



# COMMUNITY DEVELOPMENT DEPARTMENT

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

## ZONING BOARD OF APPEALS STAFF REPORT

**FOR:** City of Novi Zoning Board of Appeals      **ZONING BOARD APPEALS DATE:** September 13, 2016

**REGARDING:** 40800 WEST THIRTEEN MILE ROAD, PARCEL # 50-22-01-300-015

**BY:** Larry Butler, Deputy Director Community Development

### I. GENERAL INFORMATION:

**Applicant**

CONLON INSTALLATIONS

**Variance Type**

SIGN VARIANCE

**Property Characteristics**

Zoning District:	R-A (RESIDENTIAL ACREAGE)
Location:	NORTH OF THIRTEEN MILE ROAD AND WEST OF M-5
Parcel #:	50-22-01-300-015

**Request**

The applicant is requesting a variance from the CITY OF NOVI Code of Ordinances; Section 28-5.(2) to allow construction of a 57.5 square foot monument sign. Under current ordinance 30 square feet is allowed. A variance from Section 28-1 is also requested to allow for a 7 foot separation between sign faces. Under the ordinance a two foot separation is allowed. This property is zoned R-A (Residential Acreage).

### II. STAFF COMMENTS:

**Proposed Changes**

Staff recognizes the uniqueness of the property and the multiple uses within. The entrance configuration of the property is also atypical.

### III. RECOMMENDATION:

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

1. I move that we **grant** the variance in Case No. **PZ16-0038**, sought by \_\_\_\_\_, for \_\_\_\_\_ because Petitioner has shown practical difficulty requiring \_\_\_\_\_.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because \_\_\_\_\_.

- (b) The property is unique because \_\_\_\_\_  
\_\_\_\_\_.
- (c) Petitioner did not create the condition because \_\_\_\_\_  
\_\_\_\_\_.
- (d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because \_\_\_\_\_  
\_\_\_\_\_.
- (e) The relief is consistent with the spirit and intent of the ordinance because \_\_\_\_\_  
\_\_\_\_\_.
- (f) The variance granted is subject to:
  - 1. \_\_\_\_\_.
  - 2. \_\_\_\_\_.
  - 3. \_\_\_\_\_.
  - 4. \_\_\_\_\_.

2. I move that we **deny** the variance in Case No. **PZ16-0038**, sought by \_\_\_\_\_,  
for \_\_\_\_\_ because Petitioner has not shown  
practical difficulty requiring \_\_\_\_\_.

- (a) The circumstances and features of the property including \_\_\_\_\_ are not unique because they exist generally throughout the City.
- (b) The circumstances and features of the property relating to the variance request are self-created because \_\_\_\_\_  
\_\_\_\_\_.
- (c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioner's statements that \_\_\_\_\_.
- (d) The variance would result in interference with the adjacent and surrounding properties by \_\_\_\_\_.
- (e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to \_\_\_\_\_  
\_\_\_\_\_.

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

Larry Butler  
Deputy Director Community Development  
City of Novi



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# ZONING BOARD OF APPEALS APPLICATION

**APPLICATION MUST BE FILLED OUT COMPLETELY**

<b>I. PROPERTY INFORMATION (Address of subject ZBA Case)</b>				Application Fee: _____	
PROJECT NAME / SUBDIVISION				Meeting Date: _____	
ADDRESS		LOT/SIUTE/SPACE #		ZBA Case #: PZ _____	
SIDWELL # 50-22-_____-_____-_____		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION?			REQUEST IS FOR:		
<input type="checkbox"/> YES <input type="checkbox"/> NO			<input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED?				<input type="checkbox"/> YES <input type="checkbox"/> NO	
<b>II. APPLICANT INFORMATION</b>					
<b>A. APPLICANT</b>		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
<b>B. PROPERTY OWNER</b> <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS		CELL PHONE NO.	
NAME				TELEPHONE NO.	
ORGANIZATION/COMPANY				FAX NO.	
ADDRESS		CITY		STATE	ZIP CODE
<b>III. ZONING INFORMATION</b>					
<b>A. ZONING DISTRICT</b>					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____					
<b>B. VARIANCE REQUESTED</b>					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section _____ Variance requested _____					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
<b>IV. FEES AND DRAWINGS</b>					
<b>A. FEES</b>					
<input type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250					
<input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400					
<input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600					
<b>B. DRAWINGS    1-COPY &amp; 1 DIGITAL COPY SUBMITTED AS A PDF</b>					
• Dimensioned Drawings and Plans			• Existing & proposed distance to adjacent property lines		
• Site/Plot Plan			• Location of existing & proposed signs, if applicable		
• Existing or proposed buildings or addition on the property			• Floor plans & elevations		
• Number & location of all on-site parking, if applicable			• Any other information relevant to the Variance application		



# ZONING BOARD OF APPEALS APPLICATION

## V. VARIANCE

### A. VARIANCE (S) REQUESTED

DIMENSIONAL     USE     SIGN

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

### B. SIGN CASES (ONLY)

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

### C. ORDINANCE

#### City of Novi Ordinance, Section 3107 – Miscellaneous

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

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

### D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

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

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

## VI. APPLICANT & PROPERTY SIGNATURES

### A. APPLICANT

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

### B. PROPERTY OWNER

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

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

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

## VII. FOR OFFICIAL USE ONLY

### DECISION ON APPEAL:

GRANTED

DENIED

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

\_\_\_\_\_  
Chairperson, Zoning Board of Appeals

\_\_\_\_\_  
Date



**Community Development Department**

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**REVIEW STANDARDS  
SIGN VARIANCE**

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

**Standard #1. Extraordinary Circumstances or Conditions.**

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

- a. **Shape of Lot.** A sign could not be placed in the location required by the Zoning Ordinance due to the shape, topography or other physical conditions of the lot or due to the location of an existing structure.

Not Applicable       Applicable      If applicable, describe below:

*and/or*

- b. **Environmental Conditions.** A sign could not be placed in the location required by the Zoning Ordinance without removing or severely altering natural features, such as trees, topography, drainage courses or encroaching upon stormwater facilities.

Not Applicable       Applicable      If applicable, describe below:

*and/or*

- c. **Abutting Property.** A sign could not be reasonably seen by passing motorists due to the configuration of existing buildings, trees, signs or other obstructions on an abutting property.

Not Applicable       Applicable      If applicable, describe below:

d. **Scale of Building or Lot Frontage.** A sign that exceeds permitted dimensions for area and/or height could be considered appropriate in scale due to the length of the building frontage (wall sign only) or length of the lot frontage (ground sign only).

Not Applicable       Applicable      If applicable, describe below:

e. **Not Self-Created.** Describe the immediate practical difficulty causing the need for the Variance was not created by the applicant or any person having an interest in the sign, sign structure, or property.

Not Applicable       Applicable      If applicable, describe below:

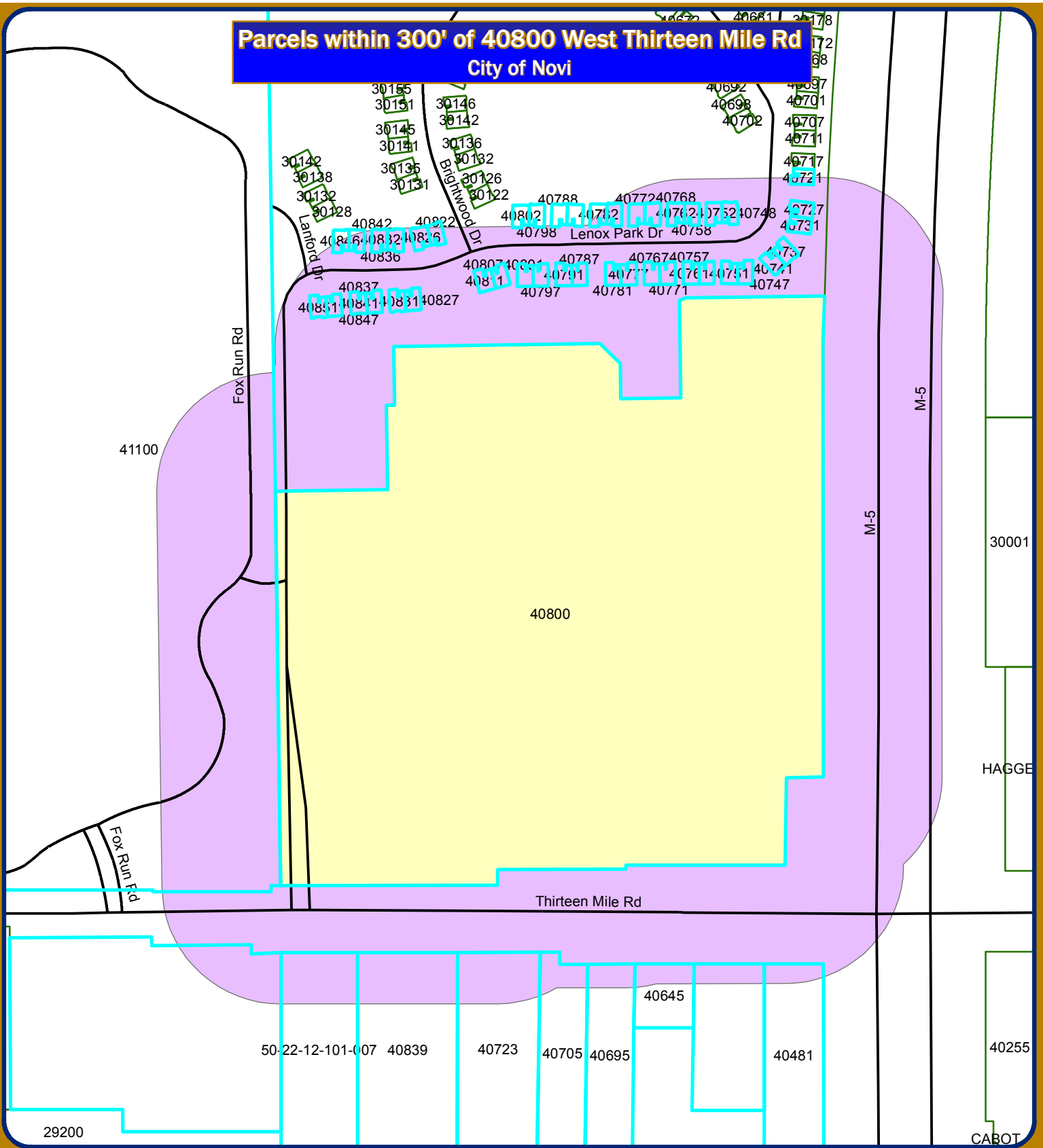
## **Standard #2. Limit Use of Property.**

