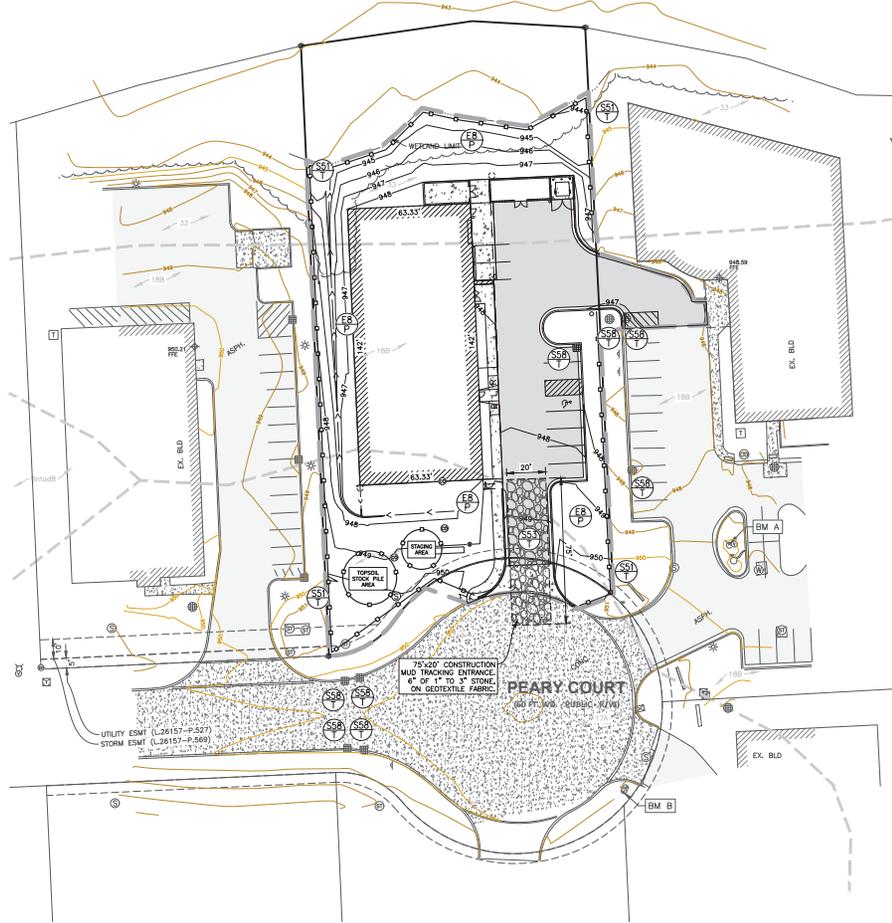
Disturbed Area: 0.871 Acres

QTY	UNIT	ITEM
885	LF	SILT FENCE
6	EA	INLET FILTER
1	EA	STABILIZED CONSTRUCTION ACCESS

NOTE: QUANTITIES ARE FOR ENTIRE SITE

**GENERAL NOTES**

- PROVIDE SILT SACK WITH OVERFLOW CAPABILITY. SEE OCMVRC STANDARD DETAIL SHEET.
- VEGETATION SHALL BE ESTABLISHED WITHIN 5 DAYS OF FINAL GRADE OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 3 DAYS OR GREATER. 3-4" OF TOP SOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
- DIVERSION BERMS OR TERRACING SHALL BE IMPLEMENTED WHERE NECESSARY.
- 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.
- SLOPES STEEPER THAN 1V:6H (16%) SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.
- INSTALLATION OF SILT FENCING OR TREE PROTECTION FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING. WHEN NATURAL FEATURES EXIST ON THE SITE, INSPECTION OF STAKING MAY BE REQUIRED PRIOR TO INSTALLATION OF FENCING.



**DTMB SOIL EROSION & SEDIMENTATION CONTROL MEASURES**

MORGAN DEPARTMENT OF TECHNOLOGY, MANAGEMENT, AND BUDGET (DTMB)

EROSION CONTROLS			
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
E6	MULCH		FOR USE IN AREAS SUBJECT TO EROSION. MULCH SHOULD BE APPLIED WITHIN 14 DAYS OF COMPLETION OF FINAL GRADING OPERATIONS.
E8	PERMANENT SEEDING		EVALUATION METHODS UTILIZED IN THIS SPECIFIC CASE SHOULD HAVE BEEN COMPLETED PRIOR TO GRADING OPERATIONS.

SEDIMENT CONTROLS			
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
SS1	SILT FENCE		USE ADJUNCT TO CRITICAL AREAS, TO PREVENT SEDIMENT LADEN SHEET FLOW FROM ENTERING THESE AREAS.
SS3	STABILIZED CONSTRUCTION ACCESS		USED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE.
SS5	SEDIMENT BASIN		AT THE OUTLET OF DISTURBED AREAS AND AT THE LOCATION OF A PERMANENT DETENTION BASIN.
SS8	INLET PROTECTION FABRIC DROP		USE AT STORMWATER INLETS, ESPECIALLY AT CONSTRUCTION SITES.

EROSION & SEDIMENT CONTROLS			
KEY	BEST MANAGEMENT PRACTICES	SYMBOL	WHERE USED
ESS1	CHECK DAM		USED TO REDUCE SURFACE FLOW VELOCITY, MINIMIZE EROSION, AND IMPROVE FLOW CONTROL.

TEMPORARY PERMANENT

**EROSION CONTROL STANDARDS**

- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER'S OFFICE.
- DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
- EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAS BEEN ACCOMPLISHED.
- STAGING OF THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLACES AND AS REQUIRED TO INSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.
- SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
- A CERTIFIED STORM WATER OPERATOR WILL BE NAMED ON THE EGLE NOTICE OF COVERAGE FOR NPDES AS REQUIRED.
- ALL DISTURBED AREAS ARE TO BE TOP SOILED AND SEEDING WITH THE FOLLOWING MIN RATIO: TOPSOIL TO BE SCREENED, 3" MIN. IN DEPTH, GRASS SEED 218 LBS PER ACRE, FERTILIZER 150 LBS PER ACRE, STRAW MULCH 3" DEPTH 1.5 TO 2 TONS PER ACRE.
- HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%. ON SLOPES OVER 1% STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER, OR STRAW BLANKETS PEGGED IN PLACE.

**SOIL EROSION CONTROL MAINTENANCE SCHEDULE AND NOTES.**

- CONTRACTOR MUST OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER'S OFFICE PRIOR TO COMMENCING WORK.
- EARTHWORK SHALL BE LIMITED TO THE PROPOSED SITE AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES ONCE A WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. ANY DAMAGE TO EROSION CONTROL MEASURES MUST BE REPAIRED IMMEDIATELY.
- ALL MUD OR DEBRIS TRACKED ONTO EXISTING PUBLIC ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETIE/RE-OR BACKFILL, THE SILTATION FENCE SHOULD IT FAIL OR BE DAMAGED DURING CONSTRUCTION.
- PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 30 DAYS OF FINAL GRADING.
- ACCESS ROADS MUST BE MAINTAINED AS NECESSARY, TO KEEP THEM EFFECTIVE, NEW LAYERS OF STONE MAY BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHOULD ALSO BE TAKEN TO REPAIR THE ACCESS ROADS IF RUTS OR PONDING WATER APPEARS.
- INLET FILTERS SHOULD BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/SOD STRUCTURE IS CAUSING FLOODING. MAINTENANCE WOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE SOD AND GEOTEXTILE FILTER.
- IF SOIL EROSION/SEDIMENT CONTROL MEASURES ARE INADEQUATE FOR THE SITE. THE PROPER EROSION CONTROL AUTHORITY MUST BE NOTIFIED.
- ANY DEWATERING REQUIRED SHALL HAVE A DEWATERING PLAN SUBMITTED PRIOR TO STARTING THE ACTIVITY AND MAY REQUIRE EGLE APPROVAL.



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THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER'S OFFICE HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER'S OFFICE. THIS APPROVAL IS LIMITED TO THE EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THIS PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE OAKLAND COUNTY WATER RESOURCE COMMISSIONER'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN.

CLIENT :

**INNOVATIVE RESEARCH**  
46460 PEARY CT  
NOVI, MI 48337

INNOVATIVE RESEARCH BUILDING  
46460 PEARY COURT, NOVI, MI, 48337  
PART OF THE SW 1/4, SECTION 4, T1N-R6E  
CITY OF NOVI, OAKLAND COUNTY, MI.

**SESC PLAN**

DATE: 1/27/2026

PLAN SUBMITTALS/PROVISIONS

DATE: 1/27/2026

CURRENT ISSUE DATE: 1/27/2026

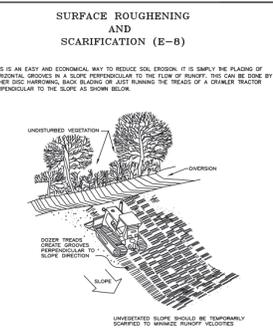
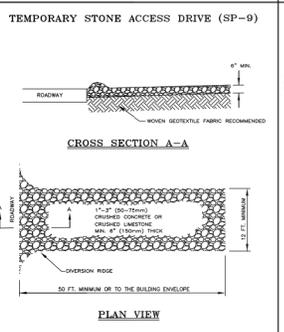
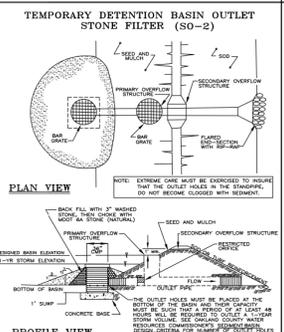
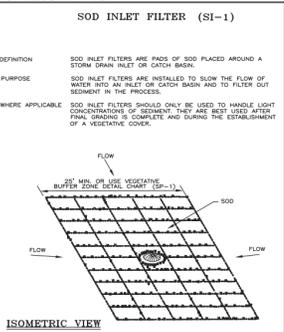
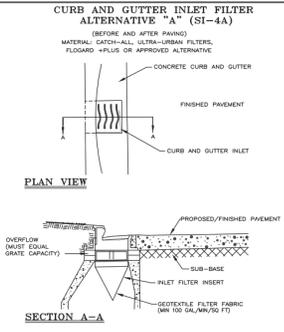
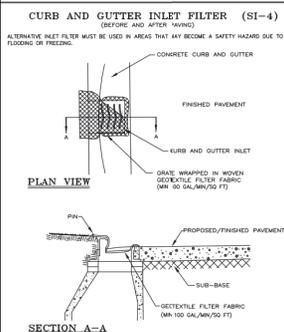
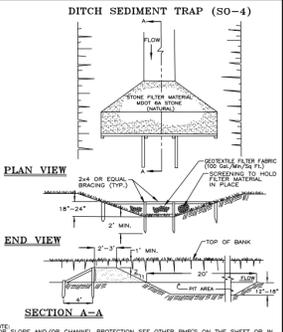
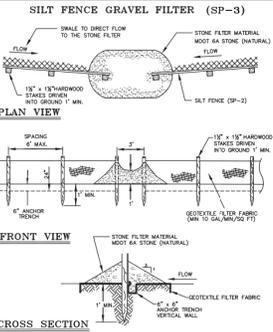
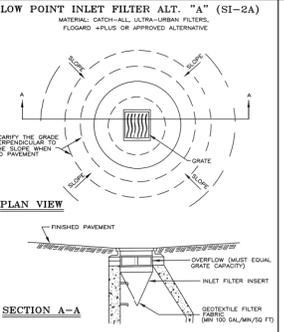
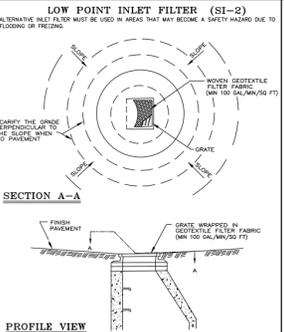
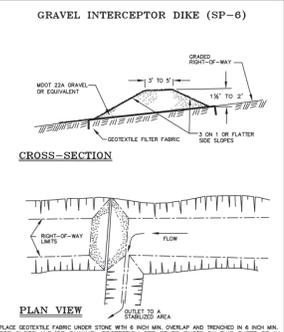
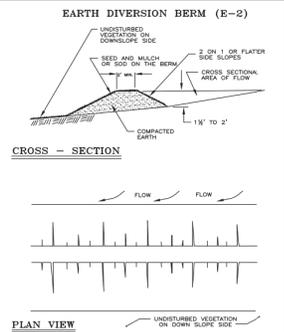
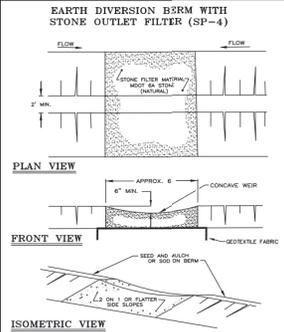
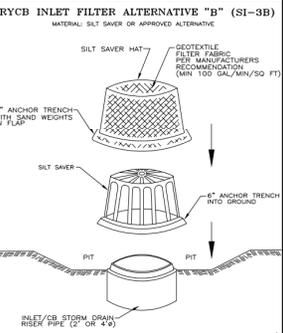
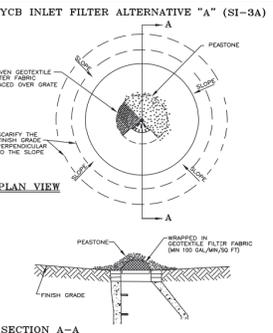
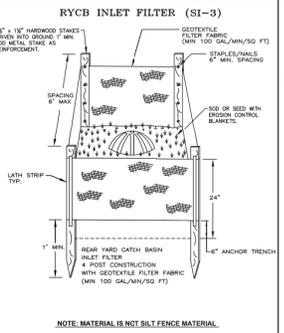
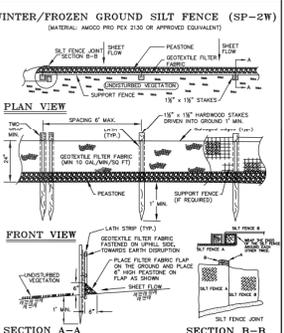
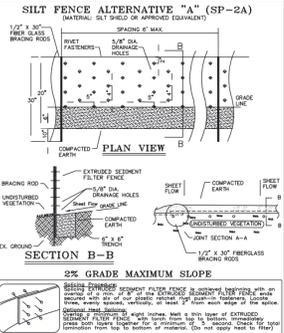
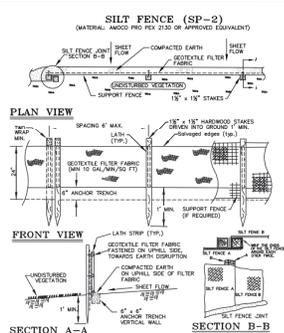
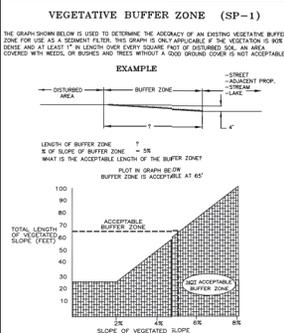
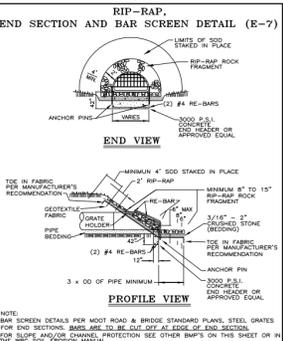
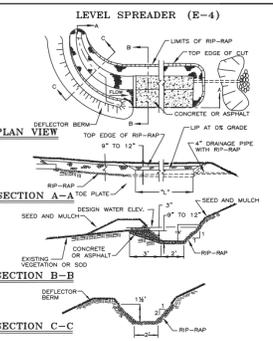
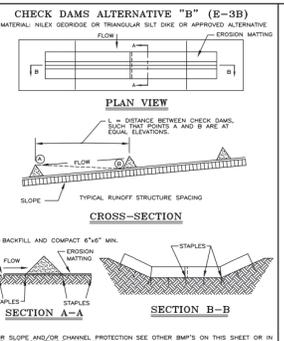
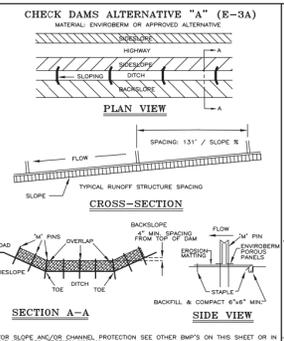
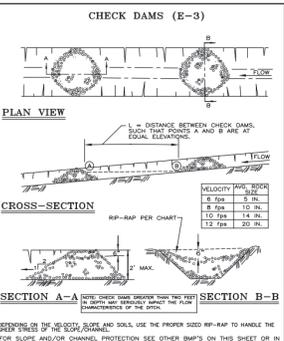
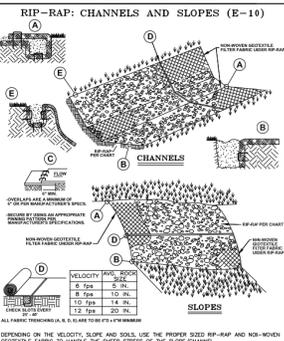
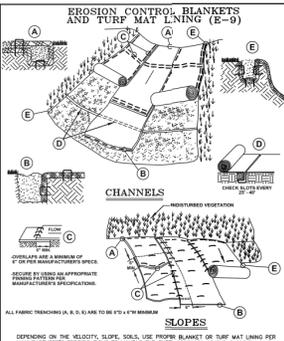
PROJECT NO: 25-211

SCALE: 1" = 30'

FIELD: RZ  
DRAWN BY: DAH  
DESIGN BY: RD, JB  
CHECK BY: AP, MEB

**C-8.0**

NOT FOR CONSTRUCTION



**NOTE:**

WHILE PERFORMING WORK INVOLVING GROUNDS MAINTENANCE AND/OR THE CONSTRUCTION/MAINTENANCE OF ANY INFRASTRUCTURE, INCLUDING ROADS, WATER MAINS, SANITARY SEWERS, STORM DRAINS AND STORM WATER BEST MANAGEMENT PRACTICES (BMPs), CONTRACTORS SHALL MINIMIZE POLLUTION FROM STORM WATER RUNOFF THAT CAN AFFECT WATER QUALITY RELATED TO WORK ACTIVITIES. POLLUTANTS THAT COULD IMPAIR WATER QUALITY MAY INCLUDE FUEL, GREASE AND OIL, NUTRIENTS, BACTERIA AND PATHOGENS, LITTER AND DEBRIS, AND SOIL EROSION AND SEDIMENTATION. APPLICABLE BMPs SHALL BE IMPLEMENTED BY THE CONTRACTOR TO THE MAXIMUM EXTENT PRACTICABLE TO PROTECT WATER QUALITY AND WILDLIFE HABITAT.