Explain how the failure to grant relief will unreasonably prevent or limit the use of the property and will result in substantially more than mere inconvenience or inability to attain a higher economic or financial return.

## **Standard #3. Adverse Impact on Surrounding Area.**

Explain how the Sign Variance will not result in a use or structure that is incompatible with or unreasonably interferes with adjacent or surrounding properties, will result in substantial justice being done to both the applicant and adjacent or surrounding properties, and is not inconsistent with the spirit and intent of this chapter.

**Parcels within 300' of 40800 West Thirteen Mile Rd**  
**City of Novi**



Map Author: Jon Gartha  
 Date: August 9, 2016  
 Address List for 50-22-01-300-015  
 Version #: 1.0

Amended By:  
 Date:  
 Department:

**MAP INTERPRETATION NOTICE**

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

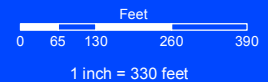
**Map Legend**

- 300' Buffer
- Subject Property
- Tax Parcel
- Municipality**
- Novi
- Novi Twp.



**City of Novi**

IT Department  
 GIS Division  
 45175 Ten Mile Rd  
 Novi, MI 48375  
 cityofnovi.org



TO: CITY OF NOVI  
ZONING BOARD OF APPEALS  
45175 TEN MILE ROAD  
NOVI, MI 48375

Please note my comments to 40800 WEST THIRTEEN MILE ROAD (PZ16-0038)

Please note my (Approval) (Objection) to the requested variance.

Comments:

I BELIEVE IT CHEAPENS THE NOVI  
AREA. LARGE BILL BOARDS HAVE AN  
IMMEDIATE IMPACT TO MANY PEOPLE.  
IT ADDS CLUTTER TO THE VISUAL  
GREEN SPACE

(PLEASE PRINT CLEARLY)

Name: LOUIS MASCOLO

Address: 40792 LENOX PARK DR.

Date: AUGUST 29, 2016

Zoning Board of Appeals meetings are broadcast live on Bright House channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).



TO: CITY OF NOVI  
ZONING BOARD OF APPEALS  
45175 TEN MILE ROAD  
NOVI, MI 48375

Please note my comments to **40800 WEST THIRTEEN MILE ROAD (PZ16-0038)**

Please note my (Approval) (Objection) to the requested variance.

Comments:

*This request is asking for a variance of 2X the current ordinance allowance. In our opinion this would detract from the beauty of the area and could result in lowering residential property values in the area. We thereby object to the requested variance.*

**(PLEASE PRINT CLEARLY)**

Name: DAVID & DEBORAH WICKOWSKI

Address: 40788 LENOX PARK DR. NOVI, MI

Date: 8-31-16

Zoning Board of Appeals meetings are broadcast live on Bright House channel 13-1 and AT&T U-verse channel 99. They are also streamed live on the City's website at [cityofnovi.org](http://cityofnovi.org).



August 1, 2016

City of Novi Planning Commission  
45175 Ten Mile Rd.  
Novi, MI 48375

To Whom it May Concern:

On behalf of Fox Run Retirement Community, I would like to express our support for the planned new Monument Sign at Brightmoor Christian Church. Over the years, Fox Run has enjoyed a friendly and supportive relationship with our neighbors at Brightmoor Church. Our two communities have worked together to accomplish a strong and vibrant multi-generational relationship. The church has been very supportive and generous with its resources.

We understand that the church is applying for a variance for their new sign and we have no concerns. It is exciting that our neighboring church is expanding its mission and reach into the surrounding community.

Over the years, we have appreciated other communication Brightmoor has provided with respect to their growth and development. Fox Run looks forward to continuing our partnership with Brightmoor Christian Church on future plans.

Sincerely,

Michael J McCormick  
Executive Director



LENOX  
*Park*  
of Novi  
Condominium Association

August 2, 2016

City of Novi Planning Commission  
45175 Ten Mile Road  
Novi, Michigan 48375

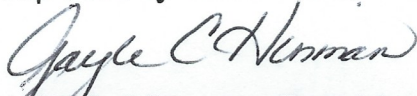
To Whom It May Concern,

On behalf of the Board of Directors of Lenox Park Homeowner's Association, I would like to take this opportunity to express to you our complete support for the proposal Brightmoor Christian Church has submitted to the City of Novi Planning Commission.

As neighbors, we have appreciated all past and present efforts that Brightmoor Christian Church has made to keep the Lenox Park Board of Directors and its residents aware of all the construction projects and environmental changes that have been planned. We do support their efforts in obtaining a variance from the City of Novi for the proposed monument sign to be placed in front of the Church on 13 Mile.

Lenox Park continues to experience a very positive relationship with Brightmoor Christian Church; working closely together in the spirit of cooperation and mutual benefit. We look forward to this continuing into the future.

Respectfully submitted,



Gayle C. Hinman, President  
Lenox Park Homeowner'

Management by: Kramer Triad Management Group, LLC  
40000 Grand River, Suite 100 • Novi, MI 48375

248.888.4700 800.301.0121 Fax 248.888.4721 [www.kramertriad.com](http://www.kramertriad.com)

AAMC  
ASSOCIATION  
MANAGEMENT

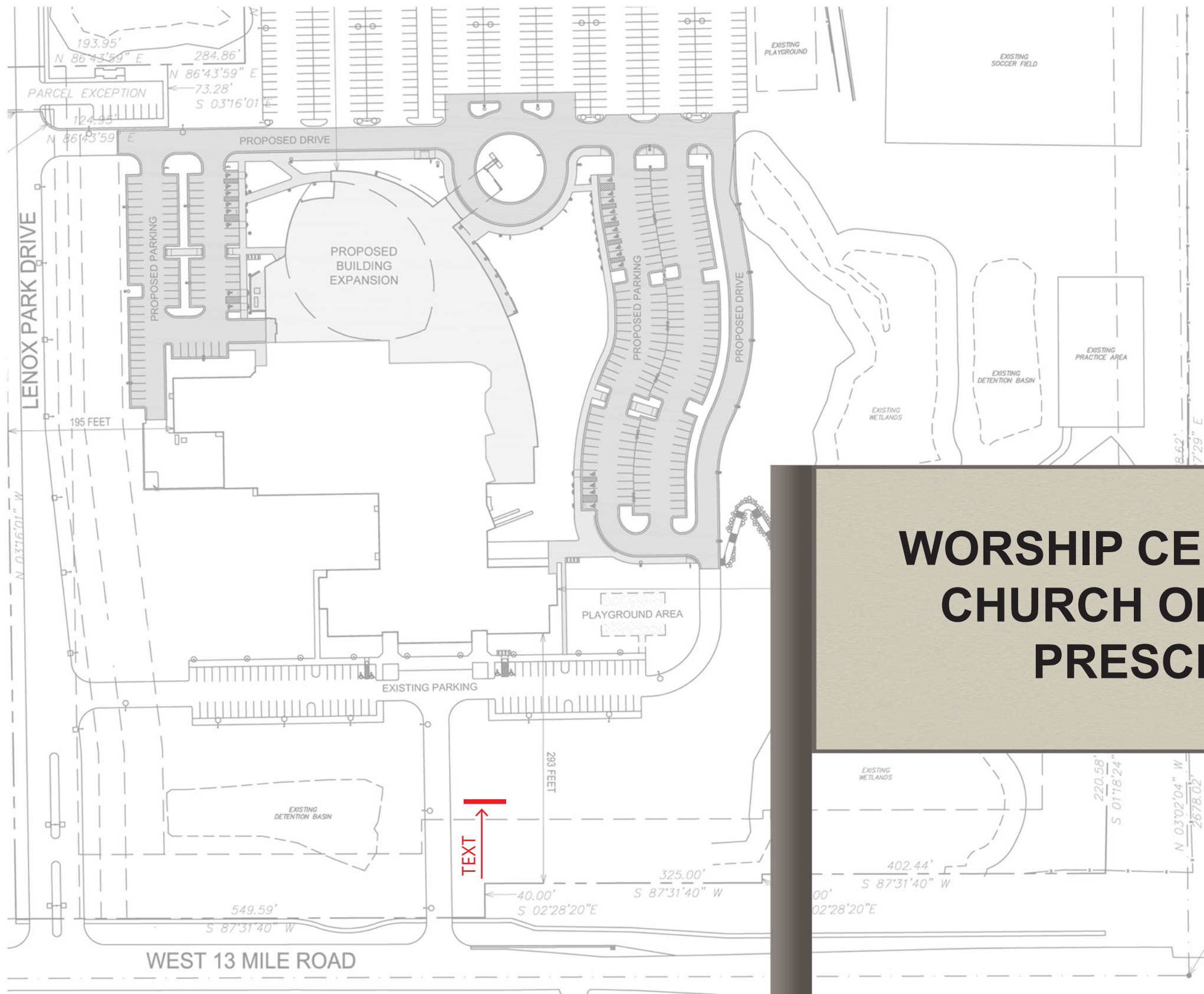


# BRIGHTMOOR CHRISTIAN CHURCH

Site Signage Package, Owner Review

07 .04.2016  
71980001



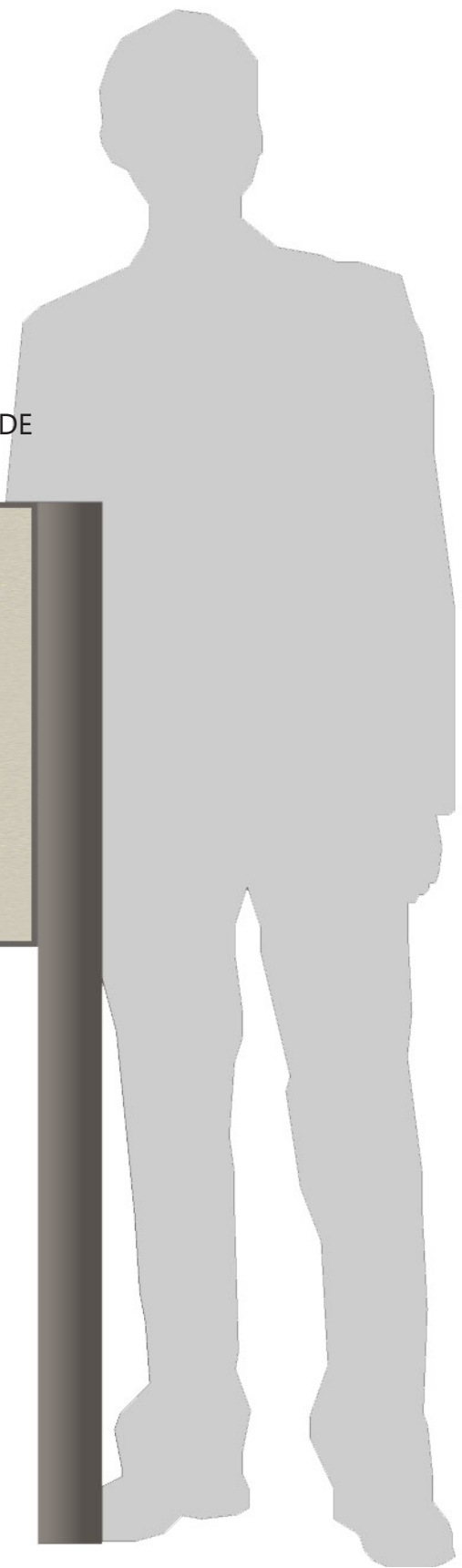


M-5 FREEWAY

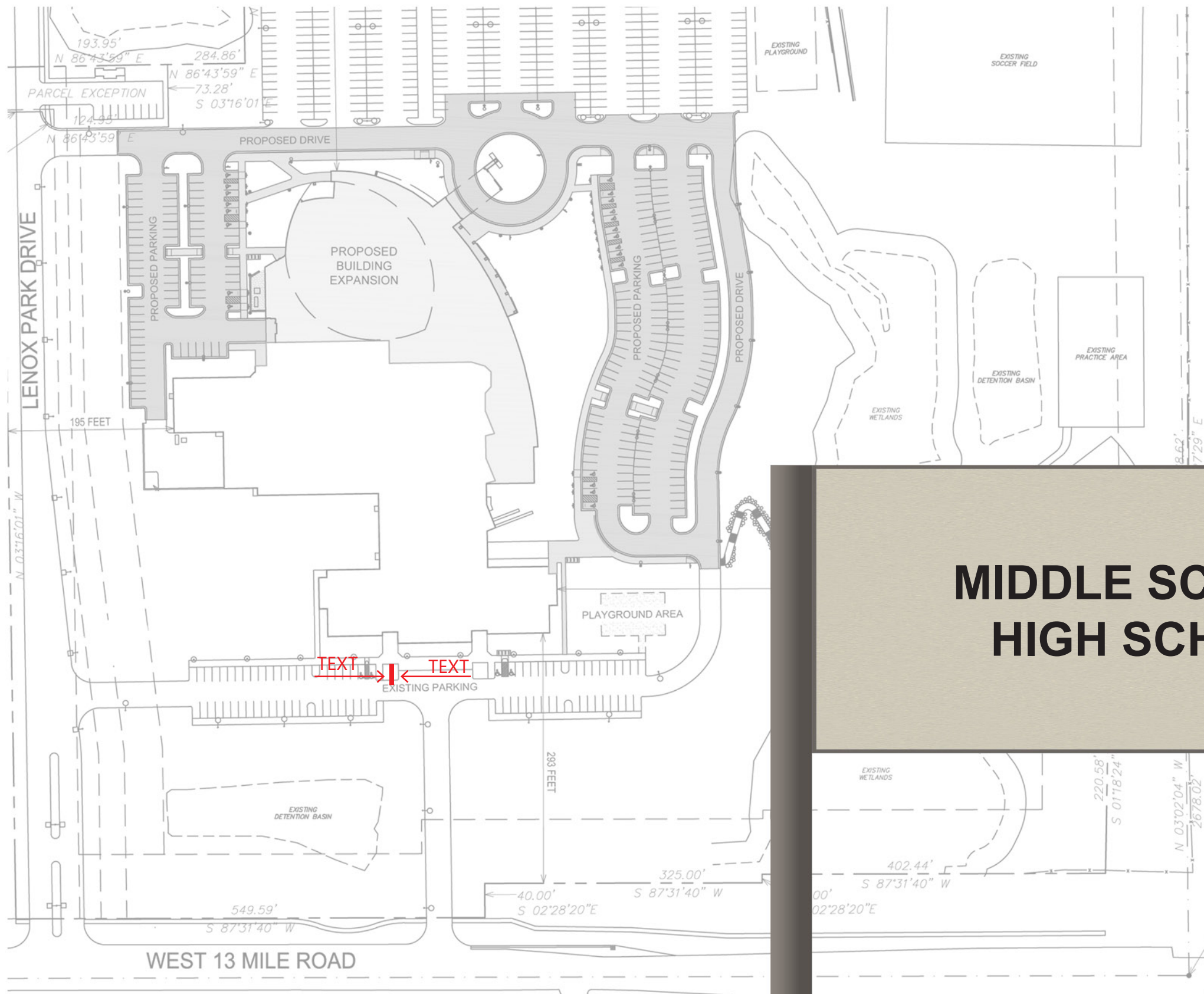
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CENTERED VERTICALLY,  
JUSTIFIED ON ARROW SIDE  
WITH EQUAL SPACING