**SOIL EROSION AND SEDIMENTATION CONTROL DETAILS**

ORG. DATE: 01/01/01  
SCALE: NONE  
DESIGNED BY: [Name]  
DRAWN BY: [Name]

WRC  
WATER RESOURCES CORPORATION  
1000 N. GARDEN AVENUE, SUITE 100  
DENVER, CO 80202  
TEL: 303.733.8800  
WWW.WRCORP.COM

SHEET NO. 1 of 1

**STORMWATER CALCULATIONS**

**COMPOUND RUNOFF COEFFICIENT FOR AREA 1**

AREA (SF)	AREA (AC)	C
OVERALL	5472	0.13
CONTRIBUTING	5472	0.13
FLOWING OFF	0	0.00
A x C		
EX BUILDING	0	0.95
EX PAVEMENT	0	0.95
PR BUILDING	0	0.95
PR PAVEMENT	5202	0.95
NATURAL AREAS	270	0.30
TOTALS	5472	0.13

COMPOUND C =  $\frac{\text{TOTAL A} \times \text{C}}{\text{CONTRIBUTING AREA}}$  =  $\frac{5022.9}{5472}$  = 0.92

**COMPOUND RUNOFF COEFFICIENT FOR AREA 2**

AREA (SF)	AREA (AC)	C
OVERALL	5832	0.13
CONTRIBUTING	5832	0.13
FLOWING OFF	0	0.00
A x C		
EX BUILDING	0	0.95
EX PAVEMENT	0	0.95
PR BUILDING	4500	0.95
PR PAVEMENT	1167	0.95
NATURAL AREAS	165	0.35
TOTALS	5832	0.13

COMPOUND C =  $\frac{\text{TOTAL A} \times \text{C}}{\text{CONTRIBUTING AREA}}$  =  $\frac{5441.4}{5832}$  = 0.93

**COMPOUND RUNOFF COEFFICIENT FOR AREA 3**

AREA (SF)	AREA (AC)	C
OVERALL	4561	0.10
CONTRIBUTING	4561	0.10
FLOWING OFF	0	0.00
A x C		
EX BUILDING	0	0.95
EX PAVEMENT	0	0.95
PR BUILDING	0	0.95
PR PAVEMENT	4561	0.95
NATURAL AREAS	0	0.35
TOTALS	4561	0.10

COMPOUND C =  $\frac{\text{TOTAL A} \times \text{C}}{\text{CONTRIBUTING AREA}}$  =  $\frac{4322.95}{4561}$  = 0.95

**COMPOUND RUNOFF COEFFICIENT FOR AREA 4**

AREA (SF)	AREA (AC)	C
OVERALL	3107	0.07
CONTRIBUTING	1553.5	0.04
FLOWING OFF	1553.5	0.04
A x C		
EX BUILDING	0	0.95
EX PAVEMENT	0	0.95
PR BUILDING	0	0.95
PR PAVEMENT	0	0.95
NATURAL AREAS	1553.5	0.35
TOTALS	1553.5	0.04

COMPOUND C =  $\frac{\text{TOTAL A} \times \text{C}}{\text{CONTRIBUTING AREA}}$  =  $\frac{543.725}{1553.5}$  = 0.35

**COMPOUND RUNOFF COEFFICIENT FOR AREA 5**

AREA (SF)	AREA (AC)	C
OVERALL	14000	0.32
CONTRIBUTING	14000	0.32
FLOWING OFF	0	0.00
A x C		
EX BUILDING	0	0.95
EX PAVEMENT	0	0.95
PR BUILDING	4500	0.95
PR PAVEMENT	0	0.95
NATURAL AREAS	9500	0.35
TOTALS	14000	0.32

COMPOUND C =  $\frac{\text{TOTAL A} \times \text{C}}{\text{CONTRIBUTING AREA}}$  =  $\frac{7600}{14000}$  = 0.54

**COMPOUND RUNOFF COEFFICIENT FOR AREA 6**

AREA (SF)	AREA (AC)	C
OVERALL	4915	0.11
CONTRIBUTING	4915	0.11
FLOWING OFF	0	0.00
A x C		
EX BUILDING	0	0.95
EX PAVEMENT	0	0.95
PR BUILDING	380	0.95
PR PAVEMENT	0	0.95
NATURAL AREAS	4535	0.35
TOTALS	4915	0.11

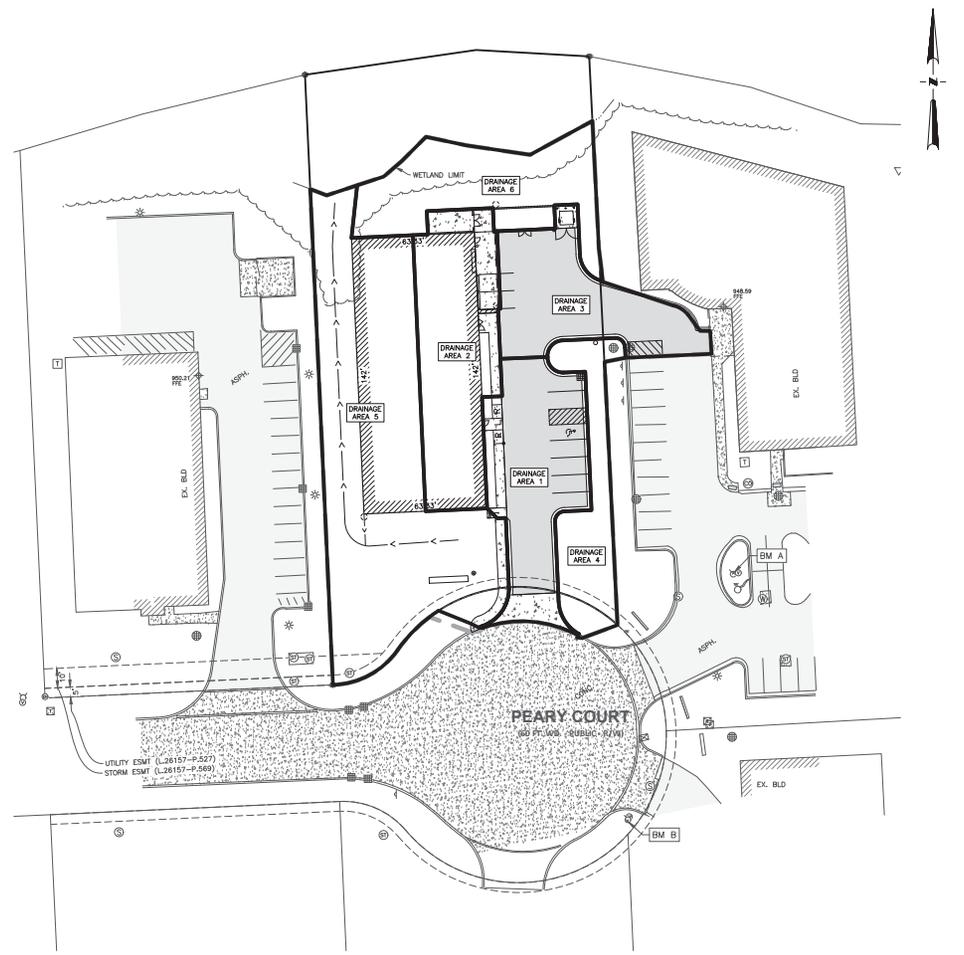
COMPOUND C =  $\frac{\text{TOTAL A} \times \text{C}}{\text{CONTRIBUTING AREA}}$  =  $\frac{1948.25}{4915}$  = 0.40

**COMPOUND RUNOFF COEFFICIENT FOR ENTIRE SITE**

AREA (SF)	AREA (AC)	C
OVERALL	37,940	0.87
CONTRIBUTING	19,026	0.44
FLOWING OFF	18,914	0.43
A x C		
EX BUILDING	0	0.95
EX PAVEMENT	0	0.95
PR BUILDING	4,500	0.95
PR PAVEMENT	10,968	0.95
GRASS	3,558	0.35
TOTALS	19,026	0.44

COMPOUND C =  $\frac{\text{TOTAL A} \times \text{C}}{\text{CONTRIBUTING AREA}}$  =  $\frac{15,940}{19,026}$  = 0.84

STORM SEWER DESIGN										MONUMENT ENGINEERING GROUP ASSOCIATES, LLC															
Q = C I A										288 VETERANS DRIVE															
Q = A x 1.486n x R <sup>2/3</sup> x S <sup>1/2</sup>										FOWLERVILLE, MI 48836															
I = 5 in/hr										517-223-3512															
t = 0.007(n <sup>1.486</sup> x L <sup>0.78</sup> / P <sup>0.5</sup> x S <sup>0.4</sup> )										L = 90.4 ft															
										P = 2.4 in															
										S = 4.3%															
										n = 0.01 HDPE & PVC															
										n = 0.015 CONC.															
FROM STR	TO STR	AREA A	COEFF. C	A x C	AREA TOTAL At	TOTAL Cx A	TIME	INT I	FLOW Q	PIPE CAP.	PIPE AREA	PIPE LENGTH	PIPE DIA.	PIPE SLOPE	MIN PIPE SLOPE	H.G. SLOPE	VEL FULL	TIME FLOW	H.G. ELEV. UP	DOWN STREAM	INVERT ELEV. UP	DOWN STREAM	RISE ELEV. UP	DOWN STREAM	
<b>MAIN RUN</b>		IN1-EXCB1	0.13	0.02	0.120	0.130	0.120	1.00	5.00	0.60	2.38	0.55	23	10	0.70	0.23	0.70	4.37	0.09	944.37	944.21	943.70	943.54	947.34	947.14
		EXCB1-EXCB2	0.04	0.35	0.014	0.170	0.134	1.09	5.00	0.67	2.54	0.55	9	10	0.80	0.23	0.80	4.67	0.03	944.10	944.04	943.44	943.37	947.14	946.67
		EXCB2-EXCB3	0.10	0.95	0.095	0.270	0.229	1.12	5.00	1.14	2.59	0.55	78	10	0.83	0.23	0.83	4.76	0.27	943.97	943.52	943.27	942.65	946.67	946.88
		EXCB3-EMMH4	0.00	0.00	0.000	0.270	0.229	1.39	5.00	1.14	4.14	0.79	70	12	0.80	0.18	0.80	5.27	0.22	943.32	942.76	942.52	941.96	946.68	947.46
<b>LATERAL</b>		DS1-MH2	0.13	0.93	0.121	0.130	0.121	1.00	5.00	0.60	1.57	0.35	42	8	1.00	0.31	1.00	4.50	0.16	945.10	944.68	944.57	944.15	946.63	947.87
		MH2-M1	0.00	0.00	0.000	0.130	0.121	1.16	5.00	0.60	1.57	0.35	41	8	1.00	0.31	1.00	4.50	0.15	944.58	944.17	944.05	943.64	947.87	946.29



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

MEMBER OF THE ME GROUP ASSOCIATES

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MONUMENTENGINEERING.COM

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ENGINEER  
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CLIENT :  
INNOVATIVE RESEARCH  
46460 PEARY CT  
NOVI, MI 48337

**DRAINAGE AREA PLAN**  
INNOVATIVE RESEARCH BUILDING  
46460 PEARY COURT, NOVI, MI, 48337  
PART OF THE SW 1/4, SECTION 4, T1N-R6E  
CITY OF NOVI, OAKLAND COUNTY, MI.

DATE: 1/27/2026  
SCALE: 1" = 30'  
FIELD: RZ  
DRAWN BY: DAH  
DESIGN BY: RD, TB  
CHECK BY: AP, MEB

PROJECT NO: 25-211  
CURRENT ISSUE DATE: 1/27/2026

**C-9.0**

NOT FOR CONSTRUCTION











Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING LOT	+	1.0 FC	2.1 FC	0.2 FC	10.5:1	5.0:1	0.5:1
PROPERTY LINE	+	0.0 FC	0.1 K	0.0 K	N/A	N/A	0.0:1

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LIF	Wattage	Mounting Height
W1		4	Etronia Lighting	WDGE2 LED P4 40K 80CRI T3M	WDGE2 LED WITH IN - PERFORMANCE PACKAGE, HOOD, BODIES, TYPE 4 RECTOR OPTIC.	LED	1	4177	0.0	46,650W	17'-0"

**Ordering Note**  
 FOR INQUIRIES CONTACT GASSER BUSH AT  
 QUOTES@GASSERBUSH.COM OR 734-266-6705.

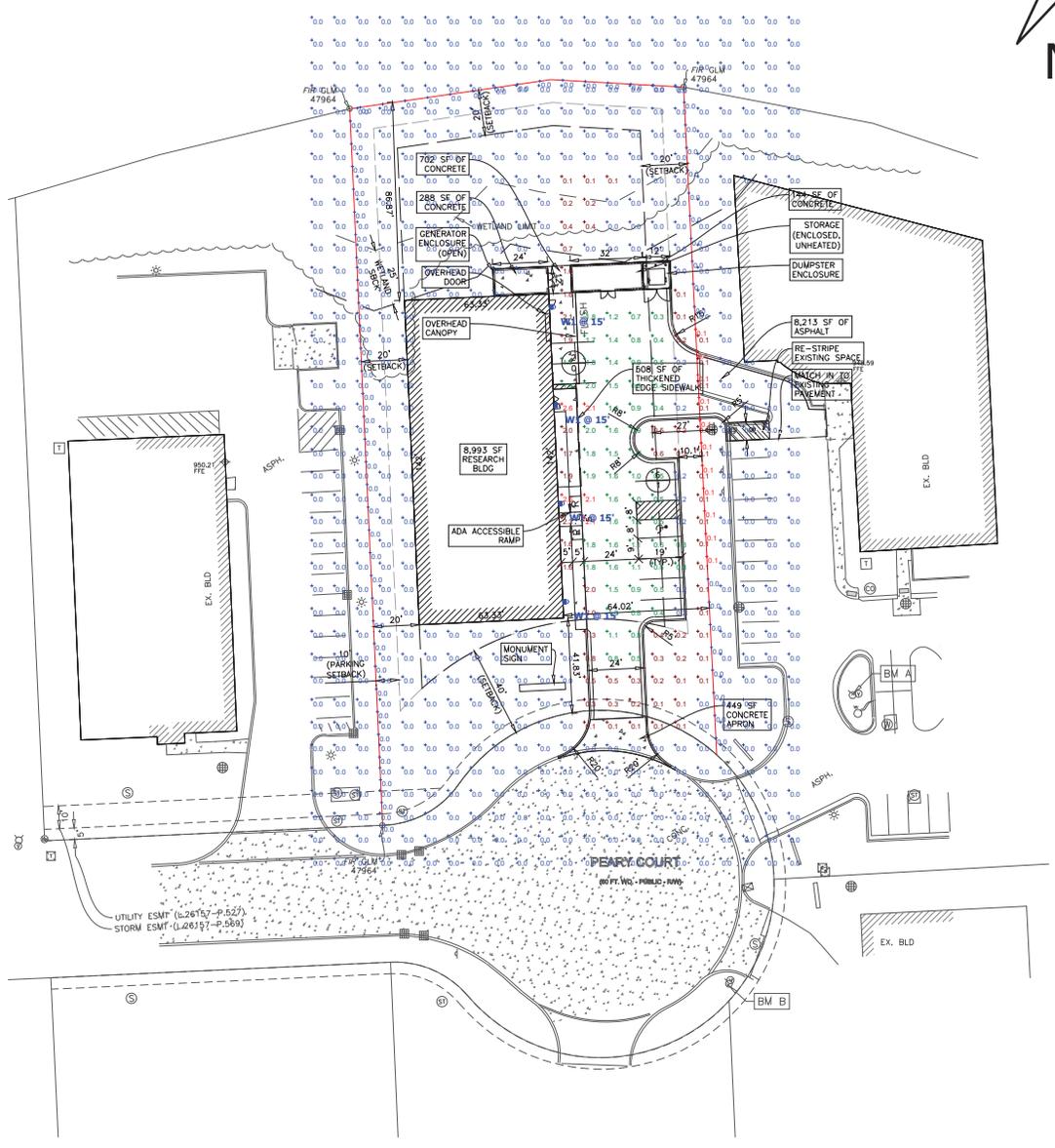
**Drawing Note**  
 THIS DRAWING WAS GENERATED FROM AN ELECTRONIC  
 IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE  
 VERIFIED IN FIELD BY OTHERS.

**General Note**  
 1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.  
 2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.  
 3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM STABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.



**WDGE2 LED**  
 Architectural Wall Sconce  
 Precision Reflective Optic

**Specifications**  
 Depth (D1): 7"  
 Depth (D2): 11.5"  
 Height: 6"  
 Width: 11.5"  
 Weight: 13.5 lbs  
 without options

**Introduction**  
 The WDGE2 LED family is designed to meet specific every wall-mounted lighting needs in a wide range of applications. The family includes three fixture sizes with lumen packages ranging from 1,200 to 2,000 lumens, providing a true site-to-site solution. Embedded with light 40K color control, the WDGE2 family provides additional energy savings and code compliance.

WDGE2 with industry leading precision reflective optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**WDGE LED Family Overview**

Luminaire	Optic	Standard DR, FT.	Color, 10°C	Series	P1	P2	P3	P4	P5	P6
WDGE LED	Wired Control	4W	700	Standard / Right	1,200	2,000	---	---	---	---
WDGE LED	Wired Control	10W	1000	Standard / Right	1,200	2,000	3,000	4,000	6,000	---
WDGE LED	Precision Reflector	10W	1000	Standard / Right	300	1,200	1,300	4,300	---	---
WDGE LED	Precision Reflector	10W	1000	Standard / Right	---	2,000	8,300	10,000	12,000	---
WDGE LED	Precision Reflector	10W	1000	Standard / Right	---	12,000	16,000	18,000	20,000	21,000

**Ordering Information**      **EXAMPLE: WDGE2 LED P3 40K 80CRI T3M S/MV1 80W DDBX2**

Order	Package	Color Temperature	IC	Manufacturer	Package	Mounting	Shipped separately
W00110	P3	27K	27K/27	T3M	80W	Shipped included	Shipped separately
	P3	40K	40K/40	T3M	80W	Shipped included	Shipped separately
	P3	50K	50K/50	T3M	80W	Shipped included	Shipped separately
	P3	50K	50K/50	T3M	80W	Shipped included	Shipped separately

**Options**

Option	Description	Code
E001	Emergency battery backup, UL certified & US 120V	EB01
E002	Emergency battery backup, UL certified & US 120V	EB02
E003	Emergency battery backup, UL certified & US 120V	EB03
E004	Emergency battery backup, UL certified & US 120V	EB04
E005	Emergency battery backup, UL certified & US 120V	EB05
E006	Emergency battery backup, UL certified & US 120V	EB06
E007	Emergency battery backup, UL certified & US 120V	EB07
E008	Emergency battery backup, UL certified & US 120V	EB08
E009	Emergency battery backup, UL certified & US 120V	EB09
E010	Emergency battery backup, UL certified & US 120V	EB10
E011	Emergency battery backup, UL certified & US 120V	EB11
E012	Emergency battery backup, UL certified & US 120V	EB12
E013	Emergency battery backup, UL certified & US 120V	EB13
E014	Emergency battery backup, UL certified & US 120V	EB14
E015	Emergency battery backup, UL certified & US 120V	EB15
E016	Emergency battery backup, UL certified & US 120V	EB16
E017	Emergency battery backup, UL certified & US 120V	EB17
E018	Emergency battery backup, UL certified & US 120V	EB18
E019	Emergency battery backup, UL certified & US 120V	EB19
E020	Emergency battery backup, UL certified & US 120V	EB20

**Notes**

1. All dimensions are in inches unless otherwise specified.

2. All dimensions are in inches unless otherwise specified.

3. All dimensions are in inches unless otherwise specified.

4. All dimensions are in inches unless otherwise specified.

5. All dimensions are in inches unless otherwise specified.

6. All dimensions are in inches unless otherwise specified.

7. All dimensions are in inches unless otherwise specified.

8. All dimensions are in inches unless otherwise specified.

9. All dimensions are in inches unless otherwise specified.

10. All dimensions are in inches unless otherwise specified.

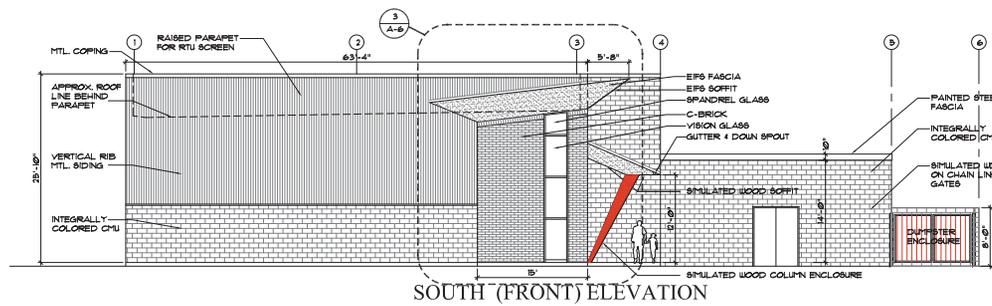
**Manufacturer Information**

LITHONIA LIGHTING      COMMERCIAL OUTDOOR      One Lithonia Way • Conley, Georgia 30124 • Phone: 1-800-765-5555 • www.lithonia.com