SINGLE SIDED





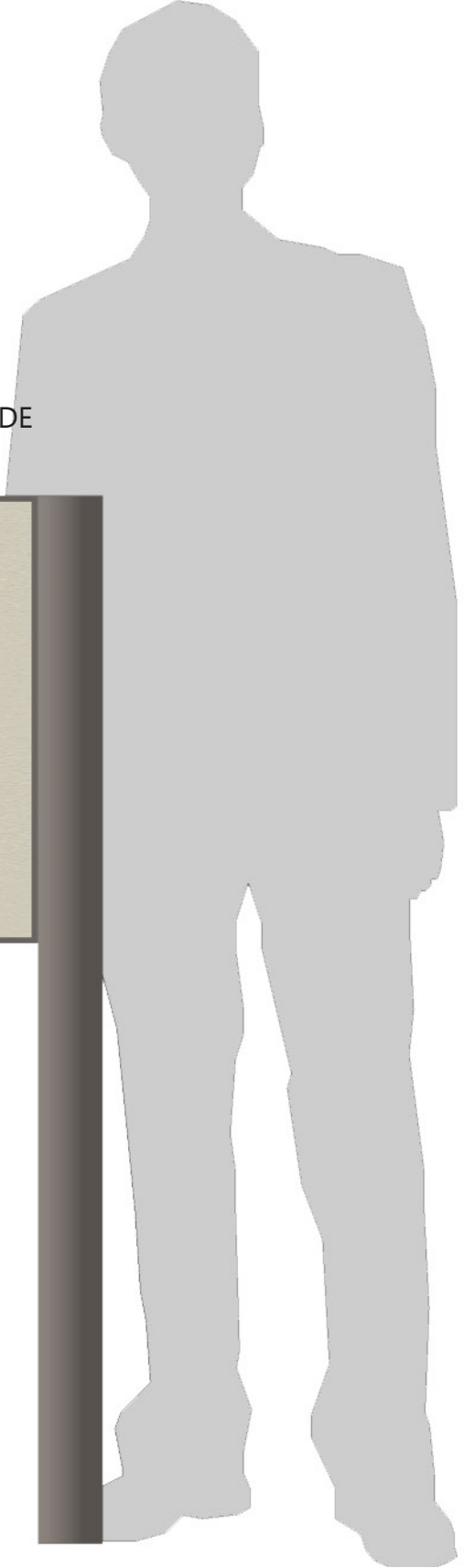


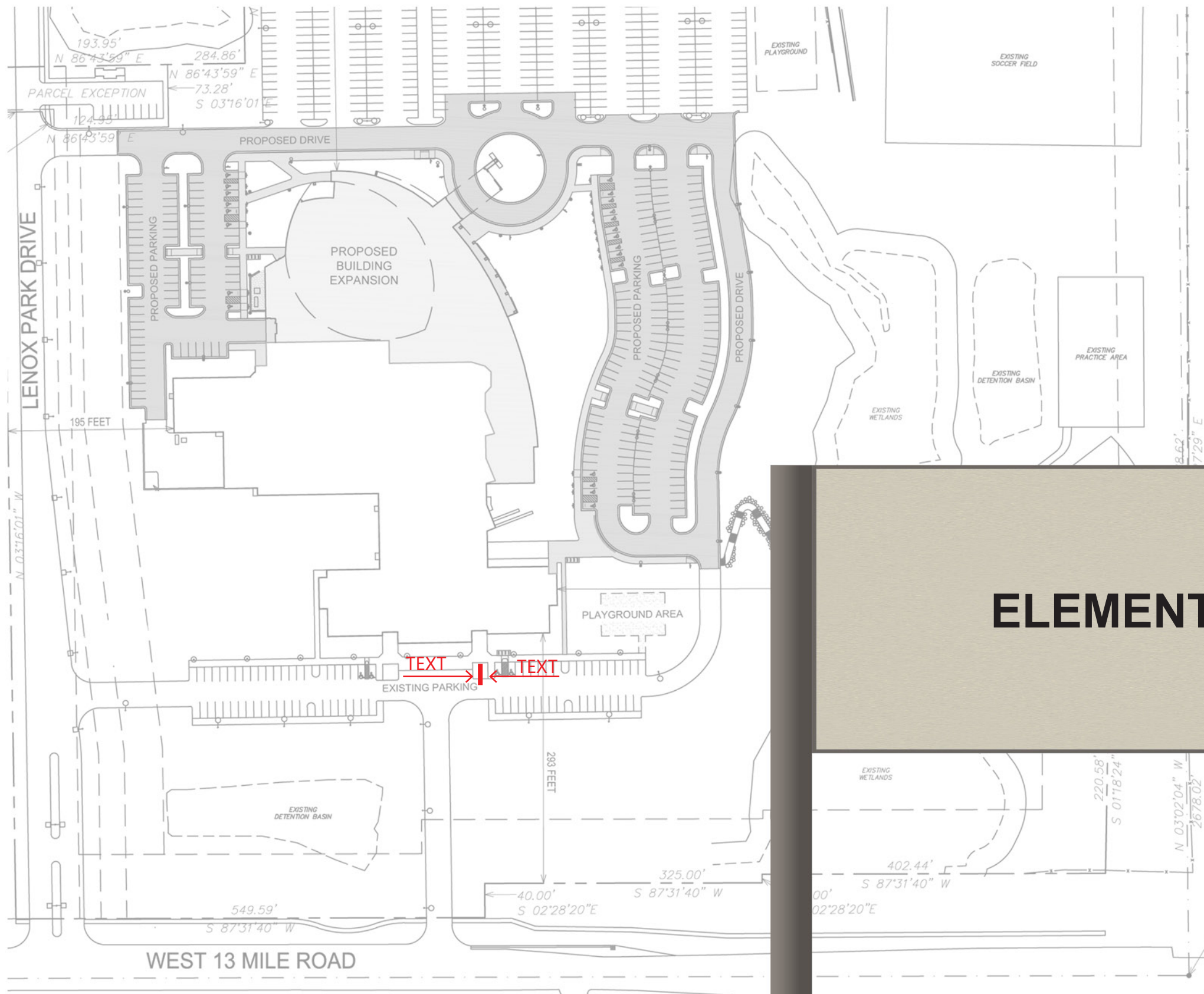
M-5 FREEWAY

6" ARIAL BOLD FONT  
CENTERED VERTICALLY,  
JUSTIFIED ON ARROW SIDE  
WITH EQUAL SPACING

**MIDDLE SCHOOL  
HIGH SCHOOL**

DOUBLE SIDED



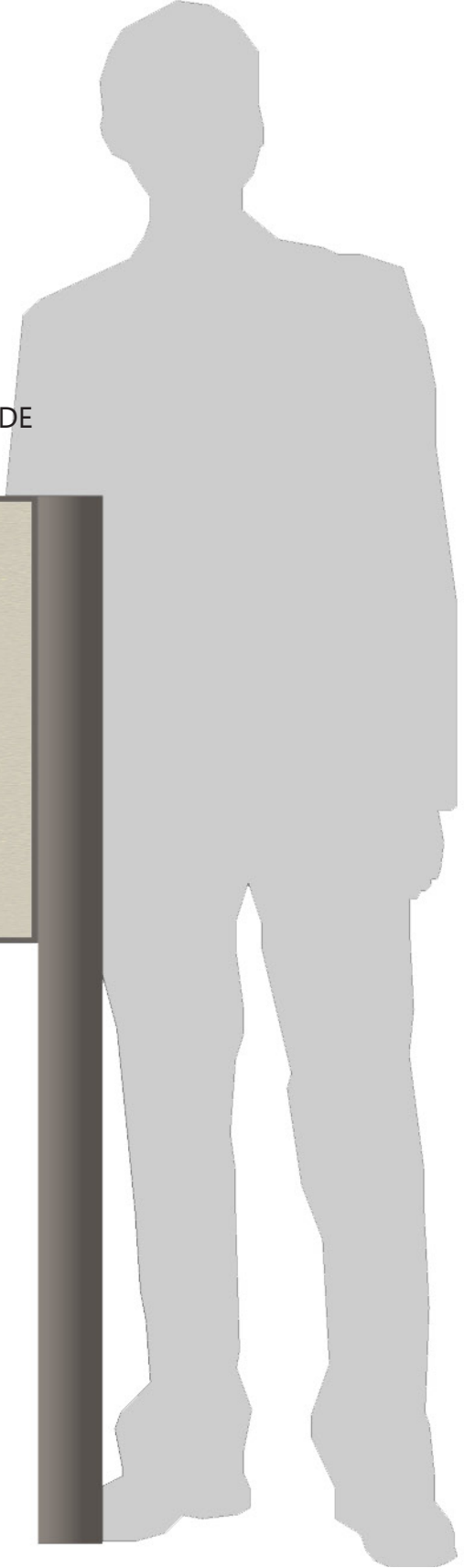


M-5 FREEWAY

6" ARIAL BOLD FONT  
CENTERED VERTICALLY,  
JUSTIFIED ON ARROW SIDE  
WITH EQUAL SPACING

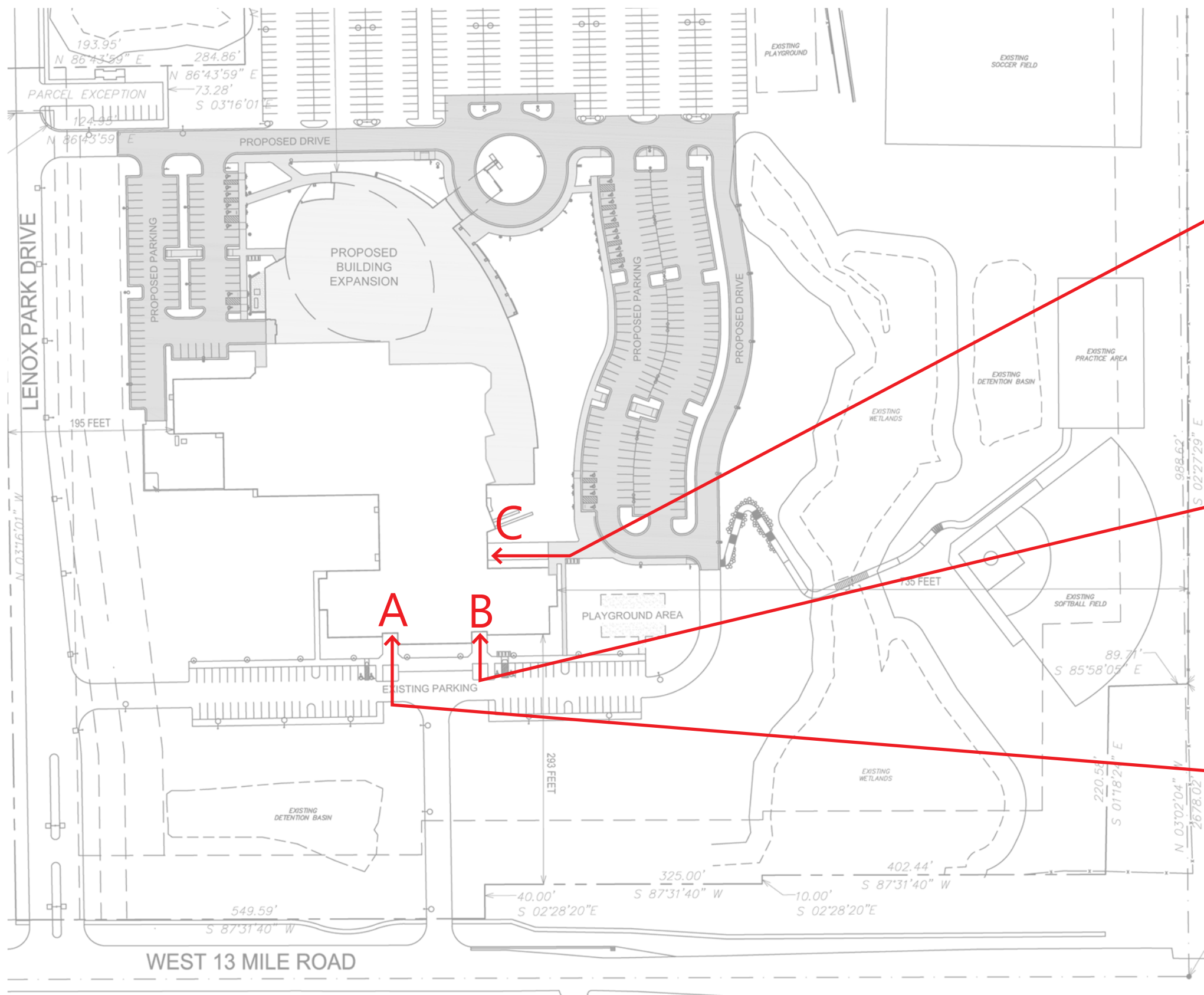
**ELEMENTARY**

DOUBLE SIDED

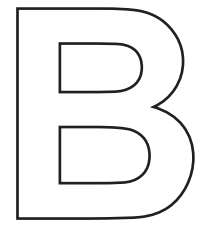
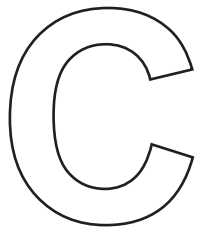




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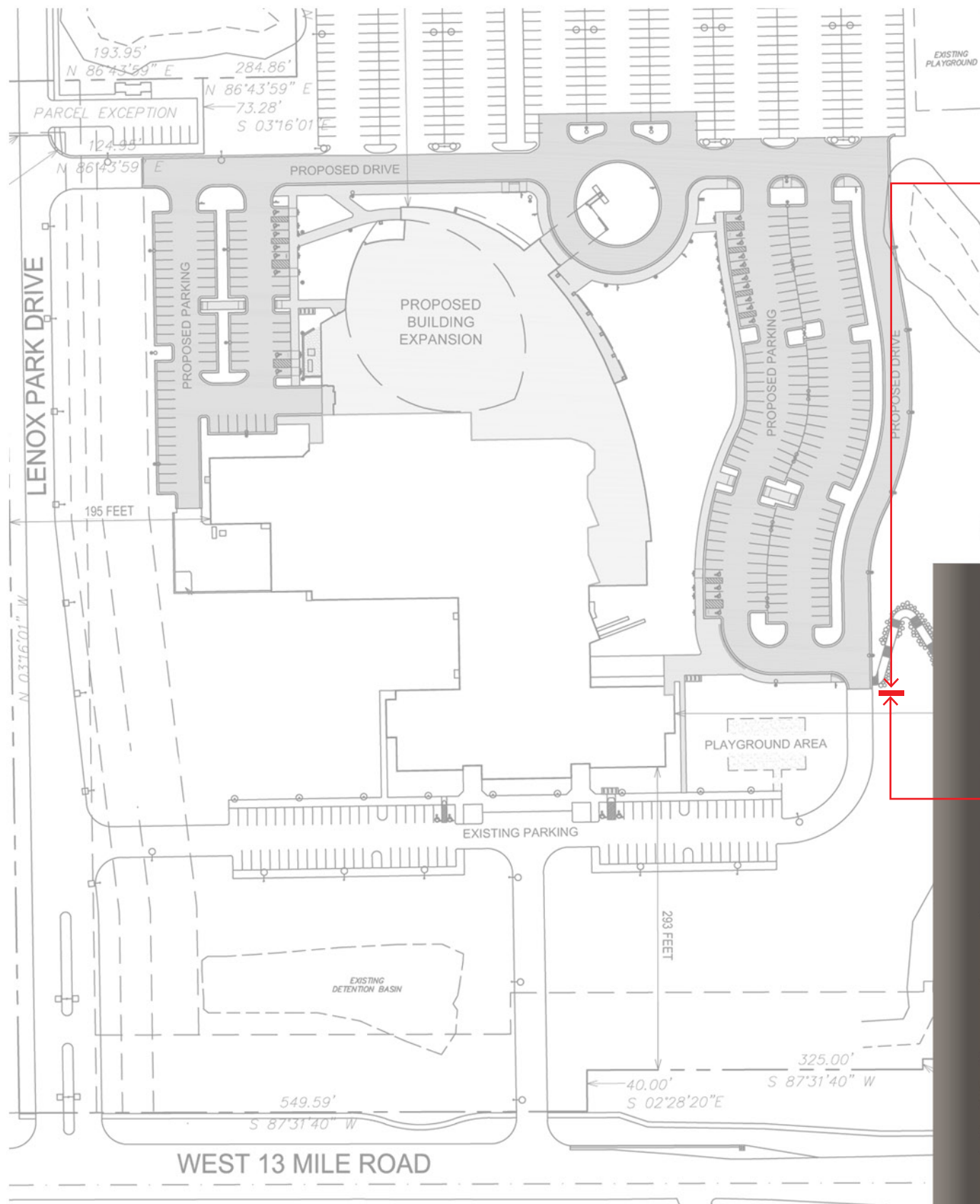