© 2019 2021 Acuity Brands Lighting, Inc. All rights reserved.      WDGE2 LED      Rev. 09/2024

**Plan View**  
 Scale - 1" = 25ft



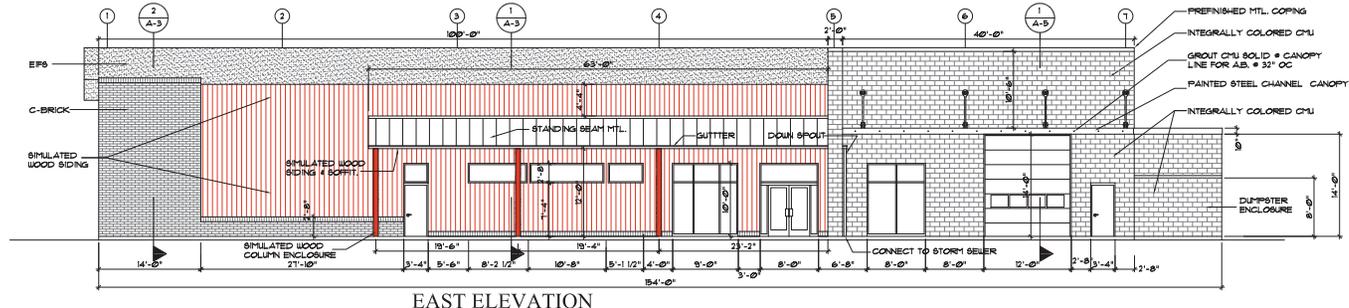


SOUTH (FRONT) ELEVATION

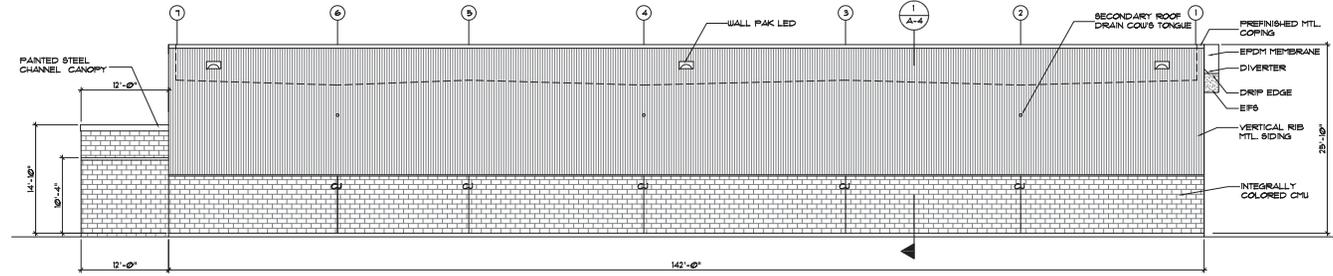
Facade Region 3	ALLOWED (Region 3)	SOUTH (FRONT)	EAST	WEST	NORTH				
C-Brick	75%	236	10.3%	414	12.6%	0	0.0%	0	0.0%
Integrally Colored CMU	75%	981	43.0%	734	22.3%	1,112	30.6%	1,456	60.7%
Simulated Wood Panelled Siding (Niche/Vintage Wood, or similar) (Includes dumpster doors column enclosures)	25%	82	3.6%	1,149	34.8%	5	0.1%	0	0.0%
Vertical Metal Siding	50%	832	36.4%	0	0.0%	2,461	67.6%	873	36.4%
Flat Metal (Coping, Painted Steel Canopy & Gutters)	50%	62	2.7%	90	2.7%	96	1.5%	70	2.9%
Standing Seam Roof	75%	0	0.0%	410	12.4%	0	0.0%	0	0.0%
EFS	25%	91	4.0%	501	15.2%	5	0.1%	0	0.0%
TOTAL		2,283	100.0%	3,286	100.0%	3,638	100.0%	2,958	100.0%

Section 9 Waiver is required for a the average of Vertical Metal Siding on the west facade (67.6 - 50 = 17.6%) and the average of Simulated Wood on the east facade (34.8 - 25 = 9.8%).

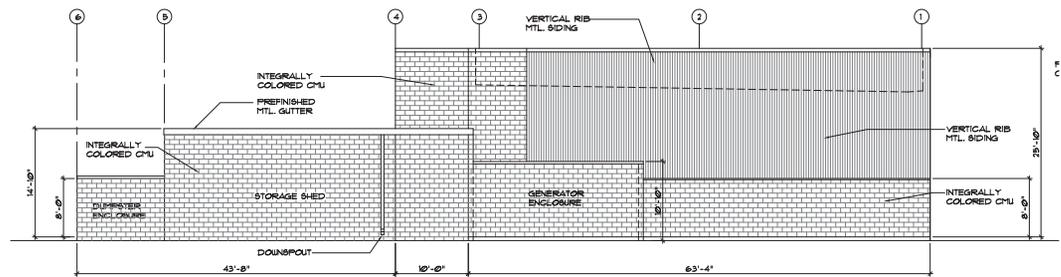
REVISED 2/21/26



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

www.BJFA.com  
 Dave Caddes Road  
 14000 S. W. 146th Ave.  
 Suite 1000, Miramar, FL 33187  
 (305) 666-1111  
 DAVE@BJFA.COM  
 DAVID@BJFA.COM  
 A ECHLE LLC

INNOVATIVE RESEARCH  
 46460 Peary Ct., Novi MI 48377

ELEVATIONS

Scale  
 1/8"=1'-0"

Date  
 2/21/26

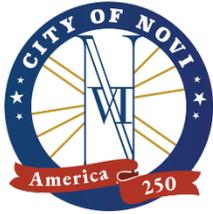
Sheet No.  
 A-8

75% CD'S



## PLANNING REVIEW

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# PLANNING REVIEW

Innovative Research  
 JSP26-05  
 March 3, 2026

## PETITIONER

Innovative Research | Donna Schelby, CEO

## REVIEW TYPE

Preliminary Site Plan

## PROPERTY CHARACTERISTICS

<b>Section</b>	26	
<b>Site Location</b>	46460 Peary Court	
<b>Parcel ID</b>	50-22-04-378-018	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	I-1: Light Industrial	
<b>Adjoining Zoning</b>	North	I-1: Light Industrial
	East	I-1: Light Industrial
	South	I-1: Light Industrial
	West	I-1: Light Industrial
<b>Current Site Use</b>	Vacant	
<b>Adjoining Uses</b>	North	Vacant (designated as park)
	East	Light industrial use
	South	Light industrial use
	West	Light industrial use
<b>Site Size</b>	0.97 Acres	
<b>Plan Date</b>	1/27/26	

## PROJECT SUMMARY

The applicant proposes to construct an approximately 9,000 square foot one-story building for biotechnical research on a vacant lot within the Beck North Corporate Park (Unit 25). The proposed building will be located to the west of the applicant's adjacent existing facility at 46430 Peary Court and will serve to expand current operations. Approximately 2,000 square feet of the building will be constructed as "white box" space, to allow for future build out as operational needs arise.

Site access will be provided from Peary Court, with a connection to the existing stub road on the applicant's adjacent property. This will require removal and replacement of existing pavement and curb improvements on the adjacent site. The east elevation of the building will include a 12-foot wide overhead door and nine parking spaces.

## RECOMMENDATION

Engineering is **not recommending approval** of the Preliminary Site Plan at this time. Preliminary Site Plan approval is contingent upon the applicant addressing Stormwater Management comments in the Engineering review letter, with additional items to be addressed in the Final Site Plan submittal.

All other reviewers **recommend approval** of the Preliminary Site Plan, subject to Planning Commission approval and the applicant's incorporation of the items identified below and in the attached review

letters into the Final Site Plan submittal. Please submit a response letter addressing all comments from all review letters in a revised submittal.

## ORDINANCE REQUIREMENTS

---

This project has been reviewed for compliance 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 ordinance, as noted. The plans demonstrate general compliance with these requirements. Please address the items below, as well as any comments in the individual review letters, in the next submittal.

1. Off-Street Parking in Front Yard (Section 3.6.2.E) and Off-street Parking in Side and Rear Yards (Section 3.6.2.F): The Ordinance permits parking in the side and rear yards. Parking is proposed in the front yard setback. **A Zoning Board of Appeals variance will be required for parking in the front yard.**
2. Wetland/Watercourse Setback (Section 3.6.2.M): A wetland and watercourse setback shall be maintained in all districts in accordance with Section 3.6.2.M. While no wetland impacts are proposed, it appears that grading will occur within the required 25-foot setback. The 25-foot setback area should be clearly identified on the plans. A Wetland Buffer Authorization is required.
3. Woodland Protection (Code of Ordinances, Chapter 37): The site plan indicates impacts to protected woodland trees on site. The boundary of the existing conservation easement should be added to the plans. **A Woodland Permit is required to perform construction on any site containing regulated woodlands.** Refer to the Woodland review letter for additional information.
4. Façade Waiver (Section 5.15.9):  
As proposed, the design exceeds the maximum allowable façade material percentages established by the Ordinance:
  - The percentage of vertical metal rib siding on the west elevation exceeds the permitted maximum (50% allowed, 67.6% proposed)
  - The percentage of simulated wood patterned siding on the east elevation exceeds the permitted maximum (25% allowed, 34.8% proposed)As proposed, the design requires a Section 9 Façade Waiver. Refer to the Façade letter for additional information. **The Section 9 Façade Waiver will be subject to review and approval by the Planning Commission.**
5. Dumpster Enclosure (Article II, Division 8, Section 21-145 (c)): All refuse bins must be enclosed or screened from public view. **Please provide dumpster enclosure details to meet ordinance standards.**
6. Exterior Lighting – Color Spectrum Management (Section 5.7.3.F): All permanent lighting installations in nonresidential zoning districts shall have a minimum Color Rendering Index (CRI) of 70 and Correlated Color Temperature (CCT) of no greater than 3000 Kelvin (K). Proposed fixtures indicate a CRI of 80 and CCT of 4000K. **Please revise CCT to meet ordinance standards.**
7. Bicycle Parking Lot Layout (Section 5.16.5.A): All bicycle parking spaces are required to be paved; layout of bicycle parking facilities shall be in accordance with minimum requirements. **Please provide layout dimensions per the illustration in Section 5.16.6.**
8. Planning Chart: The Planning Review Chart provides additional comments and requests clarification for certain items. Please address these items in addition to the comments provided in this letter.

## OTHER REVIEWS

---

- Engineering Review: Preliminary Site Plan **approval not recommended**. See attached Engineering review for details.

- Landscape Review: Preliminary Site Plan **approval recommended**. See attached Landscape review for details.
- Woodland Review: Preliminary Site Plan **approval recommended**. See attached Woodland review for details.
- Wetland Review: Preliminary Site Plan **approval recommended**. See attached Wetland review for details.
- Traffic Review: Preliminary Site Plan **approval recommended**. See attached Traffic review for details.
- Façade Review: Preliminary Site Plan **approval recommended**. A Section 9 Façade Waiver is required for the overage of vertical ribbed metal siding and simulated wood patterned siding. See attached Façade review for details.
- Fire Review: Preliminary Site Plan **approval recommended**. See attached Fire review letter for details.

### **NEXT STEP: RESPONSE LETTER**

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Engineering is currently not recommending approval of the Preliminary Site Plan and is requesting additional information.

Please provide a response letter addressing Engineering comments for reconsideration of approval of the Preliminary Site Plan, as well as addressing all comments provided in all review letters for Planning Commission consideration.

### **NEXT STEP: PLANNING COMMISSION MEETING**

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As all reviewers are recommending approval of the Preliminary Site Plan, the project will be scheduled to appear before the Planning Commission on March 11, 2026. Please submit the following by March 5, 2026 for Planning Commission consideration:

1. Site Plan submittal in PDF format (maximum of 10MB) **NO CHANGES MADE**
2. A response letter addressing ALL comments from ALL review letters and a request for waivers/ variances as you see fit.
3. A color rendering of the Site Plan (to be used for Planning Commission presentation)
4. A façade sample board as provided in Section 5.15.4.D

### **FUTURE STEP: ZONING BOARD OF APPEALS**

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Any variances required shall be requested from the Zoning Board of Appeals (ZBA) prior to the submittal of the Final Site Plan. The ZBA meets on the 2<sup>nd</sup> Tuesday of each month. To request to appear before the ZBA, an application must be submitted by the first business day of the month for the following month's meeting. ZBA applications should be submitted to Megan Nardone at [mnardone@cityofnovi.org](mailto:mnardone@cityofnovi.org).

[Dimensional Variance Zoning Board of Appeals Application Packet](#)

### **FUTURE STEP: FINAL SITE PLAN SUBMITTAL**

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Upon approval by the Planning Commission, the following should be submitted for Final Site Plan review and approval:

1. [Final Site Plan Submittal Form](#)
2. [Final Site Plan Checklist](#)
3. Seven copies of Final Site Plan addressing all comments from Preliminary reviews
4. Response letter - **address all comments and refer to sheet numbers where the change is reflected**
5. Engineering Cost Estimate – an itemized 8.5"x11" estimate including sanitary sewer, watermain, storm sewer, paving and grading costs (not to include soil erosion or demolition costs.)
6. Landscape Cost Estimate – an itemized 8.5"x11" estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn.
7. Drafts of any legal documents required (note that off-site easements need to be executed, and any on-site easements need to be submitted in draft form before stamping sets will be stamped).

### **FUTURE STEP: ELECTRONIC STAMPING SET REVIEW AND RESPONSE LETTER**

---

Following Final Site Plan approval, revised plans that address all comments from the review letters should be submitted electronically for informal review and approval prior to the submission of Stamping Sets. A letter prepared by the applicant or their representative is to be submitted with the electronic stamping set. This letter should address all comments in all review letters and associated charts and **refer to sheet numbers where the change is reflected.**

### **FUTURE STEP: STAMPING SET APPROVAL**

---

Stamping sets will be required for this project. Following approval of the electronic stamping set from City staff, the applicant should submit **9 – 24" x 36" sets of plans with signature and seals on each sheet (seal may be electronic)**, to the Community Development Department for Final Stamping Set approval.

### **FUTURE STEP: PRE-CONSTRUCTION MEETING**

---

**A Pre-Construction (Pre-Con) meeting is required for this project and must take place prior to the start of any work on the site.** Pre-Construction meetings, held with the applicant's contractor and the City's consulting engineer, are typically scheduled after Stamping Sets have been issued.

There are a variety of requirements, fees, and permits that must be issued before a Pre-Con can be held, so it is recommended that the applicant begins working with Community Development Department Building Coordinator Sarah Marchioni as soon as Final Site Plan approval is granted. Sarah can be reached at (248)347-0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org). Any questions regarding the Pre-Con process or associated checklist should be directed to Sarah.

### **FUTURE STEP: BUILDING PERMITS AND REVIEW**

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Building permits will be required for this project. Please contact the Building Department at (248)347-0415 to determine what is required.

### **CHAPTER 26.5**

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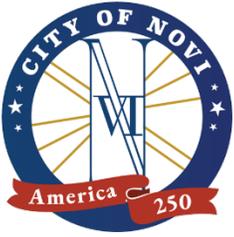
Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects to be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at (248)347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If you have any questions concerning the above review or the process in general, please do not hesitate to contact me at (248) 347-0483 or [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org).



---

Diana Shanahan, Planner



## PLANNING REVIEW CHART: I-1 Light Industrial

**Review Date:** March 3, 2026  
**Review Type:** Preliminary Site Plan Review  
**Project Name:** **JSP26-05 Innovative Research** (46460 Peary Ct)  
**Plan Date:** January 27, 2026  
**Prepared By:** Diana Shanahan, Planner [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org) (248) 347-0483

### NOTES

- This chart serves as a working summary and is not intended to replace any Ordinance, requirement, or standard of the City of Novi.
- References to relevant ordinance sections are indicated in parenthesis. Please refer to the [City of Novi Ordinance](#) for complete details.
- Comments highlighted in **bold** must be addressed prior to the approval of the Preliminary Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted June 25, 2025)</i>	Industrial/Office	Industrial/Office	Yes	
<b>Zoning</b> <i>(Effective Jan. 8, 2015)</i>	I-1: Light Industrial	I-1: Light Industrial	Yes	
<b>Uses Permitted</b> <i>(Section 3.1.18)</i>	B: Principal Permitted Uses C: Special Land Uses	Industrial building, research and development	Yes	
<b>Height, Bulk, Density, and Area Limitations</b>				
<b>Building Height</b> <i>(Section 3.1.18.D)</i>	Maximum 40 feet	25'-10"	Yes	
<b>Frontage on a Public Street</b> <i>(Section 5.12)</i>	Frontage on a public street is required	Frontage on Peary Drive	Yes	
<b>Access to a Major Thoroughfare</b> <i>(Section 5.13)</i>	Vehicular access must be provided via a major thoroughfare or service drive, unless the connection is to a street with nonresidential or non-single family uses and the City determines that the alternate access improves traffic safety	Access via Hudson Drive	Yes	
<b>District Required Conditions: Light Industrial</b> <i>(Section 3.14)</i>				
<b>Retail Sales</b> <i>(Section 3.14.2)</i>	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	No retail sales proposed	Yes	
<b>Maximum Height</b> <i>(Section 3.14.5.C)</i>	The maximum height of any building constructed adjacent to a residential district shall be 25 ft,	Not adjacent to residential	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	except where there is a street, road, highway or freeway between said lot or site and the abutting residential district			
<b>Adjacent to Residential</b> (Section 3.14.5.E)	I-1 districts adjacent to residential districts require an earth berm and plantings. The Planning Commission may waive or modify the requirements for a berm or wall when adjacent to a woodland	Not adjacent to residential	Yes	
<b>Building Setbacks</b> (Section 3.1.18.D)				
Front (south)	40 ft	41.83 ft	Yes	
Side (east)	20 ft	64.02 ft	Yes	
Side (west)	20 ft	20 ft	Yes	
Rear (north)	20 ft	86.87 ft	Yes	
<b>Parking Setback</b> (Section 3.1.18.D refer to applicable notes in Section 3.6.2)				
Front (south)	Not permitted*	25 ft	Yes	*See Off-Street Parking in Front Yard (Section 3.6.2.E) below  Verify front, west, and north dimensions
Side (east)	10 ft	10.12 ft	Yes	
Side (west)	10 ft	165 ft	Yes	
Rear (north)	10 ft	115 ft	Yes	
<b>Notes to District Standards</b> (Section 3.6.2)				
<b>Exterior Side Yard Setbacks</b> (Section 3.6.2.C)	Exterior side yards abutting a street must meet the front yard setback requirements of their zoning district. All front yard regulations apply. Additionally, where a non-residential district abuts a residential district, the exterior side yard setback must be at least the residential district's front yard minimum, or greater if required by the nonresidential district.	No exterior side yards	N/A	
<b>Minimum Lot Area and Width / Maximum Lot Coverage</b> (Section 3.6.2.D)	Minimum lot area and width, and maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback			