REPLACE EXISTING VINYL WITH 18" ARIAL BOLD FONT





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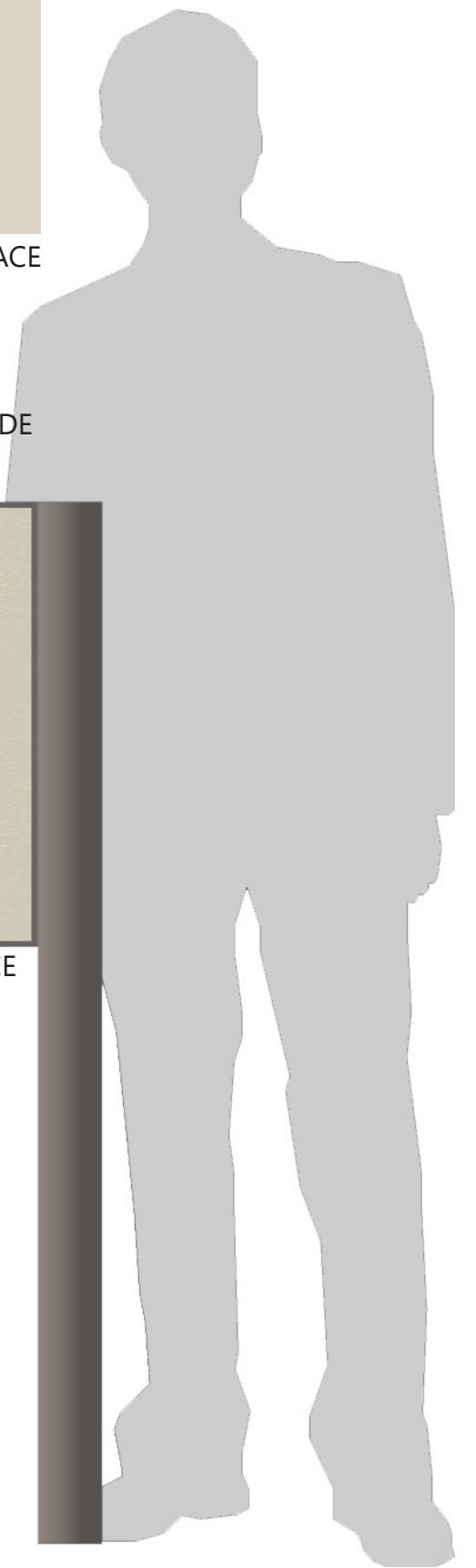
**PRESCHOOL** ▶  
**ELEMENTARY** ▲  
**MIDDLE SCHOOL** ▲  
**HIGH SCHOOL** ▲

NORTH SIGN FACE

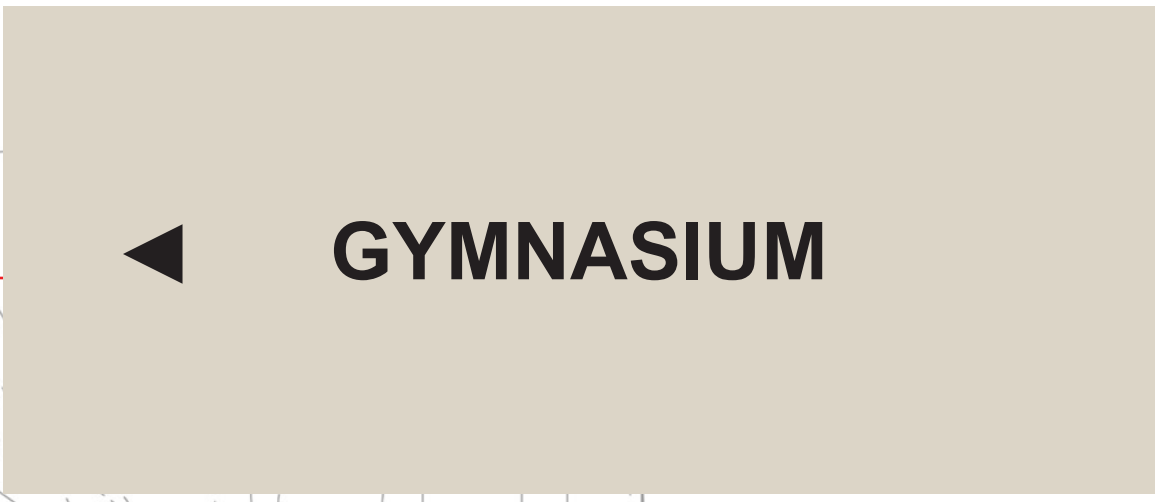
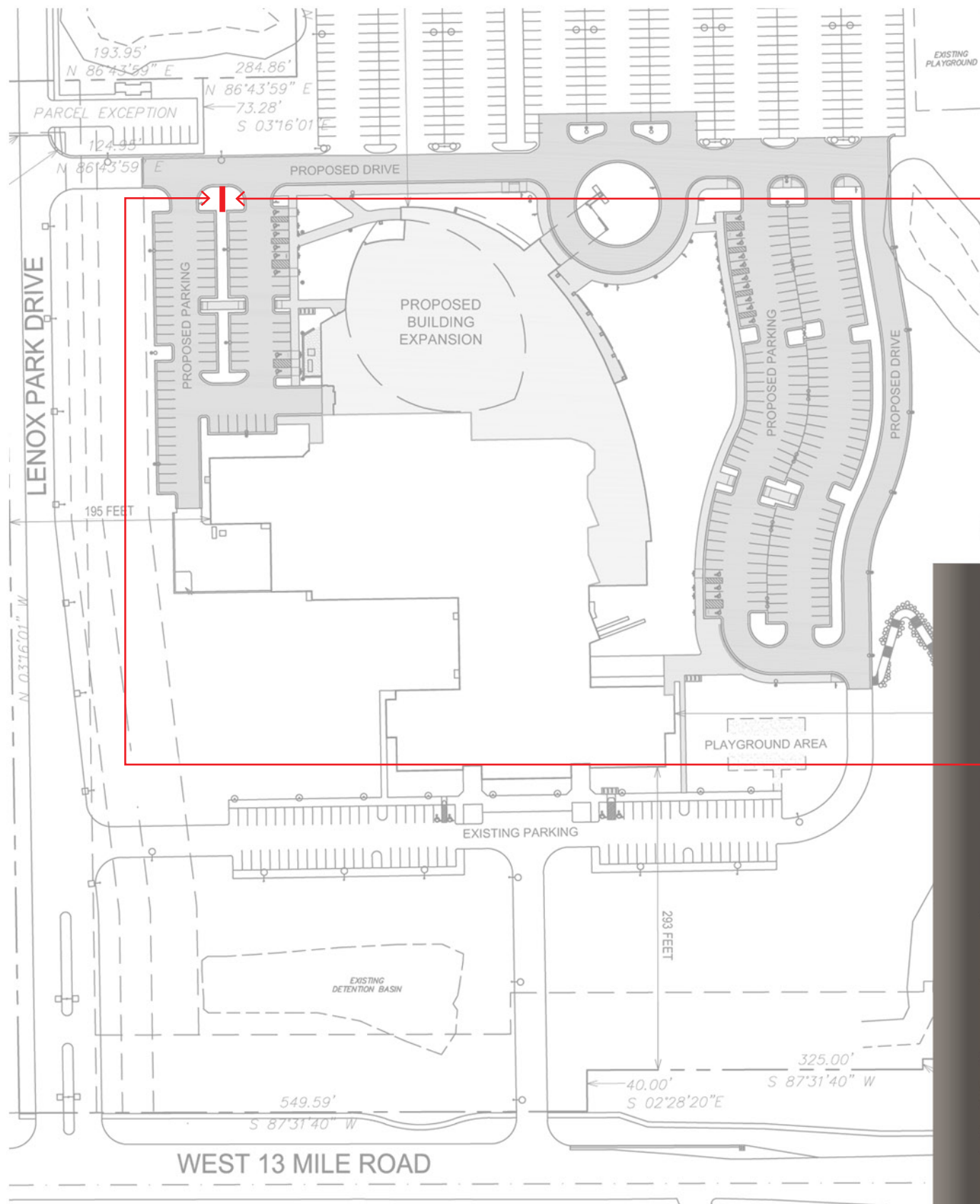
6" ARIAL BOLD FONT  
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**WORSHIP CENTER** ▲  
**CHURCH OFFICE** ▲  
**PRESCHOOL** ◀

SOUTH SIGN FACE



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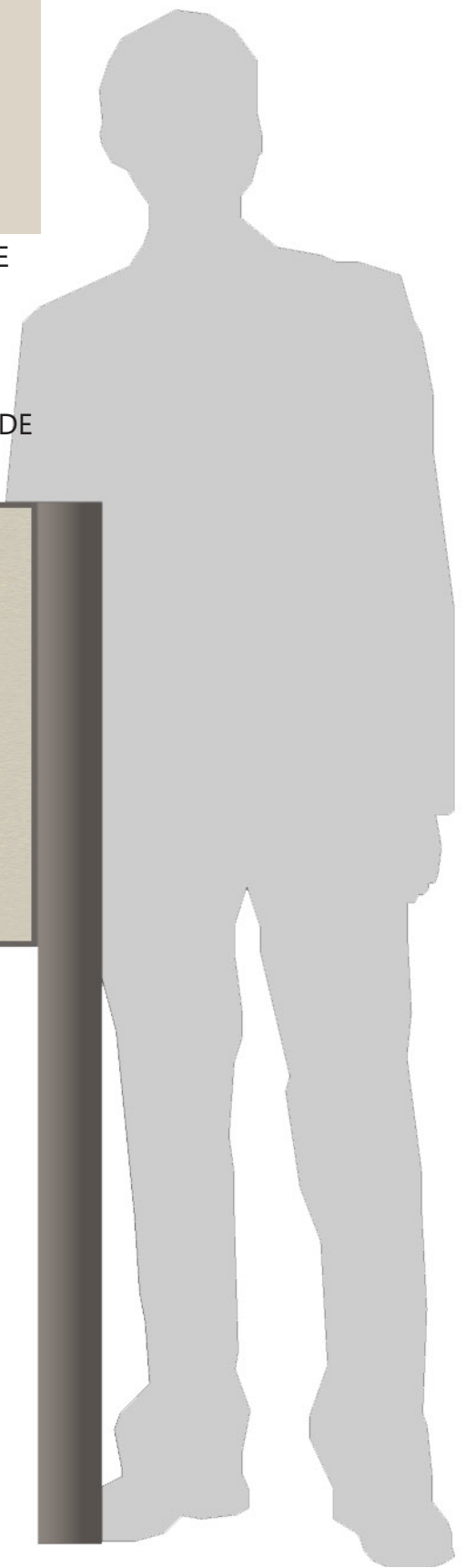


EAST SIGN FACE

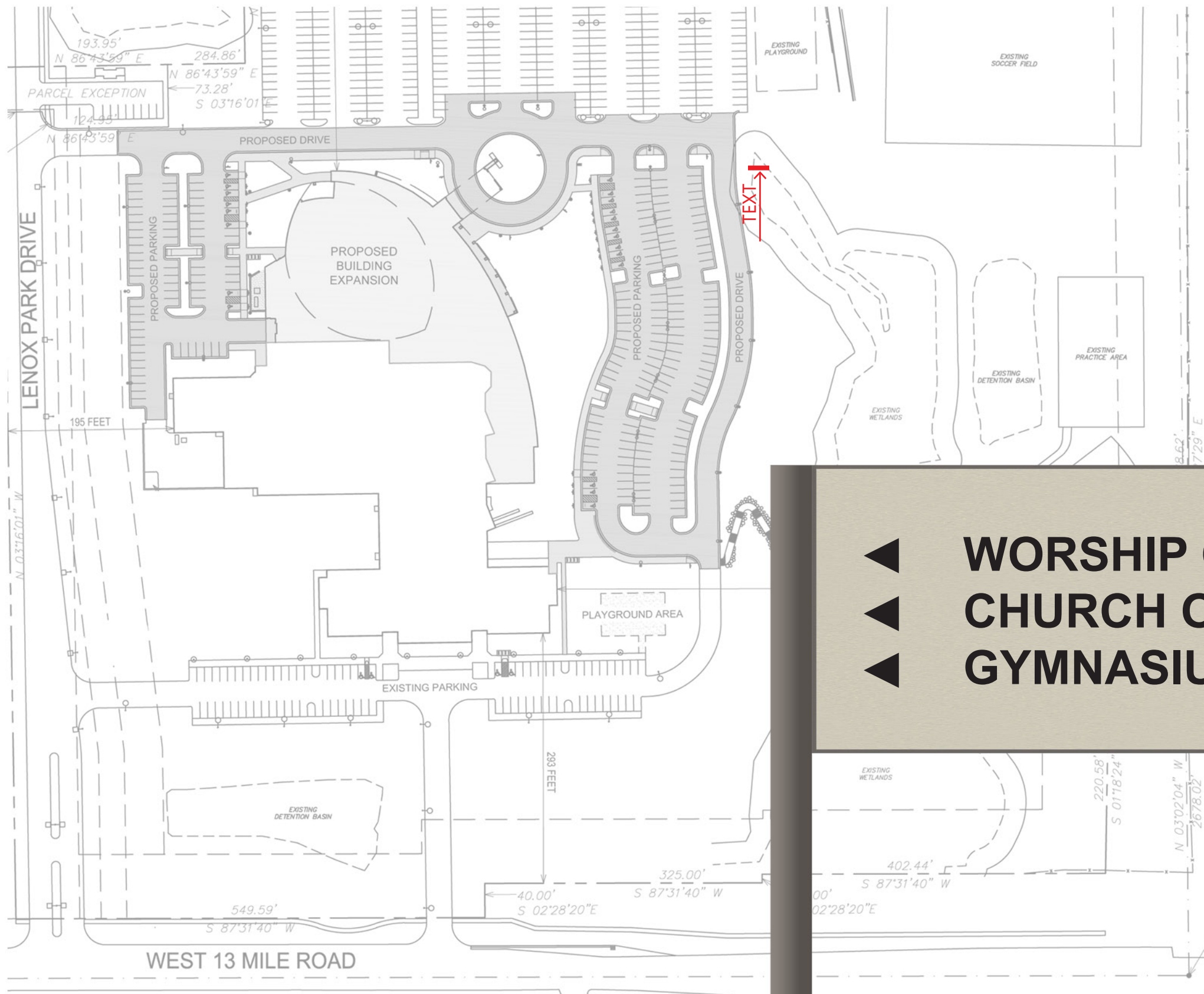
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JUSTIFIED ON ARROW SIDE  
WITH EQUAL SPACING