Item	Required Code	Proposed	Meets Code	Comments
	or usable open space requirements.			
<b>Off-Street Parking in Front Yard</b> <i>(Section 3.6.2.E)</i>  For OSC, I-1, and I-2 districts, parking is allowed in the front yard if:	i. It serves a development of at least 2 acres	0.97 acres	No	<b>A ZBA Variance will be required for parking in the front yard setback</b>  <b>Required front yard setback is 40'</b>
	ii. It does not extend into the minimum required front yard setback		N/A	
	iii. It does not occupy more than 50% of area between the minimum front yard setback and the building setback		N/A	
	iv. It is screened from all public rights-of-way by a brick wall, or 2½ ft high landscaped berm		N/A	
	v. Planning Commission finds the parking area and lighting compatible with surrounding development		N/A	
<b>Off-Street Parking in Side and Rear Yards</b> <i>(Section 3.6.2.F)</i>	Off-street parking shall be permitted within the side and rear yards. Provisions apply when abutting residential.	Parking proposed in front yard	Yes	<b>A ZBA Variance will be required for parking in the front yard setback</b>
<b>Yard Setbacks</b> <i>(Section 3.6.2.H)</i>	If an I-1 or I-2 use borders a residential district without a separating street, the building must be set back at least 5 feet per foot of height or 100 feet, whichever is greater	Does not border residential	N/A	
<b>Wetland/ Watercourse Setback</b> <i>(Section 3.6.2.M)</i>	There shall be maintained in all districts a wetland and watercourse setback. Refer to Section 3.6.2	No wetlands are proposed to be impacted on site	TBD	Wetland Buffer Authorization required
<b>Additional Height</b> <i>(Section 3.6.2.O)</i>	Buildings on properties within 1,200 ft of a freeway and not next to residential districts may reach 65 ft, with setbacks increased by 2 ft for every foot over the district height limit. Applies in I-1 and I-2 districts only to offices, R&D, and data/computer centers without major manufacturing or warehousing	No additional height proposed	N/A	

Item	Required Code	Proposed	Meets Code	Comments
<b>Parking Setback Screening</b> <i>(Section 3.6.2.P)</i>	Required parking setback area shall be landscaped per Section 5.5.3	Complies	Yes	
	Where a side or rear yard abuts a residential district, requirements for a screening wall or berm apply per Section 5.5.3.A	Site does not abut residential	N/A	
<b>Modification of Setback Requirements</b> <i>(Section 3.6.2.Q)</i>	The Planning Commission may modify parking setback requirements based on its determination	No setback modifications requested	N/A	
<b>Parking and Loading Requirements</b> <i>(Section 5.12)</i>				
<b>Warehouses and wholesale establishments and related accessory offices</b> <i>(Section 5.2.12.E)</i>	One space for each 700 sq ft of usable floor area  8,993 sf x 0.70 UFA = 6,295  Required parking = 6,295 sq ft / 700 = 9 spaces	9 spaces	Yes	
<b>Parking Space Dimensions and Maneuvering Lanes</b> <i>(Section 5.3.2)</i>  <i>(Section 5.5.3.C.ii.i)</i>	- 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 ft x 17 ft 90° parking spaces with 4" bumper block  24 ft drive aisle	Yes	
<b>Parking Stall Located Adjacent to a Parking Lot Entrance</b> (public or private) <i>(Section 5.3.13)</i>	No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer.	Complies	Yes	
<b>End Islands</b> <i>(Section 5.3.12)</i>	- End islands with raised curbs and landscaping are required at end of all parking bays that abut traffic circulation aisles - End islands shall generally be at least 10' wide, have a 15' major radius, a 2' minor radius, and be constructed 3' shorter than the adjacent parking stall		No	<b>End islands should conform to the City standards</b>  <b>Refer to Engineering and Traffic review letters</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Barrier Free Spaces</b> <i>Barrier Free Code (2012 Michigan Building Code)</i>	For 1-25 parking spaces provided in a parking lot, 1 accessible parking space is required	1 accessible space provided	Yes	
	For every six or fraction of six accessible parking spaces, at least one shall be van-accessible	1 van accessible space provided	Yes	
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	Van accessible: - 8 ft wide with an 8 ft wide access aisle (preferred) – or – - 11 ft wide with a 5 ft wide access aisle  Standard accessible: - 8 ft wide with a 5 ft wide access aisle	1 - 8 ft wide space with an 8 ft wide access aisle	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space	Sign indicated	Yes	<b>Refer to traffic review letter for MMUTCD sign requirements</b>
<b>Off-Street Loading and Unloading</b> <i>(Section 5.4)</i>	Required on all premises where receipt or distribution of materials or merchandise occurs, space shall be adequate for standing, loading/unloading, separate from parking areas	Loading zone located in rear yard (adjacent to building directly in front of overhead doors)	Yes	<b>Dimension loading zone, add hatched pavement markings, and/or a “No Parking” sign</b>  <b>Refer to traffic review letter</b>
<b>Location of Loading and Unloading</b> <i>(Section 5.4.3)</i>	In I districts, all loading and unloading operations shall be conducted in the rear yard, except: A. When abutting a residential district, in which case, Section 3.14.5 shall apply B. When an interior side yard is adjacent to an I district, then loading and unloading may be conducted in an interior side yard when located near the rear of the building	Loading zone located in rear yard (adjacent to building directly in front of overhead doors)	Yes	
<b>Sidewalk Requirements</b>				
<b>Chapter 11 - Article XI. Off-Road Non-Motorized Facilities</b>	6 ft wide concrete sidewalk is required	No sidewalks exist in the industrial park site, existing condition	N/A	

Item	Required Code	Proposed	Meets Code	Comments
<b>Pedestrian Connectivity</b>	Assure safety and convenience of vehicular and pedestrian traffic both within the site and in relation to access streets	Appears to comply	Yes	
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot	Complies	Yes	
<b>Bicycle Parking Requirements (Section 5.16)</b>				
<b>Minimum Number of Bicycle Spaces (Section 5.16.1)</b>	2 spaces	2 spaces	Yes	
<b>Bicycle Parking Location (Section 5.16.1.E)</b>	No farther than 120' from the entrance being served	Complies	Yes	
<b>Bicycle Parking - Multiple Locations (Section 5.16.1.F)</b>	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be in multiple locations	The building does not have multiple entrances	N/A	
<b>Bicycle Parking Lot Layout (Section 5.16.5.A)</b>	- Maneuvering lane width: 4' - Parking space depth: 32" - Parking space width: 7' - One tier width: 11' - Two tier width: 18'	Layout not indicated	TBD	<b>Please provide bicycle parking layout to meet ordinance standards</b>
<b>Bicycle Parking Facility Layout (Section 5.16.5.B)</b>	Spaces to be paved	Complies	Yes	
	Bike rack shall be inverted "U" design	Complies	Yes	
	Minimum 3 ft in height	Complies	Yes	
<b>Bicycle Parking Accessibility (Section 5.16.5.C)</b>	All bicycle parking shall be accessible from adjacent street(s) and pathway(s) via a minimum 6 ft wide paved route	Accessible from Peary Ct via driveway	Yes	6' wide sidewalk along access drive not required  Refer to Engineering review letter
<b>Accessory Uses (Section 4.19)</b>				
<b>Accessory Buildings (Section 4.19.1.B)</b>	Not located in any required front yard or any required exterior side yard	384' detached unheated storage building proposed in rear yard	Yes	
<b>Accessory Buildings Floor Area (Section 4.19.1.C)</b>	The total floor area of all accessory buildings shall not occupy more than 25% of required rear yard	Complies	Yes	
<b>Detached Accessory Buildings (Section 4.19.1.G)</b>	A detached accessory building shall not be located closer than 10 ft to any main building and	Detached storage enclosure located 10 ft from main building, complies with lot line	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	shall not be located closer than 6 ft to any interior side lot or rear lot line	location requirements		
<b>Accessory Buildings Design Standards</b> <i>(Section 4.19.1.L)</i>	All attached and detached accessory buildings over 200 sq ft shall be designed and constructed of materials and architecture compatible with the principal structure, with a minimum roof pitch of 3/12 and overhangs of no less than 6"	Detached storage enclosure matches main building  Roof pitch and overhang not indicated	TBD	<b>Indicate roof pitch and overhang dimension</b>
<b>Dumpster</b> <i>(Section 4.19.2.F)</i>	Located in rear yard or interior side yard in case of double frontage	12' x 12' dumpster located in rear yard	Yes	
	Attached to the building or no closer than 10 ft from building if detached	Approximately 41'-8" from building	Yes	
	Not to be located in parking setback	Complies	Yes	
	If no setback, then not any closer than 10 ft, from property line	Approximately 10.1' from property line	Yes	
	As far away from barrier free spaces as possible	Complies	Yes	
<b>Dumpster Enclosure</b> <i>(Section 21-145. (c))</i>	Screening shall consist of a wall or fence 1 ft higher than height of refuse bin, and no less than 5 ft on three sides		TBD	<b>Provide details in next submittal</b>
	Posts or bumpers provided within the enclosure to protect from damage of refuse bin		TBD	<b>Provide details in next submittal</b>
	Inside dimensions shall permit adequate access as well as completely enclose bins		TBD	<b>Provide details in next submittal</b>
	Screening materials: Masonry, wood or evergreen shrubbery	Brick enclosure proposed to match adjacent building	TBD	<b>Provide details in next submittal</b>
<b>Equipment Requirements</b>				
<b>Roof Top Equipment and Wall Mounted Utility Equipment</b>	All roof top equipment must be screened from view. All wall mounted	Screening is proposed for all mechanical equipment	Yes	<b>Indicate mechanical equipment in next submittal</b>

Item	Required Code	Proposed	Meets Code	Comments
(Section 4.19.2.E.i)	utility equipment must be enclosed and integrated into the design and color of the building			
<b>Roof Top Appurtenances Screening</b> (Section 4.19.2.E.ii)	Rooftop equipment may not exceed the district height limit unless set back 5 ft per ft of excess height, with a maximum 5-ft extension. Equipment to be screened and hidden from streets and neighboring properties	Screening is proposed for all mechanical equipment	Yes	<b>Indicate screening in next submittal</b>
<b>Lighting and Photometric Plan (Section 5.7)</b>				
<b>Exterior Lighting Plan</b> (Section 5.7.2.A.i)	A site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Photometric plan provided	TBD	
<b>Photometric Plan</b> (Section 5.7.2.A.ii)	Provide a photometric plan illustrating the levels of illumination at ground level accounting for all light sources that impact the subject site. Include specifications for all proposed and existing lighting fixtures.	Photometric plan provided  4 wall scones proposed on east elevation  No new light poles are proposed	Yes	
<b>Building Lighting</b> (Section 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.	4 wall scones proposed	TBD	Indicate wall mounted fixtures over entry door and overhead doors on elevations
<b>Maximum Height</b> (Section 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft where adjacent to residential districts or uses)	Wall scones mounted at 15 ft	Yes	
<b>Electrical Service</b> (Section 5.7.3.B)	Electrical service to light fixtures must be underground	Not indicated	TBD	<b>Add note to plan</b>
<b>Flashing Light</b> (Section 5.7.3.C)	No flashing light permitted	None proposed	TBD	<b>Add note to plan</b>
<b>Glare Control</b> (Section 5.7.3.D)	Shall be accomplished through the proper selection and application of lighting equipment.		TBD	<b>Indicate any glare control devices</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Outdoor Lighting: Average Light Levels</b> (Section 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 foot-candles	Appears to comply	Yes	
<b>Color Spectrum Management</b> (Section 5.7.3.F)	Non-Res and Multifamily: For all permanent lighting installations - minimum Color Rendering Index (CRI) of 70 and Correlated Color Temperature (CCT) of no greater than 3000K	CCT: 4000K CRI: 80	No	<b>Please revise CCT to meet ordinance requirements</b>
<b>After Hours Lighting</b> (Section 5.7.3.G)	Only necessary lighting for security purposes shall be permitted after hours.	None indicated	TBD	<b>Indicate any after hours lighting</b>
<b>Indoor Lighting</b> (Section 5.7.3.H)	Shall not be the source of exterior glare or spillover	None indicated	Yes	
<b>Security Lighting</b> (Section 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 so that light is not cast toward adjacent properties or streets or unnecessarily transmitted into the night sky - Building mounted fixtures designed to illuminate the facade are preferred	Complies	Yes	
<b>Parking Lot Lighting</b> (Section 5.7.3.J)	Design to provide minimum illumination necessary to ensure adequate vision and comfort in parking areas. Use full cut-off fixtures to prevent glare.	Complies	Yes	
<b>Minimum Illumination Levels (foot-candles)</b> (Section 5.7.3.L)	Parking areas:	0.2 min	Complies	Yes
	Loading and unloading areas:	0.4 min	Complies	Yes
	Walkways:	0.2 min	Complies	Yes
	Building entrances, frequent use:	1.0 min	Complies	Yes
	Building entrances, infrequent use:	0.2 min	Complies	Yes
<b>Maximum Illumination Adjacent to Non-Residential</b> (Section 5.7.3.L)	Where a site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot-candle	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Building Code and Other Design Standard Requirements</b>				
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Indicated	Yes	
<b>General Layout and Dimension of Proposed Physical Improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq ft), location of proposed parking and parking layout, streets, drives, indicate sq ft of pavement area (indicate public or private).		TBD	<p><b>Add Novi project number to cover sheet: JSP26-05</b></p> <p><b>Update date under Zoning Information on Sheet C-1.0 to include "Amended through June 6, 2025"</b></p> <p><b>Refer to all review letters for more information</b></p>
<b>Community Impact Statement</b>	<ul style="list-style-type: none"> <li>- All non-residential projects &gt; 30 acres for permitted use</li> <li>- All non-residential &gt; 10 acres for special land use</li> <li>- All residential &gt; 150 units</li> </ul>		N/A	Community Impact Statement not required, does not meet acreage requirements
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of proposed building and site improvements</li> <li>- Number of anticipated jobs created (during construction and after building is occupied)</li> </ul>		N/A	
<b>Development/ Business Sign</b>	Signage, if proposed, requires a permit		TBD	For permit information, contact Ordinance at (248) 735-5678
<b>Project and Street Naming</b>	Approval by the Project and Street Naming Committee		N/A	Not required

## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

March 6, 2026

## Engineering Review

Innovative Research  
JSP26-0005

### APPLICANT

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Innovative Research

### REVIEW TYPE

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Preliminary Site Plan

### PROPERTY CHARACTERISTICS

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- Site Location: 46460 Peary Court (East of Hudson Drive, North of Peary Court)
- Site Size: 0.97 acres
- Plan Date: 01/27/2026
- Design Engineer: Mega Engineering

### PROJECT SUMMARY

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- Construction of an approximately 8,993 square-foot industrial building and associated parking. Site access would be provided via Peary Court.
- Domestic water service would be provided by a 2-inch lead from the existing 8-inch water main along the north side of Peary Court.
- Sanitary sewer service would be provided by a 6-inch lead from the existing sanitary sewer stub along the north side of Peary Court.
- Storm water would be collected by a single storm sewer collection system and discharged to an existing off-site sedimentation basin designed for Beck North Corporate Park.

### RECOMMENDATION

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Approval of the Preliminary Site Plan is **recommended**. At this time, the plans meet the general requirements of [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#). The following items must be addressed prior to Final Site Plan submittal:

## COMMENTS

1. Provide a minimum of two ties to established section or quarter section corners.
2. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, refer to [City of Novi Survey Benchmarks Arch Map](#).
3. Show a hatched area on relevant sheets representing the cross-access easement from the Peary Court entrance to the secondary connection to the adjoining property.
4. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
5. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
6. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from water main and storm sewer and 10-foot horizontal separation from sanitary sewer. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
7. A [Right-of-Way Permit](#) will be required from the City of Novi.
8. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).

## WATER MAIN

9. Note that the City will tap the existing water main for the proposed water service lead.

## IRRIGATION

10. Indicate on the site plan whether irrigation is proposed. If so, include containment notes on irrigation sheets.

## SANITARY SEWER

11. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot-wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
  - a. Label the existing right-of-way to determine where the proposed monitoring manhole lies.
12. Label the size of the sanitary sewer that stubs on the south side of the property.

### **STORM SEWER**

13. All storm pipes accepting **surface** drainage shall be **12-inch or larger** and not HDPE. Currently, the storm water collection pipe does not meet this standard. Resize proposed storm sewer pipe accordingly.

### **STORM WATER MANAGEMENT PLAN**

14. The Storm Water Management Plan (SWMP) for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the **Engineering Design Manual (updated Jan 31, 2024)**.
15. The City sent a letter to the Beck North Corporate Park-Novu Condominium Association on March 15, 2024 regarding the lack of maintenance of on-site stormwater basins (see attached). The sedimentation basin that this development proposes to ultimately discharge to is one of the basins mentioned in this letter as needing maintenance. The applicant has been in contact with the Association who assures the City that the maintenance work requested will be completed. Provide an updated response letter stating that the maintenance will be completed before the Innovative Research building requests TCO. TCO will not be issued until the off-site basin is functioning as it was designed. Fees will be collected for the City's engineering consultant to inspect the basin maintenance.
16. Per the City of Novi's MS4 permit, make sure the site plan includes the following:
  - a. Change in impervious area
  - b. Greenspace c-factor based on soil type (see [Oakland County Stormwater Standards](#))
17. Provide a pretreatment structure or oil/gas separator prior to stormwater discharging off-site. For a mechanical treatment unit, the SWMP should include the manufacturer's details and sizing calculations on the plans. Provide drainage area and runoff coefficient calculations specific to the area tributary to the treatment structure. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr).
  - a. If proposed, the pretreatment structure shall limit the concentration of Total Suspended Solids (TSS) to 80% based on the 110-micron particle size. The NJDEP standard of 50% removal is also allowable, as it is for the target median particle size of 75-microns.
  - b. If proposed, the oil/gas separator shall meet the City's standard provided in the City Standard Storm Sewer detail sheets.
18. An off-site storm sewer and drainage easement will be required from the property line to the catch basin being connected to as well as over the area that the developing property sheet flows to the eastern property.

### **PAVING & GRADING**

19. The sidewalk to Peary Court should stub at the right-of-way line since there is no receiving sidewalk on the other side of the court.
20. Add the maximum 2-percent cross-slope to the sidewalk detail or refer to the City standard sidewalk detail.

21. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
22. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
23. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls by adding additional spot grades. All barrier-free stalls shall comply with Michigan Barrier-Free regulations.
24. 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.
25. Revise the on-site asphalt pavement cross-section to 1.5 inches of MDOT 5EML/5EMH on 2.5 inches of MDOT 3C/4EML on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
26. The concrete dumpster pad shall extend 10 feet beyond the enclosure.
27. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 5-18 Figure 5.3.12 of the [Zoning ordinance](#) (See Figure 5.3.12, i.e. 2' minor radius, 15' major radius, minimum 10' wide, 3' shorter than adjacent 19' stall).
  - a. Ensure the end island still meets the City's standards when the two lone parking stalls are relocated.
28. Provide the standard MDOT detail 'M' approach at the Peary Court driveway.

#### **SOIL EROSION & SEDIMENT CONTROL**

29. 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.

#### **OFF-SITE EASEMENTS**

30. Any off-site utility easements anticipated must be executed **prior to Stamping Set Approval**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.
  - a. Off-Site Title Policy
  - b. Off-Site [Storm Sewer and Drainage Easement](#) for drainage via sheet flow and storm sewer to the property to the east.

- c. Off-Site [Cross-Access Easement](#) for the connection to the existing parking lot to the east.

#### **THE FOLLOWING MUST BE SUBMITTED WITH THE NEXT SUBMITTAL:**

31. A letter from either the applicant or the applicant's engineer must be submitted with the next submittal 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.**
32. 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).

#### **REQUIRED LEGAL DOCUMENTS**

The following must be submitted with the Stamping Set: All documents must be submitted together as a package with the Stamping Set submittal with the [legal review transmittal form](#) that is attached to this review letter. Partial submittals will **not** be accepted. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under [Forms and Permits](#)).

33. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
34. A draft copy of the 20-foot-wide [Sanitary Sewer Monitoring Manhole Access Easement](#) onsite must be submitted to the Community Development Department.
35. Executed copies of approved off-site utility easements must be submitted.

#### **THE FOLLOWING MUST BE ADDRESSED PRIOR TO CONSTRUCTION**

36. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
37. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.

38. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
39. Construction inspection fees must be paid to the Community Development Department. **\*\*fees are subject to change.**
40. Off-Site Legal language review fees in the amount of **\$1,725.00** must be paid to the Community Development Department. **(ONLY FOR OFF-SITE DOCUMENTS)**
41. Off-Site Legal exhibit review fees in the amount of **\$1,320.00** must be paid to the Community Development Department. **(ONLY FOR OFF-SITE DOCUMENTS)**
42. Legal escrow fees must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents. **\*\*fees are subject to change.**
43. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.
44. A storm water performance guarantee equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
45. A storm water basin inspection fee will be collected for the City's engineering consultant to inspect the off-site basin maintenance.
46. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.
47. A street sign financial guarantee in the amount of \$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
48. A traffic control inspection fee must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
49. A [Soil Erosion Control Permit](#) must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
50. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the city website ([Right-of-Way Permit Application](#)) and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details, and plan sheets applicable to the permit only.

**PRIOR TO SUBMITTING STAMPING SETS**, the Applicant should submit the Electronic Stamping set to Planning for review, if any changes are proposed after Electronic Stamping set approval applicant must submit revised sheets for review and approval.

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 Kate Purpura at (248) 735-5643 or email at [kpurpura@cityofnovi.org](mailto:kpurpura@cityofnovi.org) with any questions.

  
\_\_\_\_\_  
Kate Purpura, EIT  
Project Engineer

cc: Diana Shanahan, Community Development  
Angela Sosnowski, Community Development  
Stacey Choi, Planning Assistant  
Humna Anjum, Engineering  
Ben Croy, City Engineer



# ENGINEERING LEGAL REVIEW TRANSMITTAL

*(Include the Transmittal with every submittal)*

- Off-Site     On-Site  
 First Draft     Revised     Notarized

<b>CITY USE ONLY</b>	
Date Received:	
PL #:	PSC #:
26-0006	26-004

**PROJECT INFORMATION:** *(To be filled by Staff)*

Site Plan No:	JSP26-0005	Staff Engineer:	Kate Purpura
Project Name:	Innovative Research		
Site Add./Parcel ID:	46460 Peary Court		

<b>Legal Invoice Paid:</b>	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Jurisdiction:</b>	
<input checked="" type="checkbox"/> Local	<input type="checkbox"/> RCOC

**PRIMARY CONTACT INFORMATION:** *(To be filled by Applicant)*

Contact Name:	Phone:
Company:	Email:
Contact Address:	

**INITIAL AND REVISED DRAFT DOCUMENT SUBMITTAL INSTRUCTIONS:**

- Digital copies are accepted via e-mail for initial and revised drafts. E-mail: [schoi@cityofnovi.org](mailto:schoi@cityofnovi.org)
- Submit and label each document as a separate pdf.
- All exhibits should be letter (preferred) or legal sized (24" x 36" will not be accepted).
- Make sure all legal fees are paid prior to submittal.
- **Documents must be submitted as a complete set by section below. Incomplete submittals will not be processed.**

**NOTARIZED DOCUMENT SUBMITTAL INSTRUCTIONS:**

- Final signed and notarized copy should be in **black ink only** or County will reject.
- Consent page on the easement form should be signed by any lenders on the property.
- Original copies are required for final signed and notarized submittal, send to:  
City of Novi - Community Development Department, Attn: Planning, 45175 Ten Mile Road, Novi, MI 48375

**LEGAL DOCUMENTS REQUIRED TO BE SUBMITTED AND EXECUTED PRIOR TO STAMPING SET:** *(To be filled by Staff)*

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> 10: Off-Site Title Policy             | <input type="checkbox"/> 13: Off-Site Sanitary Sewer Easement    |
| <input type="checkbox"/> 11: Off-Site Temporary Construction Agreement    | <input type="checkbox"/> 14: Off-Site Water Main Easement        |
| <input checked="" type="checkbox"/> 12: Off-Site Storm Sewer and Drainage | <input checked="" type="checkbox"/> Other: Cross Access Easement |

**LEGAL DOCUMENTS REQUIRED TO BE SUBMITTED PRIOR TO STAMPING SET:** *(To be filled by Staff)*

- |   |  |
|---|--|
| <input type="checkbox"/> 15: Title Policy                                 | <input type="checkbox"/> 24: R.O.W. Warranty Deed (new road) |
| <input type="checkbox"/> 16: Storm Drainage Facility Maintenance Easement | <input type="checkbox"/> 28: Ingress/Egress Easement         |
| <input type="checkbox"/> 17: Sanitary Sewer System Easement               | <input type="checkbox"/> 29: Cross Access Easement           |
| <input type="checkbox"/> 18: Sanitary Sewer Manhole Access Easement       | <input type="checkbox"/> 30: Emergency Access Easement       |
| <input type="checkbox"/> 19: Water System Easement                        | <input type="checkbox"/> 31: Sidewalk or Path Easement       |
| <input type="checkbox"/> 23: R.O.W Warranty Deed (add'l on exist road)    | <input type="checkbox"/> Other:                              |

**LEGAL DOCUMENTS REQUIRED PRIOR TO UTILITY ACCEPTANCE:** *(To be filled by Staff)*

- |   |  |
|---|--|
| <input type="checkbox"/> 20: Bill of Sale for Public Utilities (SanSew/WM)                              | <input type="checkbox"/> 22: Utilities Waivers of Lien<br><b>(Signed by UTILITY CONTRACTOR Only)</b> |
| <input type="checkbox"/> 21: Utilities Sworn Statement (SanSew/WM)<br><b>(Signed by DEVELOPER Only)</b> |  |

**LEGAL DOCUMENTS REQUIRED PRIOR TO STREET ACCEPTANCE:** *(To be filled by Staff)*

- |   |  |
|---|--|
| <input type="checkbox"/> 25: Bill of Sale for Public Streets                            | <input type="checkbox"/> 27: Roads Waivers of Lien<br><b>(Signed by ROADS CONTRACTOR Only)</b> |
| <input type="checkbox"/> 26: Roads Sworn Statement<br><b>(Signed by DEVELOPER Only)</b> | <input type="checkbox"/> 32: Bill of Sale for Boardwalks                                       |



March 15, 2024

Brian Raznick, Resident Agent  
Beck North Corporate Park-Novı Condominium Association  
27750 Stansbury Blvd Ste 200  
Farmington Hills, MI 48334

***Re: Maintenance Of Existing Stormwater Basins, Stormwater Structures,  
And Drainage Channel For The Beck North Corporate Park:***

**CITY COUNCIL**

**Mayor**

Justin Fischer

**Mayor Pro Tem**

Laura Marie Casey

David Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

**City Manager**

Victor Cardenas

**Director of Public Works**

Jeffrey Herczeg

**Deputy Director of Public Works**

Megan Mikus

**City Engineer**

Ben Croy, P.E.

Dear Mr. Raznick:

As a result of recent inspections due to new development proposed within Units 12, 17, and 56 of Beck North Corporate Park-Novı, City Staff has determined that the current storm water detention basins serving the Condominium Association have not been regularly maintained. As a result, the basins are not functioning properly and are not adequate to service any future development within the Corporate Park. In order to resolve the issue, we have determined that maintenance and additional modifications to the existing basins are necessary, as well as the provision of a Storm Drainage Facility Maintenance Easement Agreement (SDFMEA) for the entirety of the Beck North Corporate Park to ensure that a regular annual maintenance schedule is followed.

We are enclosing a letter we previously sent to the corporate park on February 16th, 2017, due to the lack of maintenance of on-site basins. No visible maintenance has occurred since 2017 and additional maintenance and modifications are now necessary for the basin to function properly.

In the event that the basin is not maintained and modified to as discussed below, any future developments planned for vacant units within the Beck North Corporate Park with require additional on-site basins.

**Department of Public Works**

26300 Lee BeGole Drive  
Novı, Michigan 48375  
248.735.5640  
248.735.5659 fax

[cityofnovi.org](http://cityofnovi.org)

### **Maintenance of Basin and Increase of Basin Size – Area 1**

We have confirmed that the outlet structure of the sediment basin (shown below in **Figure 1**) is submerged and overgrown. Additionally, the drainage channel is filled with sediment and overgrown as well.

Overdue maintenance of the sediment basin and drainage channel must be performed. Maintenance should include, but is not limited to, cleaning or replacing the outlet control structure to ensure its proper function and dredging the sediment basin and drainage channel to their original capacity.

Additionally, the current basin plans were approved in 2000 and no longer meet the current standards. It is recommended that the sediment basin and open channel be regraded to meet the current standards. This is recommended because of capacity concerns of the current sediment basin.

**Figure 1 – Beck North Southeast Sedimentation Basin and Drainage Channel**

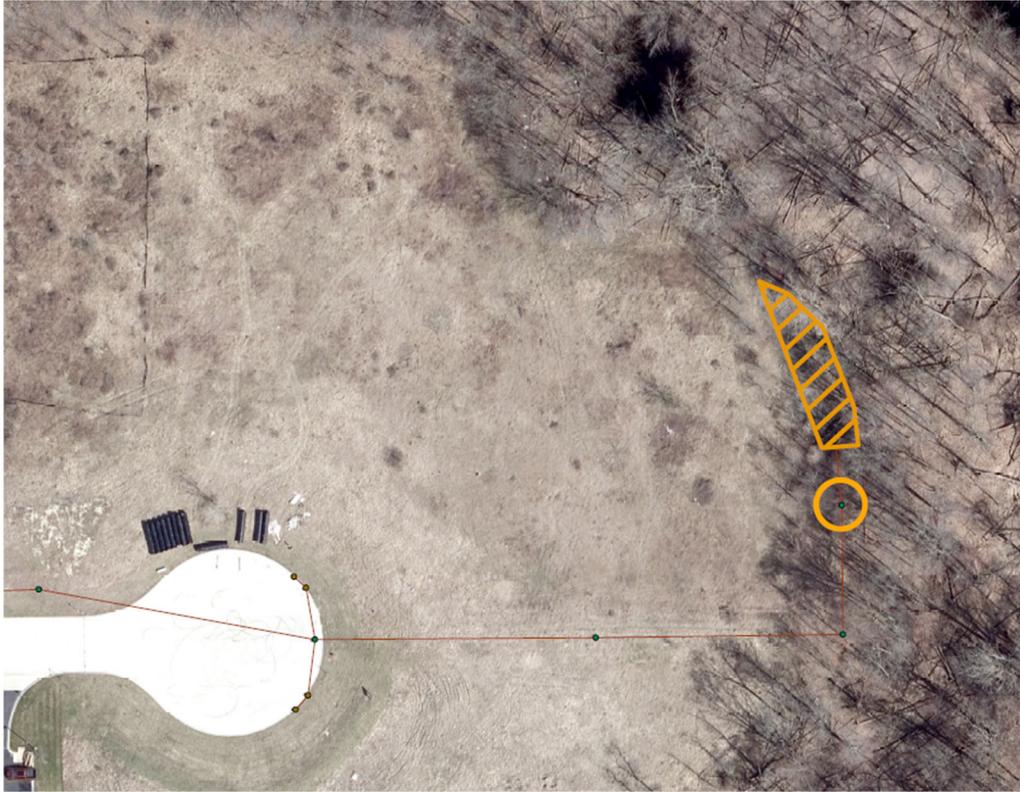


### **Maintenance of Basin and Increase of Basin Size – Area 2**

We have confirmed that the Aquaswirl structure (circled in orange in **Figure 2**) is filled with debris, in addition to the dissipation basin not being properly graded and had trees growing within the vicinity of the outlet structure.

Overdue maintenance of the dissipation basin and Aquaswirl structure is required. Maintenance should include, but is not limited to, cleaning the Aquaswirl structure to ensure its proper function, and grading and land clearing the dissipation basin to its original design.

**Figure 2 – Beck North Northeast Basin and Aquaswirl**

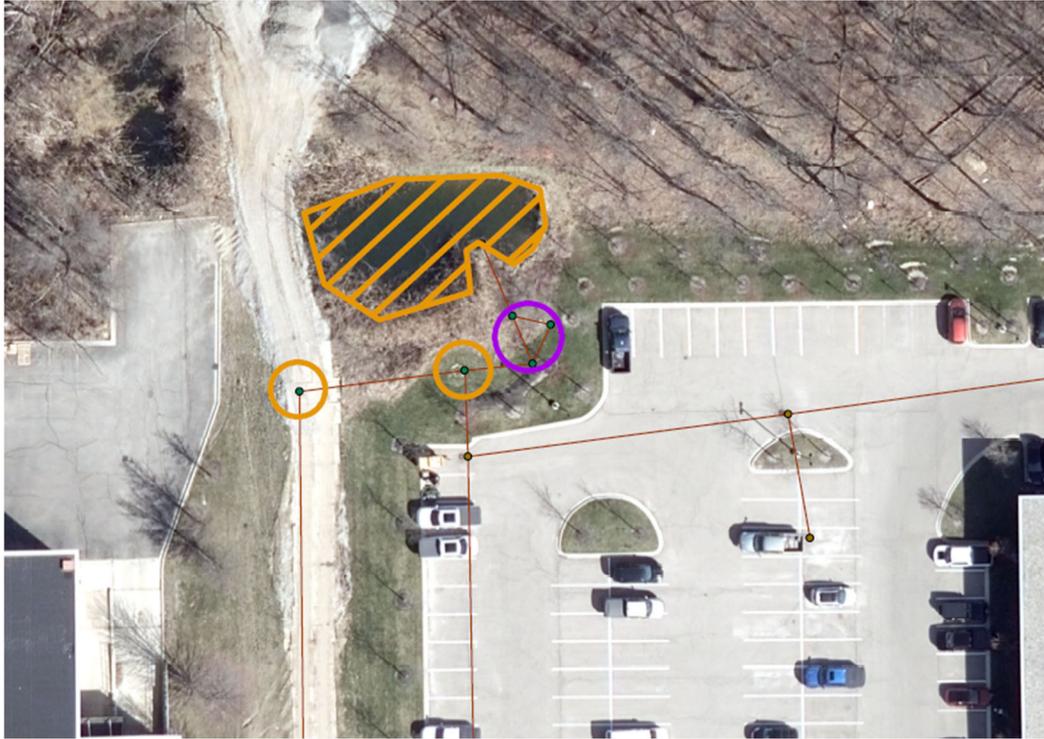


**Maintenance of Basin and Increase of Basin Size – Area 3**

The Aquaswirl structure (circled in purple in **Figure 3**) has been covered in landscaping likely during the construction that occurred in 2015/2016. This structure will need to be unburied and properly maintained. In addition, the dissipation basin has not been properly maintained, causing the overflow to flow northwest to a separate basin north of the Brinkmann Pumps building and erode the soil between them.

Maintenance of the dissipation basin and Aquaswirl structure is required. Maintenance should include, but is not limited to, cleaning the Aquaswirl structure to ensure its proper function, grading and dredging the dissipation basin to its original design, and correcting the overflow from the basin so it will not erode the existing sediment.

**Figure 3 – Beck North Northwest Basin and Aquaswirl 2023**



A soil erosion permit will be required for the basin maintenance activities. This permit application must be submitted to Sarah Marchioni at the City of Novi Community Development Department.

Please contact me at (248)735-5643 or email at [bnelson@cityofnovi.org](mailto:bnelson@cityofnovi.org) within 14-days to discuss the issues identified above. If you would prefer to have a meeting, I would be happy to schedule a time for us to meet and go over everything in detail. Thank you again for your time.

Sincerely,

*Benjamin Nelson*

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Ben Nelson, EIT  
Civil Engineer  
Department of Public Works

cc: Ben Croy, P.E., City Engineer  
Humna Anjum, Project Engineer  
Charles Boulard, Community Development Director  
Mario Gibbons, Ordinance Enforcement Officer  
Deborah Martinez, Ordinance Enforcement Officer  
Brian Riley, Ordinance Enforcement Officer  
Beth Saarela, Johnson, Rosati, Schultz & Joppich, P.C.

**LANDSCAPE REVIEW**

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# PLAN REVIEW CENTER REPORT

February 20, 2026  
**Innovative Research**  
Preliminary Site Plan - Landscape

**Review Type**

Preliminary Site Plan Landscape Review

**Job #**

JSP26-0005

**Property Characteristics**

- Site Location: 46460 Peary Court
- Site Acreage: 0.97ac.
- Site Zoning: I-1
- Adjacent Zoning: North, East, South, West: I-1
- Plan Date: 2/3/2026

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

**Recommendation:**

This project **is recommended for approval** for Preliminary Site Plan. The items below must be addressed on the Final Site Plans.

**No landscape waivers are required for the proposed plan.**

**Please add the City Project number, JSP26-0005, to the bottom right corner of the cover sheet.**

**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. Woodland replacement calculations are provided. According to the calculations, 3 replacements are required and three white pines are proposed. According to the woodland replacement table, 3 white pines would be good for 2 replacement credits.
3. No 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.

Greenbelt Landscaping for Non-Residential Subdivision (Zoning Sec. 5.5.3.F.iv)

1. Incorrect calculations are used. **Please revise them per the correct ordinance section.**
2. Excess numbers of trees are provided, but the plan is short on shrubs required.
3. **Please correct the landscaping per the ordinance requirements.**

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

1. No proposed utilities are included on the landscape plan.
2. No hydrants are shown on the site.

3. **Please add the proposed utility lines to the landscape plan.**

Parking Lot Landscaping

1. The required parking lot interior area and trees are proposed.
2. The required parking lot perimeter trees are also proposed.
3. **Please shift the bay northward 5 feet to leave more room for the required greenbelt landscaping.**

Building Foundation Landscaping (Zoning Sec. 5.5.3.D)

1. The required foundation landscape area and plantings are proposed.
2. The required frontage landscaping is exceeded by the plan.

Plant List (LDM 4.)

1. 8 of 21 species shown (38%) are native to Michigan. **Please use more native species to meet or exceed the minimum 50%.**
2. Norway spruce and Eastern redbud exceed the tree diversity requirement by one each. **Please reduce the numbers of those species.**

Planting Notations and Details (LDM)

Provided

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

The site's stormwater will be treated by an existing detention pond that is not changing, so no detention basin landscaping is required.

Phragmites and Japanese Knotweed

1. **Please survey the site for both weeds. If any is found, please add that to the existing conditions sheet and add plans for their removal.**
2. **If none is found, please add a note to that effect to the topographic survey or landscape plan.**

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. A note indicates that an irrigation system will be provided.
3. **Please add the plan for the irrigation system in the Final Site Plans.**

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 [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).

Thank you for your consideration.



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

**Review Date:** February 20, 2026  
**Project Name:** JSP26-0005: Innovative Research  
**Plan Date:** January 20, 2026  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

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

**No landscape waivers are required for the proposed plan.**

**Please add the City Project Number JSP26-0005 to the bottom right corner of the Cover Sheet.**

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM 10)</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 10)</i>	<ul style="list-style-type: none"> <li>New commercial or residential developments</li> <li>Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>Consistent with plans throughout set</li> </ul>	Scale: 1" = ?'	TBD	1. Scale of Sheet LS-1 appears to be 1"=20' but no scale is provided on the plan. <b>2. Please add the correct scale.</b>
<b>Project Information</b>	Name and Address	Project name and address is on the cover sheet but not the landscape plan	Yes/No	<b>Please add the project address to the landscape plan.</b>
<b>Owner/Developer Contact Information</b>	Name, address and telephone number of the owner and developer or association	Owner name and address is on the cover sheet but not the landscape plan	Yes/No	<b>Please show the owner/ developer name and contact information on the landscape plan</b>
<b>Landscape Architect contact information</b>	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Felino Pascual	Yes	
<b>Sealed by LA.</b>	Requires original signature	A copy of the LA's seal and signature are provided	Yes	
<b>Miss Dig Note</b> <i>(800) 482-7171</i>	Show on all plan sheets	On the title block	Yes	
<b>Zoning</b>	Include all adjacent zoning	<b>Site: I-1 – on LS-1</b> <ul style="list-style-type: none"> <li>North, East, South, West: I-1</li> </ul>	Yes	

Item	Required	Proposed	Meets Code	Comments
<b>Survey information</b>	<ul style="list-style-type: none"> <li>Legal description or boundary line survey</li> <li>Existing topography</li> </ul>	<ul style="list-style-type: none"> <li>Description is on the Cover Sheet</li> <li>Topography is on Sheet V-1.0</li> </ul>	Yes	
<b>Existing plant material Existing woodlands or wetlands</b>	<ul style="list-style-type: none"> <li>Show location type and size. Label to be saved or removed.</li> <li>Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>Tree Survey and Wetland Limits are shown on V-3.0</li> <li>Proposed tree removals are shown on V-3.0</li> <li>There don't appear to be any impacts to the wetland.</li> </ul>	Yes	<b>See the Merjent letter for a detailed review of the woodlands and wetlands.</b>
<b>Soil types</b>	<ul style="list-style-type: none"> <li>As determined by Soils survey of Oakland county</li> <li>Show types, boundaries</li> </ul>	<ul style="list-style-type: none"> <li>Soil boundaries and legend are on V-1.0</li> <li>The soil areas are not labeled on the plan view</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>No</li> </ul>	<b>Please add the soil labels on the plan view. If they're already there but aren't evident, please make them more visible.</b>
<b>Existing and proposed improvements</b>	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	<ul style="list-style-type: none"> <li>Changes to the site are shown on the site plan and landscape plan</li> <li>The sign location on the landscape plan is different from the location on the civil site plans</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>No</li> </ul>	<b>Please make the sign location consistent between plans.</b>
<b>Existing and proposed utilities</b>	<ul style="list-style-type: none"> <li>Overhead and underground utilities, including hydrants</li> <li>Proposed light posts</li> </ul>	<ul style="list-style-type: none"> <li>Utility Plan on Sheet C-3.0</li> <li>Utilities are not shown on the Landscape Plan</li> <li>Only wallpack lighting is proposed</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>No</li> <li>NA</li> </ul>	<ol style="list-style-type: none"> <li><b>Please clearly show all existing and proposed utility lines and structures on the landscape plan.</b></li> <li><b>Trees should be at least 10 feet from hydrants, catch basins, manholes and underground sanitary lines and 5 feet from other underground lines.</b></li> </ol>
<b>Proposed grading. 2' contour minimum</b>	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> <li>Spot elevations on C-7.0</li> <li>No contours shown</li> </ul>	Yes	
<b>Snow deposit</b>	Show snow deposit areas on plan	None	No	<b>Please add notes indicating snow deposit areas on landscape plan that won't hurt proposed or existing</b>

Item	Required	Proposed	Meets Code	Comments
				landscaping.
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>Berm should be located on lot line except in conflict with utilities.</li> <li>Berms should be constructed of loam with 6" top layer of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Zoning Sec 5.5.3.a.v &amp; LDM 1.a.(1))</b>				
<b>Berm requirements</b>	The site is not adjacent to residential property.	No berm is proposed or required.	Yes	
<b>Walls (Zoning Sec. 5.5.3.A.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No new walls are proposed.	NA	
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		None	NA	
<b>ROW Landscape Screening Requirements (Zoning Sec 5.5.3.f.iv) – Industrial Subdivision</b>				
<b>Greenbelt width</b>	40 feet (zoning requirement)	24 feet		<b>Please shift the parking bay northward by 5 feet to leave more room for the plantings in the greenbelt.</b>
<b>Berm requirements (Zoning Sec 5.5.3.b.ii)</b>				
<b>Canopy deciduous or large evergreen trees</b>	<ul style="list-style-type: none"> <li>1 subcanopy tree per 35lf frontage</li> <li><math>(145-25)lf/35 = 3</math> trees</li> </ul>	<ul style="list-style-type: none"> <li>4 deciduous canopy street trees</li> <li>1 deciduous canopy greenbelt tree</li> <li>3 large evergreen trees</li> </ul>	Yes	<ol style="list-style-type: none"> <li><b>Please show the calculations per the relevant ordinance section (as shown to the left)</b></li> <li>What is provided exceeds the requirement. If desired, excess trees can be removed from the plan.</li> </ol>
<b>Sub-canopy deciduous trees</b>	<ul style="list-style-type: none"> <li>1 subcanopy tree per 40lf frontage</li> <li><math>(145-25)lf/40 = 3</math> trees</li> </ul>	4 trees	Yes	<ol style="list-style-type: none"> <li><b>Please show the calculations per the relevant ordinance section (as shown to the left)</b></li> <li>What is provided exceeds the requirement. If desired, the excess</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				tree can be removed from the plan.
<b>Shrubs</b>	<ul style="list-style-type: none"> <li>• 1 shrub per 20lf frontage</li> <li>• <math>(145-25)lf/20 = 6</math> shrubs</li> </ul> + Evergreen screening hedge at parking lot	<ul style="list-style-type: none"> <li>• 0 shrubs</li> <li>• Masses of ornamental grasses</li> <li>• No evergreen hedge for parking</li> </ul>	No	1. Please show the calculations per the relevant ordinance section (as shown to the left). 2. Please add the required shrubs and hedge to screen the parking lot.
<b>Accent Area</b>	<ul style="list-style-type: none"> <li>• 10% of frontage</li> <li>• <math>10\% * 145lf = 15lf</math></li> </ul>	Massing of plantings in front of and behind sign	Yes	
<b>Canopy deciduous trees in area between sidewalk and curb</b>	<ul style="list-style-type: none"> <li>• Of the required greenbelt canopy trees, 1 per 50lf should be a street tree</li> <li>• <math>(145-25)/50 = 2</math> trees</li> </ul>	4 trees	Yes	1. Please show the calculations per the relevant ordinance section (as shown to the left) 2. What is provided exceeds the requirement. If desired, the excess tree can be removed from the plan.
<b>Cross-Section of Berms (LDM 10.i)</b>				
<b>Slope, height and width</b>	<ul style="list-style-type: none"> <li>• Label contour lines</li> <li>• Maximum 33%</li> <li>• Constructed of loam</li> <li>• 6" top layer of topsoil</li> </ul>	No new berms are required or proposed		
<b>Type of Ground Cover</b>		NA		
<b>Setbacks from Utilities</b>	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		
<b>Parking Area Landscape Requirements (Zoning Sec. 5.5.3.c &amp; LDM 5)</b>				
<b>General requirements</b>	<ul style="list-style-type: none"> <li>• Clear sight distance within parking islands</li> <li>• No evergreen trees</li> </ul>	No landscaping obscures views inside the parking lot	Yes	
<b>Name, type and number of ground cover</b>	As proposed on planting islands	Sod	Yes	
<b>General (Zoning Sec 5.5.3.c.ii &amp; LDM 5)</b>				
<b>Parking lot Islands</b>	<ul style="list-style-type: none"> <li>• A minimum of 200 SF to qualify</li> <li>• Minimum 200 SF per tree planted in island</li> </ul>	New island's dimensions and area are provided and are sufficiently	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>• 6" curbs</li> <li>• Islands minimum width 10' BOC to BOC</li> </ul>	large		
<b>Curbs and Parking stall reduction</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	The new spaces are 19 feet long	Yes	<b>Spaces could be shortened to 17' as there is 2' of overhang available.</b>
<b>Contiguous space limit</b>	<ul style="list-style-type: none"> <li>• Maximum of 15 contiguous spaced</li> <li>• All endcap islands should also be at least 200sf with 1 tree planted in it.</li> </ul>	No bay shown is longer than 7 spaces	Yes	
<b>Plantings around Fire Hydrant</b>	<ul style="list-style-type: none"> <li>• No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins) and sanitary lines</li> <li>• Trees also need to have at least 5 feet between the trunk and other underground utility lines.</li> </ul>	No hydrant exists or is proposed on the site.	Yes	<b>As noted above, please show the utility lines and structures clearly on the landscape plan and correct any tree/utility conflicts.</b>
<b>Landscaped area</b>	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	<ul style="list-style-type: none"> <li>• New island will be landscaped with a tree and sod</li> <li>• Other areas will all be landscaped</li> </ul>	Yes	
<b>Clear Zones</b>	Section 5.9 (see below)	The clear vision zone is shown, but it is drawn incorrectly	No	<ol style="list-style-type: none"> <li>1. Please re-orient the clear vision zone to the right-of-way line, not the curb line.</li> <li>2. Keep all trees and shrubs taller than 30" out of zones.</li> </ol>
<b>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)</b>				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$			<b>Use the Category 2 calculations since it's in the I-1 district</b>
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$			

Item	Required	Proposed	Meets Code	Comments
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.c.iii)</b>				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ SF} \times 6\% = A \text{ sf}$ $A = 7323 * 6\% = 439 \text{ sf}$	636 sf	Yes	
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = (x \text{ SF} - 50000) \times 0.5\%$	NA		
<b>All Categories</b>				
<b>Total square footage of landscaped islands required</b>	$C = A + B$ $C = 439 + 0 = 439 \text{ sf}$	636 sf	Yes	<ol style="list-style-type: none"> <li>The tree south of the parking bay must still be provided there, but will need to be moved 3-4 feet eastward to keep it out of the clear vision zone.</li> <li>Please shift the bay northward 5 feet to leave more room for the required landscaping.</li> </ol>
<b>Number of canopy trees required</b>	$D = C/200 = \text{xx Trees}$ $D = 439/200 = 2 \text{ tree}$	3 trees	Yes	
<b>Parking Lot Perimeter Trees</b>	1 Canopy tree per 35 lf $(379-142-30-25)/35 = 5 \text{ trees}$	5 trees	Yes	<b>Perimeters within 20 feet of building and drives can be subtracted from the perimeter.</b>
<b>Accessway Perimeter</b>	1 Canopy tree per 35lf	None	Yes	As the clear vision zone will only leave 10 clear feet of the front drive, no accessway perimeter trees will be required.
<b>Other Landscaping</b>				
<b>Other Screening (Zoning Sec 3.14, 3.15, 4.55, 4.56)</b>				
<b>Screening of outdoor storage, loading/unloading</b>		The loading area is not shown	TBD	<b>Provide proper screening for the loading area such that the area is screened from Peary Court</b>
<b>Transformers/Utility boxes (LDM 6)</b>	<ul style="list-style-type: none"> <li>A minimum of 2ft. separation between box and the plants</li> <li>Ground cover below 4" is allowed up to pad.</li> </ul>	The generator is screened by brick walls	Yes	<u>If any additional utility boxes are added outside of the brick walls, please screen them per the city utility box screening detail.</u>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>No plant materials within 8 ft. from the doors</li> </ul>			
<b>Building Foundation Landscape Requirements (Zoning Sec. 5.5.3.d)</b>				
<b>Interior site landscaping</b>	<ul style="list-style-type: none"> <li><b>Area required = Building perimeter less door widths x 8</b></li> <li>A = (410-31) x 8 = 3032sf</li> <li><b>Minimum 75% of building must be landscaped</b> (preferably more)</li> <li>P = 410*75% = 308 sf</li> <li><b>Minimum 4' wide landscape strip</b></li> </ul>	<ul style="list-style-type: none"> <li>A = 3074 sf</li> <li>P = 339lf (83%)</li> <li>5 ft minimum landscape width</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> <li>Yes</li> </ul>	
<b>Building screening</b> If visible from public street a minimum of 60% of the exterior building perimeter facing the road should be covered in green space	<b>F = 63.33 * 60% = 38lf</b>	100% of building front is landscaped	Yes	
<b>Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.e &amp; LDM 3)</b>				
<b>Planting requirements</b>	<ul style="list-style-type: none"> <li>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.</li> <li>Canopy trees at 1/35lf of the east, south and west sides of the pond, located at about 10 feet away from the permanent water level</li> <li>10" to 14" tall grass along sides of basin</li> <li>Refer to wetland for basin mix</li> </ul>	None proposed as the stormwater from the site is handled by an existing basin that won't change	NA	
<b>Phragmites &amp; Japanese Knotweed Control (Zoning Sec 5.5.6.B.vii)</b>	<ul style="list-style-type: none"> <li>Any and all populations of Phragmites australis and/or Japanese knotweed on the site shall be included on tree survey.</li> </ul>	None indicated	TBD	<b>1. Please survey the site and detention pond for any populations of <i>Phragmites australis</i> and/or Japanese knotweed and add plans for its</b>

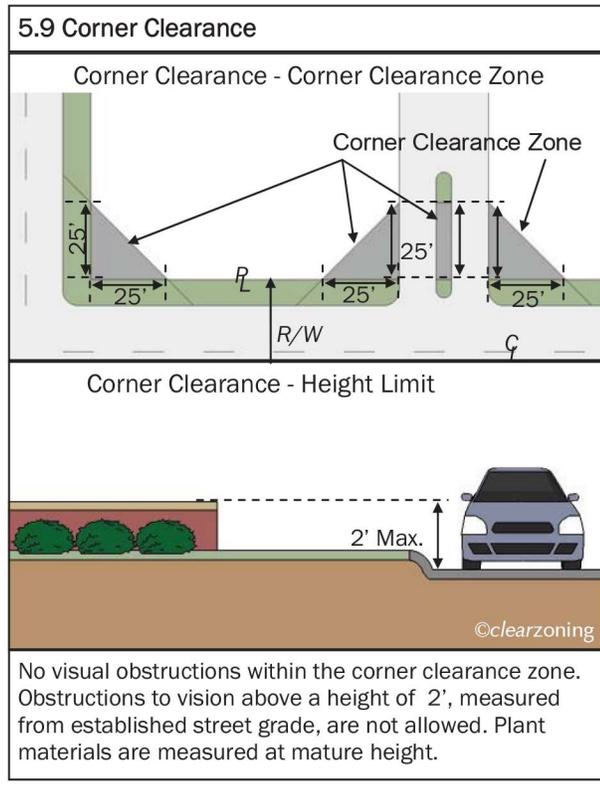
Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.</li> </ul>			<p><b>complete removal if any is found.</b></p> <p><b>2. If none is found, please indicate that on the survey or landscape plan</b></p>
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes (Zoning Sec 5.5.5 &amp; 5.5.6 &amp; LDM 10.h.(14))</b>				
<b>Installation date</b>	<ul style="list-style-type: none"> <li>Provide intended dates</li> <li>Should be between March 15 and November 15.</li> </ul>	Yes	Yes	
<b>Maintenance &amp; Statement of intent</b>	<ul style="list-style-type: none"> <li>Include statement of intent to install and guarantee all materials for 2 years.</li> <li>Include a minimum one cultivation in June, July and August for the 2-year warranty period.</li> </ul>	Yes	Yes	
<b>Plant source</b>	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
<b>Irrigation plan</b> (Zoning Sec 5.5.6.B & LDM 10.l & m.)	A method for providing the water required for plant establishment and long-term survival must be provided.	A note on LS-1 indicates an irrigation system will be used	TBD	<ol style="list-style-type: none"> <li>Please provide the <u>irrigation system plan on the Final Site Plans.</u></li> <li>The system must <u>meet the requirements listed at the end of the chart.</u></li> <li>If an existing irrigation system will be <u>modified to include the new landscape areas, a note to that effect must be added to the plan.</u></li> </ol>
<b>Plant List (LDM 4, 11) – Include all cost estimates</b>				
Quantities and sizes	<ul style="list-style-type: none"> <li>A minimum of 50% of species used on the site, not including any woodland replacements, must be native to Michigan.</li> </ul>	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> <li>8 of 21 species used (38%) are native to</li> </ul>	<ul style="list-style-type: none"> <li>No</li> <li>No</li> </ul>	<ol style="list-style-type: none"> <li>Greenspire Linden and Norway Spruce are not native to</li> </ol>

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>The Tree Diversity standards of the Landscape Design Manual Section 4 must be met for all non-woodland replacement trees used.</li> <li>No Prohibited Species listed on Table 11.b.(2)b may be used.</li> </ul>	Michigan <ul style="list-style-type: none"> <li>Norway spruce and Eastern redbud exceed the maximum 15% per species requirement for tree diversity</li> </ul>		Michigan. Heuchera Timeless Glow is a hybrid of non-native parents. <b>Please use more native species in order to meet or exceed the 50% minimum.</b> <b>2. Please reduce the counts of eastern redbud and Norway spruce to no more than 4 each.</b> <b>3. Please consider the mature size of Norway Spruce – they get much larger than is indicated on the landscape plan and may crowd the building and adjacent plantings as they mature.</b>
Type and amount of lawn		No	NA	<u>Please include in cost estimate</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Please add on Final Site Plans using these standard unit costs:</u> <ul style="list-style-type: none"> <li>Canopy tree: \$400</li> <li>Evergreen tree: \$375</li> <li>Subcanopy tree: \$375</li> <li>Shrub: \$50</li> <li>Perennial/grass: \$15</li> <li>Mulch: \$35/cyd</li> <li>Sod: \$6/syd</li> <li>Seed: \$3/syd</li> </ul>
<b>Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		No	No	<u>Please add detail showing 3 stakes and straps. City detail is available upon request</u>

Item	Required	Proposed	Meets Code	Comments
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No – only silt fence is shown – at limit of disturbance	TBD	
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	Yes		
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
<b>Landscape tree credit (LDM3.b.(d))</b>	<ul style="list-style-type: none"> <li>Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>Refer to Landscape tree Credit Chart in LDM</li> </ul>	No		
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Refer to Landscape Design Manual for requirements	On plant list	Yes	
<b>Plant size credit (LDM3.c.(2))</b>	NA	No		
<b>Prohibited Plants (LDM 3.d)</b>	No plants on City Invasive Species List	No prohibited plants are used		
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities	There doesn't appear to be any overhead wires on the site.	NA	
<b>Collected or Transplanted trees (LDM 3.f)</b>		None		
<b>Nonliving Durable Material: Mulch (LDM 4)</b>	<ul style="list-style-type: none"> <li>Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> </ul>	On details	Yes	

**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. 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.

**WOODLAND / WETLAND REVIEW**

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February 27, 2026

Diana Shanahan  
Planner – Community Development  
City of Novi  
45175 Ten Mile Road  
Novi, MI 48375

Submitted electronically to [dshanahan@cityofnovi.org](mailto:dshanahan@cityofnovi.org)

Re: Innovative Research Preliminary Site Plan Woodland and Wetland Review (JSP26-05)

Dear Diana,

Merjent, Inc. (Merjent) has conducted a review of the Preliminary Site Plan (PSP) for the proposed Innovative Research (Project). The provided PSP contains two sets of plans that were reviewed:

- The Civil Engineering Set, which contains the primary building and grading information were prepared by Monument Engineering Group Associates, Inc., dated January 27, 2026.
- A Landscape Plan is provided, which contains proposed landscape information and site restoration details prepared by Felino A. Pascual and Associates, dated February 3, 2026.

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 46460 Peary Court (parcel 50-22-04-378-018) in Section 4 of the City of Novi (site). The site contains City-regulated woodlands (**Figure 1**) and City-regulated wetlands (**Figure 2**).

**Woodlands**

**Woodland Recommendation:** Merjent **recommends approval** of the Innovative Research PSP **with requests for edits for future submittals**. Woodland Review comments have been provided below 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)	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])	Adjacent to Site

**Woodland Review Comments**

1. City-regulated woodlands, as identified on the City of Novi Woodlands interactive map website, are depicted as being present onsite. However, it should be noted that both the woodlands and property limits depicted on the City map are considered approximations. Additionally, the City of Novi Woodland

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interactive map disclaims that “Map information depicted is not intended to replace or substitute for any official or primary source. Specific determination of the limits of a regulated woodland are made on a site-specific basis by the City’s woodland consultant or Community Development staff.”

- a. Merjent conducted a site visit on February 17, 2026 and photographs from the site visit are provided in **Attachment A**. Conditions depicted in the City of Novi Woodland Map are accurate.
2. 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. All such trees shall be identified in the field by the painting of the identifying numbers in nontoxic paint of a white, yellow or orange color, or by a tree identification tag affixed loosely with a single nail.
  - The provided PSP does not contain genus and species names (only common names are provided), however, the information provided in the plan is accurate and represents the conditions on-site. The tree survey information is provided on Sheet V-3.0.
3. When a proposed site plan is located within a regulated woodland, any tree proposed for removal with a 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.
4. 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.
5. A **Woodland Use Permit** is required to perform construction on any site containing regulated woodlands. Planning commission approval for the permit is not required for this project because the tree removals are located outside of regulated woodlands.
6. **Woodland Replacement.** Based on a review of the plan, the applicant is proposing to not remove any regulated trees. The applicant will not be removing any regulated trees. Trees 310, 311, and 332 are not located within regulated woodlands.
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. The applicant has not depicted critical root zones on the site plan.

**Required edit:** critical root zones should be depicted around all trees within 50 feet of construction. The applicant should display an additional sheet showing the proposed buildings with remaining trees with critical root zones within 50 feet of the final grade.
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 issuance of the City of Novi Woodland Use Permit.

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**Required edits:**

- a. Pursuant to Chapter 37, Section 37-9, the location and extent of tree protection fence should be added to the site plan, which includes protecting critical root zones. If the full root zone of trees will not be protected, those trees will be subject to the replacement requirements set forth in Section 37-8.
  - b. Appropriate Tree Protection Details are provided on Sheet C-11.0.
9. An existing conservation easement is present adjacent to the site (**Attachment B**).

**Required edit:** The boundary of this conservation easement should be added to the site plans and all trees within this conservation easement will need to be protected.

**Wetlands**

**Wetland Recommendation:** Merjent **recommends approval** of the Innovative Research PSP based on the comments provided below, **with requests for edits for future submittals**.

Merjent visited the Site on February 17, 2026 to observe the conditions on-site relative to the provided PSP. Merjent found conditions on-site consistent with the plan. Photos from the site visit are included in **Attachment A**. The City of Novi Code of Ordinances, Chapter 12, Article V defines an essential wetland as meeting one or more of the criteria listed in subsections 12-174(b)(1) through (10). It is Merjent's opinion that the delineated wetlands on-site provides the functional characteristics of stormwater storage capacity and/or wildlife habitat; wetlands on-site also continue off-site to larger wetland complexes. Accordingly, the wetlands on-site meets the criteria for an essential wetland as noted above.

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 (available online [here](#)). 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 (available online [here](#)).

**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	Required
EGLE Wetland Permit	Not Required*
Wetland Conservation Easement	Not Required

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

### Wetland Review Comments

1. No wetlands are proposed to be impacted on-site.
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.

#### **Required edits:**

- The applicant must display a 25-foot setback from the delineated wetland. It appears that grading will occur within the 25-foot setback and should be identified with a unique symbol.
  - The applicant must provide details on the nature and extent of impacts, including:
    - Area, volume, and type of fill
    - Justification for the impact
    - Whether the impact is temporary or permanent
      - How temporary impacts will be restored
    - Construction method and sequencing
  - Wetland setback impacts should be displayed relative to proposed final grades and final building locations.
3. The City of Novi requires the boundary lines of any watercourses or wetlands on the Site to be clearly flagged or staked and such flagging/staking shall remain in place throughout the conduct of permit activity. During Merjent's site visit on February 17, 2026 it was noted that flagging from the delineation was present.
  4. When a project permanently impacts 0.25 acre or more of essential wetland, the City of Novi requires mitigation at a ratio of 2:1 for forested wetlands and 1.5:1 for emergent and scrub-shrub wetlands. The proposed project currently does not exceed 0.25 acre and mitigation is not required for a City Wetland and Watercourse Permit.
    - No mitigation is required for this project.
  5. The Applicant is encouraged to provide wetland conservation easements for any areas of remaining wetland and 25-foot wetland buffer. The Applicant shall provide wetland conservation easements as

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directed by the City of Novi Community Development Department for any areas of proposed wetland mitigation areas (if necessary).

Should you have any questions or concerns with this review, please contact me via email at [jason.demoss@merjent.com](mailto: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  
Attachment B – Conservation Easement Map

CC:

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

**Figure 1. City of Novi Regulated Woodlands Map**  
Site Boundary is outlined in red  
Approximate Woodlands are shown in green  
Additional regulated woodlands are shown in orange



**City of Novi**  
Civic Center  
45175 Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

# City of Novi Woodlands Map



1 inch = 59 feet



Date Printed: 2/27/2026  
Map Author:

**Figure 2. City of Novi Regulated Wetlands Map**  
Site Boundary is outlined in red  
Approximate Wetlands are shown in Blue



22-04-378-017

22-04-378-018

46460

46430

46490

Peary-Ct



City of Novi

Civic Center  
45175 Ten Mile Rd  
Novi, MI 48375  
cityofnovi.org

# City of Novi Wetlands Map

ft



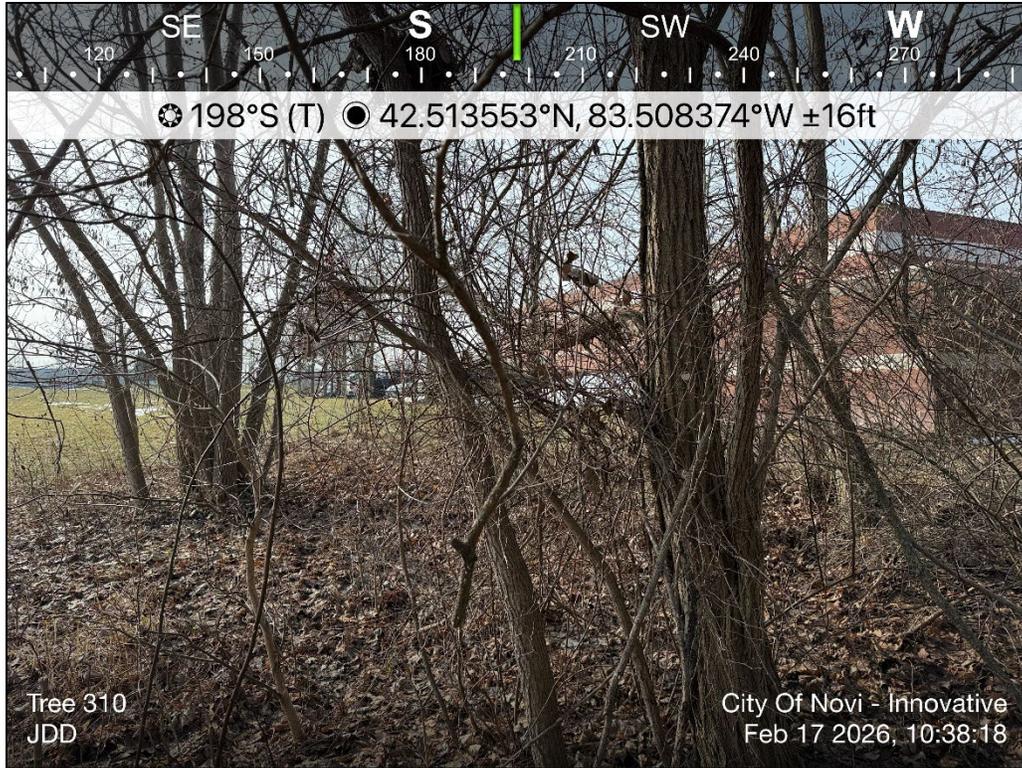
1 inch = 59 feet



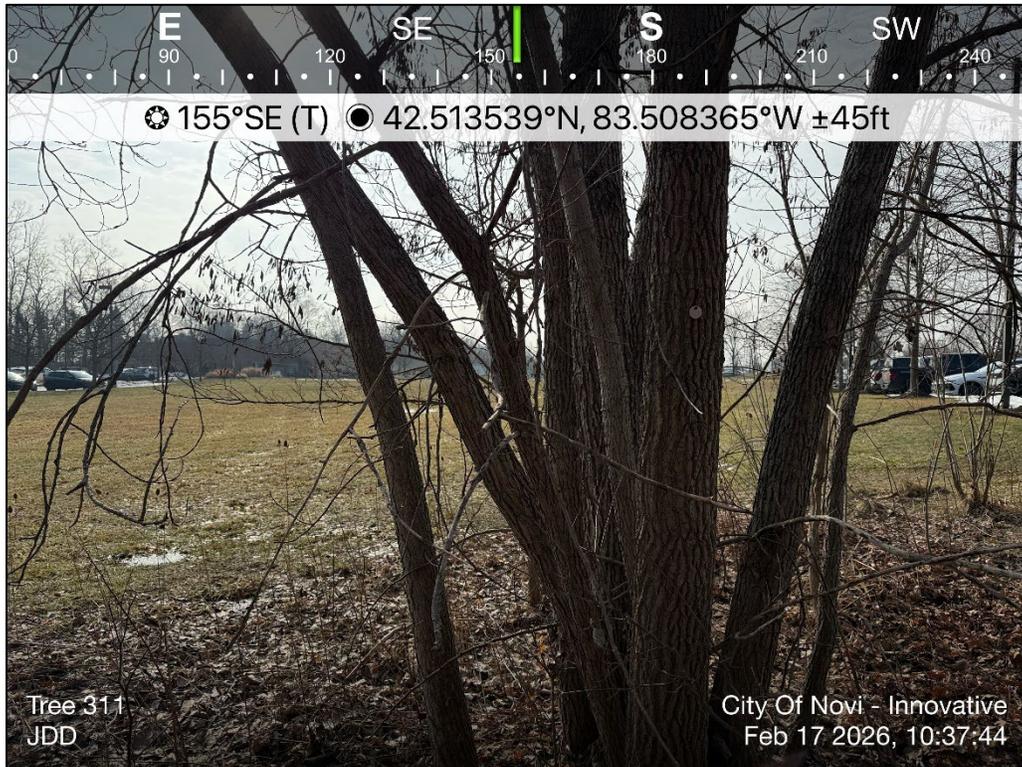
Date Printed: 2/27/2026

Map Author:

**Attachment A  
Site Photographs**



Overview of Tree 310, proposed for removal



Overview of Tree 311, proposed for removal



Overview of Tree 332, proposed for removal



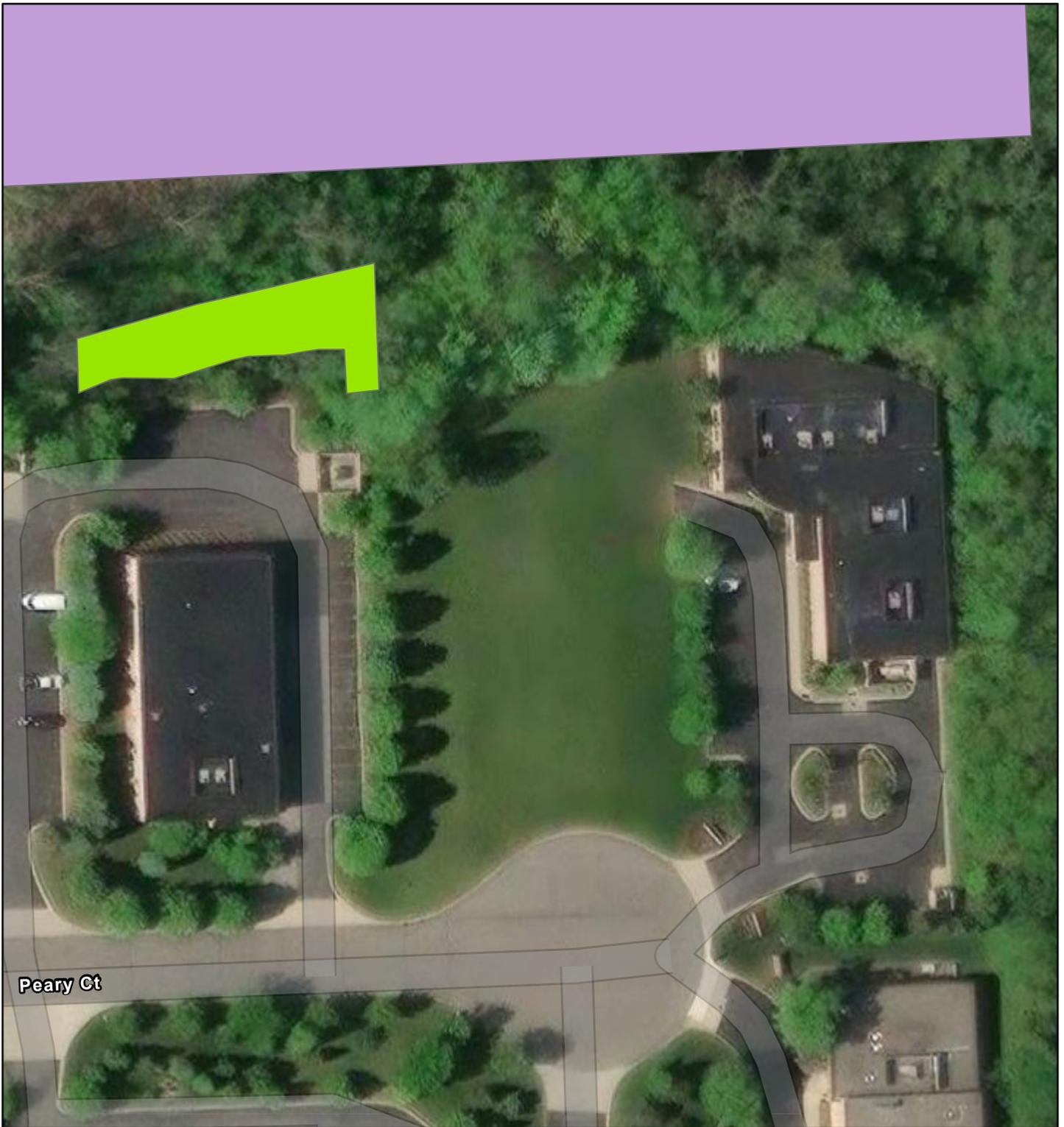
Overview of flagging at Wetland A



Overview of wetland and woodland on-site

**Attachment B**  
**Conservation Easement Map**

# City of Novi Conservation Easement Map



2/27/2026

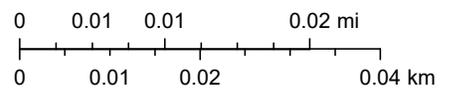
Conservation Easement

 Woodland

 Wetland & Woodland



1:1,131



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. This data is provided by the City of Novi and derived from data collected by the City of Novi Community Development Department., Microsoft, Vantor

## TRAFFIC REVIEW

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AECOM  
 39575 Lewis Dr, Ste. 400  
 Novi  
 MI, 48377  
 USA  
 aecom.com

**Project name:**  
 JSP26-05 – Innovative Research Preliminary  
 Traffic Review

**From:**  
 AECOM

**Date:**  
 February 27, 2026

**To:**  
 Barbara McBeth, AICP  
 City of Novi  
 45175 10 Mile Road  
 Novi, Michigan 48375

**CC:**  
 Lindsay Bell, Humna Anjum, Diana Shanahan, Dan  
 Commer, Milad Alesmail, Stacey Choi, Kate Purpura

# Memo

**Subject:** JSP26-05 – Innovative Research Preliminary Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** as long as the comments provided below are adequately addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Innovative Research, is proposing an 8,993 SF biotechnical research building.
2. The development is located on the north side of Peary Court, east of Hudson Drive. Peary Court is under the jurisdiction of the City.
3. The site is zoned I-1 (Light Industrial).
4. The following traffic related deviation will be required:
  - a. Parking within the 40' front yard setback.

## TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, as follows.

ITE Code: 760 – Research and Development Center  
 Development-specific Quantity: 8,993 SF  
 Zoning Change: N/A

Trip Generation Summary	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
<b>AM Peak-Hour Trips</b>	4	3	100	No
<b>PM Peak-Hour Trips</b>	4	3	100	No
<b>Daily (One-Directional) Trips</b>	85	-	750	No

2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	N/A

## TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the ‘Compliance’ column read as ‘met’ for plan provision meeting the standard it refers to, ‘not met’ stands for provision not meeting the standard and ‘inconclusive’ indicates applicant to provide data or information for review and ‘NA’ stands for not applicable for subject Project. The ‘remarks’ column covers any comments reviewer has and/or ‘requested/required variance’ and ‘potential variance’. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii   O <a href="#">Figure IX.3</a>	20'	Met	
2	Driveway Width   O <a href="#">Figure IX.3</a>	24'	Met	Within range.
3	Driveway Taper   O <a href="#">Figure IX.11</a>	None proposed	Met	
3a	Taper length			
3b	Tangent			
4	Emergency Access   O <a href="#">11-194.a.19</a>	2 access points	Met	
5	Driveway Sight Distance   O <a href="#">Figure VIII-E</a>	-	N/A	Located on a court.
6	Driveway Spacing			
6a	Same-side   O <a href="#">11.216.d.1.d</a>	-	N/A	Located on a court.
6b	Opposite side   O <a href="#">11.216.d.1.e</a>	-	N/A	
7	External Coordination (Road Agency)	-	N/A	
8	External Sidewalk   <a href="#">Master Plan &amp; EDM</a>	Not required	N/A	
9	Sidewalk Ramps   <a href="#">EDM 7.4 &amp; R-28-K</a>	-	N/A	
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading Zone   <a href="#">ZO 5.4</a>	Proposed, not dimensioned	<b>Partially Met</b>	The applicant indicated that no long-term delivery truck parking to occur on site, truck turning movements provided. <b>Dimension loading zone in future submittal. The applicant could add hatched pavement markings and/or a “No Parking” sign.</b>
12	Trash Receptacle   <a href="#">ZO 5.4.4</a>	Proposed on north side of site	Met	Trash truck turning movements provided.
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	24'	Met	
15	End Islands   <a href="#">ZO 5.3.12</a>			
15a	Adjacent to a travel way	Radii dimensioned	Met	
15b	Internal to parking bays	-	N/A	
16	Parking Spaces   <a href="#">ZO 5.2.12</a>	9 proposed		See Planning review letter. <b>A variance will be required for parking within the 40' front yard setback.</b>
17	Adjacent Parking Spaces   <a href="#">ZO 5.5.3.C.ii</a>	<15 spaces per row	Met	
18	Parking Space Length   <a href="#">ZO 5.3.2</a>	19'	Met	
19	Parking Space Width   <a href="#">ZO 5.3.2</a>	9'	Met	
20	Parking Space Front Curb Height   <a href="#">ZO 5.3.2</a>	6"	Met	
21	Accessible Parking – number   <a href="#">ADA</a>	1 required, 1 proposed	Met	
22	Accessible Parking – size   <a href="#">ADA</a>	19' x 8' with 8' aisle	Met	
23	Number of Van Accessible Space   <a href="#">ADA</a>	1 required, 1 proposed	Met	
24	Bicycle Parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	2 required, 2 proposed	Met	
24b	Location   <a href="#">ZO 5.16.1</a>	Indicated	Met	
24c	Clear Path from Street   <a href="#">ZO 5.16.1</a>	6' provided	Met	
24d	Height of Rack   <a href="#">ZO 5.16.5.B</a>	3'	Met	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1, Text Amendment 18.301</a>	Dimensions provided	<b>Not Met</b>	<b>Refer to Text Amendment 18.301 for the latest dimension requirements.</b>
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	5' minimum	Met	
26	Sidewalk Ramps   <a href="#">EDM 7.4 &amp; R-28-K</a>	Indicated	<b>Partially Met</b>	<b>Include latest MDOT sidewalk ramp detail in future submittal.</b>

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	-	N/A	
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	-	N/A	
29	EyeBrow   O <a href="#">Figure VIII-G</a>	-	N/A	
30	Turnaround   <a href="#">ZO 5.10</a>	-	N/A	
31	Any Other Comments:			

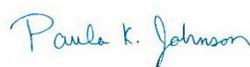
SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing - sizes   <a href="#">MMUTCD</a>	Partially indicated	<b>Partially Met</b>	<b>Provide dimension of “Van Accessible” sign.</b>
33	Signing Table - quantities and sizes	Not provided	<b>Not Met</b>	<b>Provide a signing table on site plan in future submittal.</b>
34	Signs 12” x 18” or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	Not proposed	<b>Not Met</b>	<b>Provide in future submittal.</b>
35	Signs greater than 12” x 18” shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	-	N/A	
36	Sign bottom height of 7’ from final grade   <a href="#">MMUTCD</a>	Indicated	<b>Met</b>	
37	Signing shall be placed 2’ from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	Not indicated	<b>Not Met</b>	<b>Provide note in future submittal.</b>
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	Not indicated	<b>Not Met</b>	<b>Provide note in future submittal.</b>
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	Not indicated	<b>Not Met</b>	<b>Provide note in future submittal.</b>
40	Parking space striping notes	Not indicated	<b>Not Met</b>	<b>Provide width and color of all proposed markings in future submittal.</b>
41	The international symbol for accessibility pavement markings   ADA	Not provided	<b>Not Met</b>	<b>Provide detail in future submittal.</b>
42	Crosswalk Pavement Marking Detail	-	N/A	
43	Any Other Comments:			

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

**AECOM**



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PE  
Project Manager

## FAÇADE REVIEW

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## FACADE REVIEW

**Review Date:** February 27, 2026  
**Review Type:** Preliminary Site Plan Review  
**Project Name:** **JSP26-05 Innovative Research** (46460 Peary Ct)  
**Plan Date:** February 4, 2026  
**Prepared By:** Alan Hall, RA, NCARB, CBO, CFM  
Community Development Deputy Director  
[ahall@cityofnovi.org](mailto:ahall@cityofnovi.org) (248) 347-0417

City of Novi Planning Department  
45175 Ten Mile Road  
Novi, MI 48374

**Façade Review Status:**  
**Approved, Section 9 Waiver Required**

Attn: Ms. Barb McBeth – City Planner

Re: Façade Ordinance (Section 5.15)  
Façade Region: 3  
Zoning District: I-1

The following Façade Review is based on the drawings prepared by Fika Architects of Ann Arbor, Michigan, dated 2/4/26. The percentages of materials proposed for each façade are shown in the table below. The maximum percentages allowed by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance, if any, are highlighted in "yellow".

Material	South (Front)	East	West	North	Ordinance Maximum
C-Brick	10.3%	12.6%	0.0%	0.0%	75%
Integrally Colored CMU	43.0%	22.3%	30.6%	60.7%	75%
Simulated Wood Patterned Siding (Nichiha Vintage Wood)	3.6%	34.8%	0.1%	0.0%	25%
Vertical Metal Siding	36.4%	0.0%	67.6%	36.4%	50%
Flat Metal (Coping, painted steel)	2.7%	2.7%	1.5%	2.9%	50%
Standing Seam Roof	0.0%	12.4%	0.0%	0.0%	75%
EIFS	4.0%	15.2%	0.1%	0.0%	25%

As shown above, the percentage of **Simulated Wood Patterned Siding** exceeds the maximum amount allowed by the Ordinance by **9.8%** (25% allowed, 34.8% proposed) and,

The percentage of **Vertical Metal Siding** exceeds the maximum amount allowed by the Ordinance by **17.6%** (50% allowed, 67.6% proposed).

## Recommendation:

For the reasons stated above we recommend that the overall design is consistent with the intent and purpose of the Façade Ordinance and that **a Section 9 Waiver be granted** for the overage of Cement Board "Simulated Wood Patterned" Siding (Nichiha, Vintage Wood) and the Vertical Metal Siding as shown on the approved drawings. This recommendation is contingent upon completion of the following notes for the applicant.

## Notes to the Applicant:

1. 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.
2. Inspections – The Façade Ordinance requires inspection(s) for all projects. The applicant should request inspection of brick prior to installation. It is the applicant's responsibility to request the inspection at the appropriate time (before installation). Inspections may be requested using the City of Novi Building Department's Online Inspection Portal.

Sincerely,



Alan Hall, RA, NCARB, CBO, CFM | Deputy Director  
Community Development  
City of Novi | 45175 Ten Mile Rd | Novi, MI 48375  
t: 248.347.0417 | c: 248.361.5786 | [cityofnovi.org](http://cityofnovi.org)

## FIRE REVIEW

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**March 3, 2026**

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

Matt Heintz

Priya Gurumurthy

Aaron Martinez

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**Chief of Police**

Erick W. Zinser

**Fire Chief**

John B. Martin

**Assistant Chief of Police**

Scott R. Baetens

**Assistant Fire Chief**

Todd Seog

**RE: Innovative Research (revised letter)**

PSP26-007

JSP26-05

**Project Description:**

Build a commercial structure on new site.

**Comments:**

1. **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. IFC 2015 3312.1
2. For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
3. **THIS ITEM WAS CORRECTED ON 2<sup>ND</sup> REVISED/REVIEW – IS NOW ACCEPTABLE). New plan set was added to Fire Marshals file labeled #C-2.0 & #C-11.0.** Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. *(D.C.S. Sec 11-239(b)(5)). This is incorrectly calculated on Plan Set - sheet C2.0. Please use attached Fire Truck Spec sheet and recalculate for 48' length fire truck and 50' outside & 30' inside turning radius.*
4. Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all "fire lane – no parking" signs are to be shown on the site plans. *(Fire Prevention Ord.)*
5. The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. *(D.C.S Sec. 158-99(a).)*
6. Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
7. Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings

**Novi Public Safety Administration**

45125 Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**

8. A hazardous chemical survey is required to be submitted to the Planning & Community Development Department for distribution to the Fire Department at the time any Preliminary Site Plan is submitted for review and approval. Definitions of chemical types can be obtained from the Fire Department at (248) 735-5674.

**Recommendation:**

Approval is now granted as Item #3 noted above was corrected. All remaining items noted must be followed.

Sincerely,

A handwritten signature in black ink that reads "Andrew Copeland". The signature is written in a cursive style with a large, looped initial "A".

Andrew Copeland – Fire Marshal  
City of Novi Fire Department  
cc: file

**APPLICANT RESPONSE LETTER**

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# Monument Engineering Group Associates, Inc.

Developing Lifelong Relationships

[monumentengineering.com](http://monumentengineering.com)

298 Veterans Drive, Fowlerville, MI 48836 (HQ)  
(517) 223-3512



Date March 5, 2026

MEGA Project 25-211

City of Novi  
Planning Department  
45175 Ten Mile Road  
Novi, MI 48375

RE: Preliminary Site Plan Review  
All Reviews Innovative Research JSP 26-05

Monument Engineering Group Associates, Inc. (MEGA) is in receipt of the City of Novi's reviews for the Innovative Research Building Preliminary Site Plan. We offer the following responses following the format of the All Reviews JSP 26-05 Innovative Research Building letter dated March 3, 2026.

## Planning Review

### Ordinance Requirements

1. Off-Street Parking in Front Yard (Section 3.6.2.E) and Off-street Parking in Side and Rear Yards (Section 3.6.2.F)
  - a. A variance has been applied for parking in the front setback.
2. Wetland/Watercourse Setback (Section 3.6.2.M):
  - a. A 25' wetland setback is indicated Sheet C-1.0. The setback will be added to all sheets.
3. Woodland Protection (Code of Ordinances, Chapter 37):
  - a. Acknowledging that a woodland permit is required.
4. Façade Waiver (Section 5.15.9):
  - a. A waiver is being requested
5. Dumpster Enclosure (Article II, Division 8, Section 21-145 (c)):
  - a. The enclosure is part of the architectural plans and will meet the requirements.
6. Exterior Lighting – Color Spectrum Management (Section 5.7.3.F):
  - a. The photometric plan will be updated to revise the CCT meeting the ordinance standards.
7. Bicycle Parking Lot Layout (Section 5.16.5.A)
  - a. Bicycle parking spaces are shown on sheet C-1.0.
8. Planning Chart:

**The items below are items in the planning chart that are not addressed above or require a response.**

Innovative Research  
JSP 26-05

We note that all items in the planning chart are meets code or not applicable other than the following:

- Front yard parking for which a variance has been requested.
- Wetland setback buffer, which is shown on Sheet C-1.0 and will be added to all sheets for the next submittal.
- End islands reviewed and adjusted as necessary to meet the ordinance requirements.
- Loading/Unloading
  - The building has an overhead door which is the loading space.
- Bicycle Parking
  - Bicycle parking is already shown on sheet C-1.0, bike rack details will be added.
- Accessory Buildings Design Standard
  - To maintain consistency with the architectural character of the primary building, the accessory structure is designed with a roof slope of ¼ inch per foot and no roof overhangs.
- Dumpster Enclosure:
  - A Dumpster enclosure detail will be added to the plans.
  - The enclosure is part of the architectural plans and will meet the requirements.
- Equipment Requirements
  - We will indicate mechanical equipment in the next submittal.
  - We will indicate mechanical equipment screening in the next submittal.
- Exterior Lighting Plan
  - Plan will be updated
- Building Lighting
  - Interior night lighting will be provided. Wall Pack perimeter lighting is provided on the west and north façades Will be updated on the photometric plan and on the architectural plans.
- Electrical Service
  - A note will be added to the plans
- Flashing lights
  - A note will be added to the plans that no flashing lights are permitted.
- Glare Control
  - Will be addressed in the revised lighting plan.
- Color Spectrum Management
  - A revised photometric plan will be submitted meeting the ordinance requirements.
- After Hours Lighting
  - The perimeter lighting and entrance down-lighting will be maintained after hours for security purposes.
- General Layout and Dimension of Proposed Physical Improvements
  - Notes will be added to the plans accordingly.
- Development Business Sign

- No sign is proposed, plans will be updated.

## Engineering

### Comments

1. The site is a unit in a condominium development. As such the legal description is the unit in the condominium. By reference to the condominium documents, there are ties to government section corners.
2. 2 benchmarks are provided on the survey sheet.
3. The cross-access easement between the properties will be displayed on the next submittal.
4. A traffic control sign table will be added to the plans.
5. A note about dewatering will be added to the plans.
6. Acknowledged. The landscape plan will show proposed utilities to clarify that proposed trees are not within the utility influence or an easement.
7. Acknowledged
8. Acknowledged

### Water Main

9. Acknowledged

### Irrigation

10. Irrigation is proposed and notes will be added to the landscape plan for the next submittal.

### Sanitary Sewer

11. A sanitary monitoring manhole is shown on Sheet C-3.0. A 20' easement will be provided as the manhole is outside the ROW.
12. The size of the sanitary lead will be added.

### Storm Sewer

13. All storm sewers will be min 12" and called out as RCP.

### Stormwater Management

14. Acknowledged
15. Regional Detention Basin:
  - a. The letter sent to Brian Raznick on March 15, 2024, was not received by the Beck North Corporate Park-Novı Condominium Association (Condo), as Mr. Raznick is not associated with the Condo. Upon being made aware of this issue, the applicant, Innovative Research (Ms. Donna Schelby), has reached out directly to the Condo Association (Mr. Burke Davis) and forward the 2024 letter. Mr. Davis, will be reaching out to the City to acknowledge the issue and will be investigating the issue to make

Innovative Research  
JSP 26-05

sure the detention and sedimentation basin receive the proper maintenance to insure it functions as designed. Innovative Research will work with Mr. Davis, the Condo Association and the City to remedy this situation. Attached is a letter from Mr. Davis.

16. The requested information will be provided on the plans for the next submittal.
17. Per an email with the city engineer an oil/water separator will be provided in lieu of the sedimentation structure, in conjunction with providing maintenance on the regional sedimentation basin.
18. See response to item 17 above.
19. An easement will be provided for review.

Paving & Grading

20. We request a waiver from this requirement due to no connecting sidewalk on either side.
21. A detail will be added.
22. Detectable warning strips will be added.
23. Details for the detectable warning strips will be added.
24. Slopes will be added to the plans.
25. A note will be added to the plans
26. The on-site asphalt cross section will be revised.
27. The dumpster pad will be extended 10'
28. End islands will be revised to meet the city requirements.
29. A detail will be added.

Soil Erosion & Sediment Control

30. Acknowledged

Off-site Easements

31. We acknowledge that off-site easements are required for this development. Draft copies of the easements will be submitted for review along with the requested information.

The Following Must be Submitted with the Next Submittal

32. This letter indicates the changes being made.
33. Cost estimates

Required Legal Documents

34. Acknowledged
35. Acknowledged
36. Acknowledged

The Following Must be Addressed Prior to Construction

37. Acknowledged
38. Acknowledged
39. Acknowledged
40. Acknowledged

41. Acknowledged
42. Acknowledged
43. Acknowledged
44. Acknowledged
45. Acknowledged
46. Acknowledged
47. Acknowledged
48. Acknowledged
49. Acknowledged
50. Acknowledged

We will submit electronic stamping sets as required when ready.

## Landscape

Greenbelt Landscaping for Non-Residential Subdivision (Zoning Sec. 5.5.3.F.iv)

1. The landscape plans will be revised.
2. Noted, we'll add more shrubs.
3. The landscape plans will be revised.

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

1. Acknowledged
2. Acknowledged
3. Utilities will be added to the landscape plan

Parking Lot Landscaping

1. Acknowledged
2. Acknowledged
3. We will move the bay north if possible while meeting ordinance requirements.

Plant List (LDM 4.)

1. More native species will be used (min 50%)
2. The number of Norway spruces and Eastern rebuds will be reduced.

Phragmites and Japanese Knotweed

1. We will survey the site for the presence of either weed and note accordingly.
2. A note will be added accordingly.

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

1. Acknowledged
2. Irrigation is noted on the landscape plan
3. An irrigation plan will be added for final site plan.

**The items below are items in the landscape chart that are not addressed above or require a response.**

Innovative Research  
JSP 26-05

- Landscape Plan (Zoning Sec 5.5.2, LDM 10)
  - scale will be added.
- Project Information
  - Site address will be added
- Owner/Developer Contact Information
  - Information will be added to the plans
- Soil Types
  - This is indicated in the survey
- Existing and proposed improvements
  - No sign is being proposed, plans will be updated.
- Existing and proposed utilities
  - Utilities will be shown on the plans.
- Snow Deposit
  - Snow deposit areas will be indicated where it won't hurt proposed or existing landscaping.
- Greenbelt Width
  - We will shift the parking north as much as possible.
- Canopy deciduous or large evergreen trees
  - Calculations will be provided
- Sub-canopy deciduous trees
  - Calculations will be provided
- Shrubs
  - Calculations will be provided
  - Shrubs will be added as required
- Canopy deciduous trees in area between sidewalk and curb
  - Calculations will be provided
- Clear Zones
  - The clear zone will be re-oriented
  - Noted
- Loading/Unloading outdoor storage
  - A wall is proposed to provide screening
- Irrigation plan (Zoning Sec 5.5.6.B & LDM 10.l & m.)
  - Irrigation plan will be provided
  - Acknowledged
  - Acknowledged

## Woodland Review Comments

1. Acknowledged
2. Acknowledged
3. Acknowledged
4. Acknowledged
  - a. No trees of 36" or larger are proposed to be removed
5. Acknowledged
6. Acknowledged
7. Critical Root Zone
  - a. This will be depicted on future plans
8. Acknowledged
  - a. Tree protection fencing will be added to the plans
  - b. Details of such will be added to the plans
9. The conservation easement will be shown on the plans if required.

### Wetlands

1. Acknowledged
2. Acknowledged

### Required Edits

- We will update the plans with a unique symbol
  - Details on the impact will be provided as requested
  - Impacts will be displayed
3. Acknowledged
  4. Acknowledged
  5. An easement will be provided if required.

## Traffic Review

### General Comments

1. Acknowledged
2. Acknowledged
3. Acknowledged
4. A variance has been requested

### Traffic Impacts

1. Acknowledged
2. Acknowledged

### Traffic Review

- 11 there is an overhead door for the loading zone which will be dimensioned
- 16 a variance has been applied for
- 24e Dimensions will be added as required
- 26 Sidewalks will be added as required
- 32 sign details will be added as required
- 33 sign table will be added as required
- 34 will be added as required
- 37 a note will be added
- 38 a note will be added
- 39 a note will be added
- 40 a detail will be added
- 41 a detail will be added

### **Façade Review**

1. Façade Waivers for 2 materials – We are requesting a section 9 Waiver for the overage of Simulated Wood Patterned Siding and Vertical Metal Siding. See attached Sheet A-8 revision dated 2/27/26. The sample board will be presented at the Planning Commission Meeting. Mr. Hall has recommended both waivers.

### **Fire Department**

1. No new hydrants are proposed
2. Acknowledged
3. Acknowledged
4. Acknowledged
5. Acknowledged
6. Acknowledged
7. Acknowledged
8. Acknowledged

Sincerely

Monument Engineering Group Associates



Allan Pruss, PE, PS  
President

Good afternoon Diana and Kate,

I just wanted to touch base and let you know that we never received the letter regarding the basin issues. Now that I have reviewed it, I am taking steps to set up maintenance and remediation to take care of the issues. I sincerely hope that this doesn't impact the site plan review or approval for Innov Research's development.

I would like to touch base with the engineer(s) at the City to review their findings and determine the best path forward. If you could share their information with me or share my information with them, I would greatly appreciate it.

And in complete transparency, this is my official action as president of the condo association, so please bear with me as I navigate this. A little bit of background; the board for the condo association was dissolved in 2020, which I don't think anyone realized until 2022 when my company wanted to combine our parcels and there was no president of the condo to sign the paperwork to do. As such, I pulled together the tenants, got a board of directors, was made president and then combined our parcels. I think the letter was sent to someone that used to be associated with the condo association, but I am not aware of him. That being said, I apologize for not knowing of the situation earlier and am taking the steps to correct the issues.

Please feel free to reach out with any questions.

Thank you

**Burke Davis**

Business Manager

**Aramco Americas**

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