WEST SIGN FACE





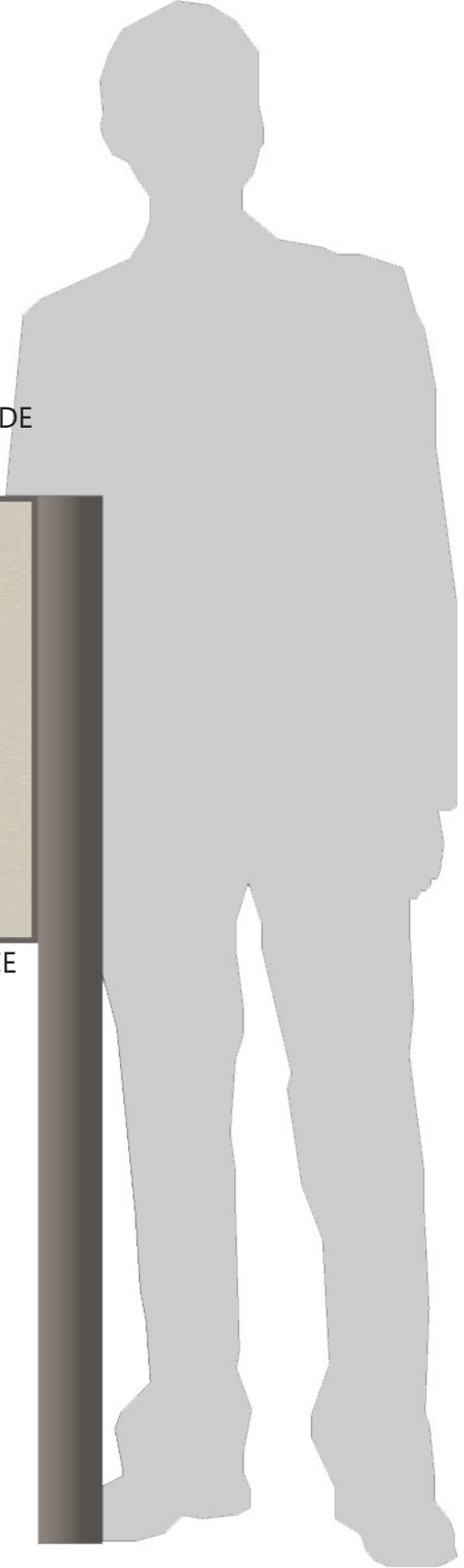


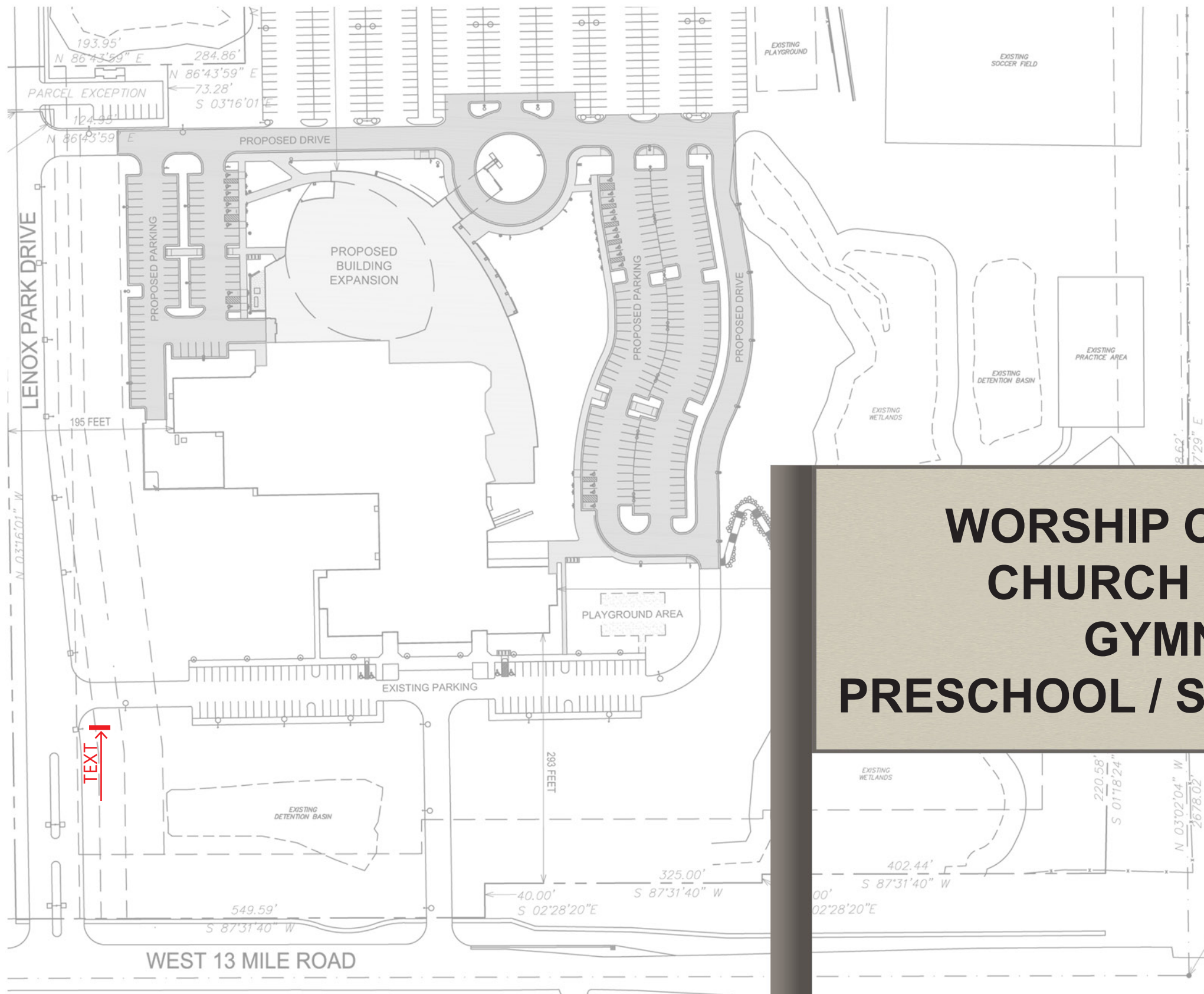
M-5 FREEWAY

6" ARIAL BOLD FONT  
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JUSTIFIED ON ARROW SIDE  
WITH EQUAL SPACING

▲ **WORSHIP CENTER**  
▲ **CHURCH OFFICE**  
▲ **GYMNASIUM**

SOUTH SIGN FACE

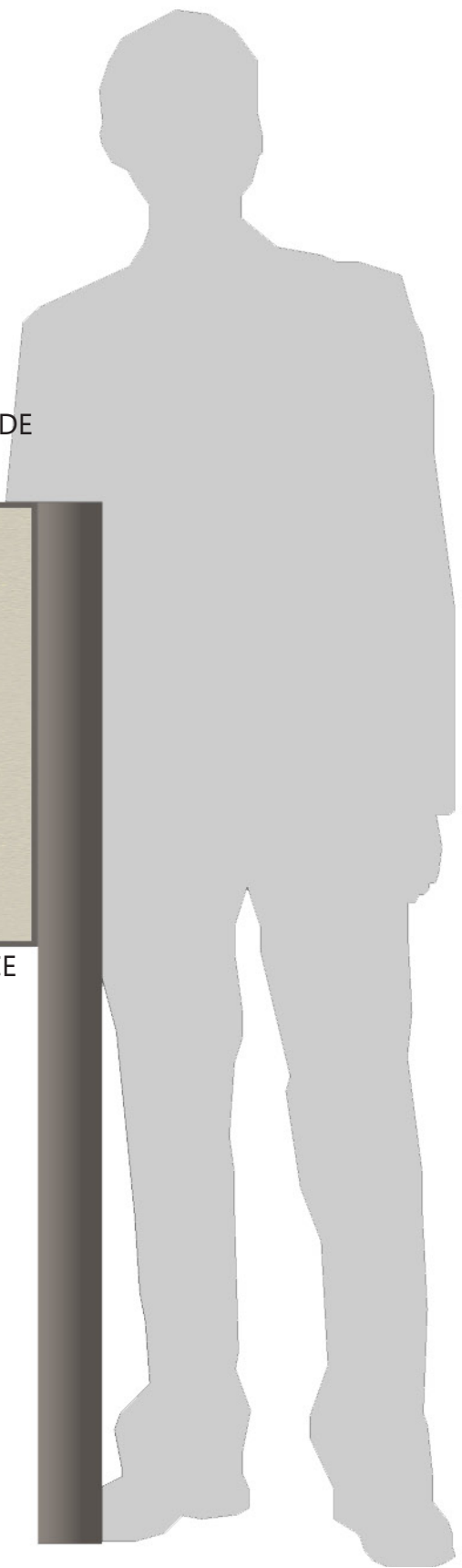




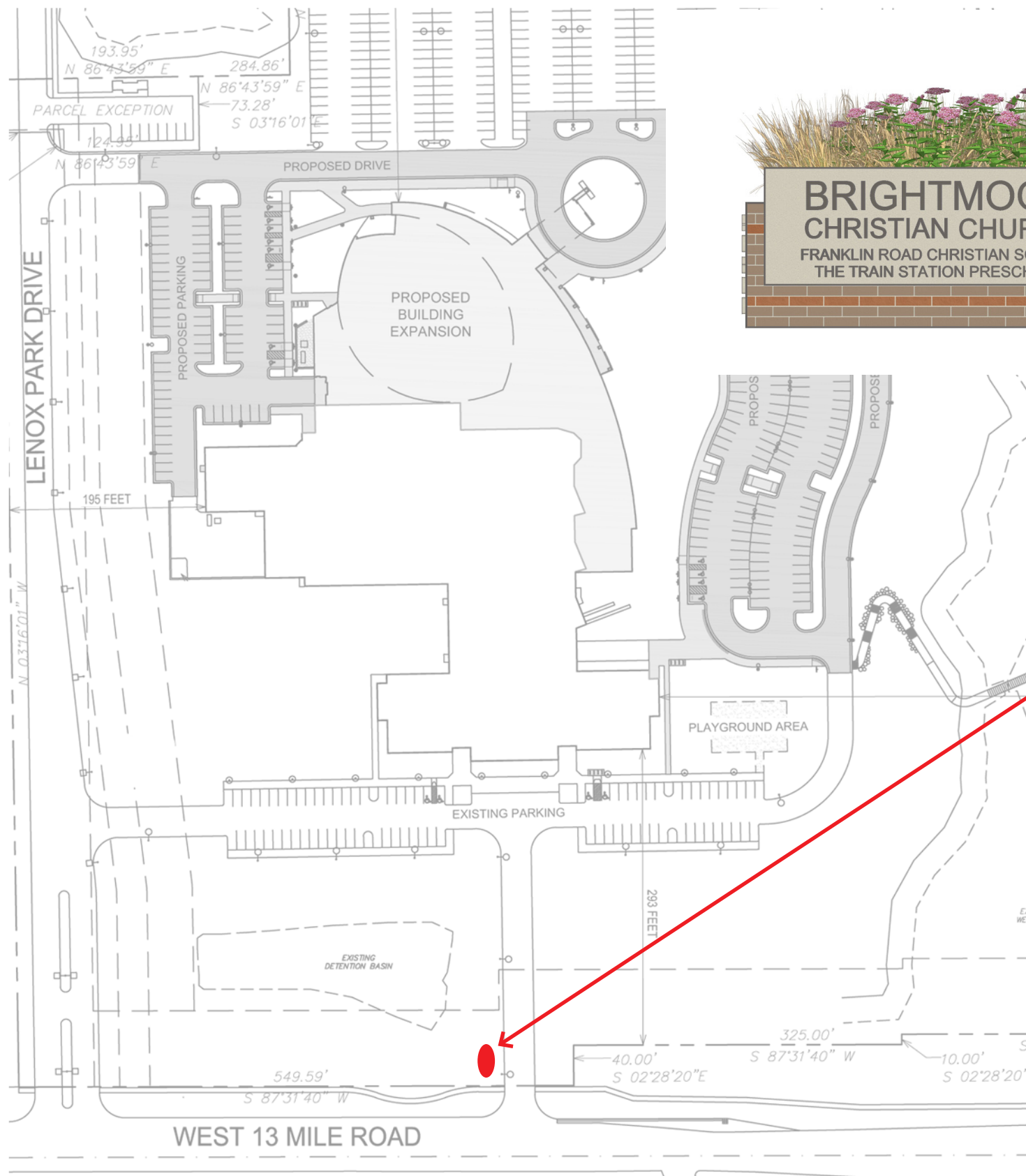
6" ARIAL BOLD FONT  
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 WITH EQUAL SPACING

**WORSHIP CENTER ▲**  
**CHURCH OFFICE ▲**  
**GYMNASIUM ▲**  
**PRESCHOOL / SCHOOL ▶**

SOUTH SIGN FACE





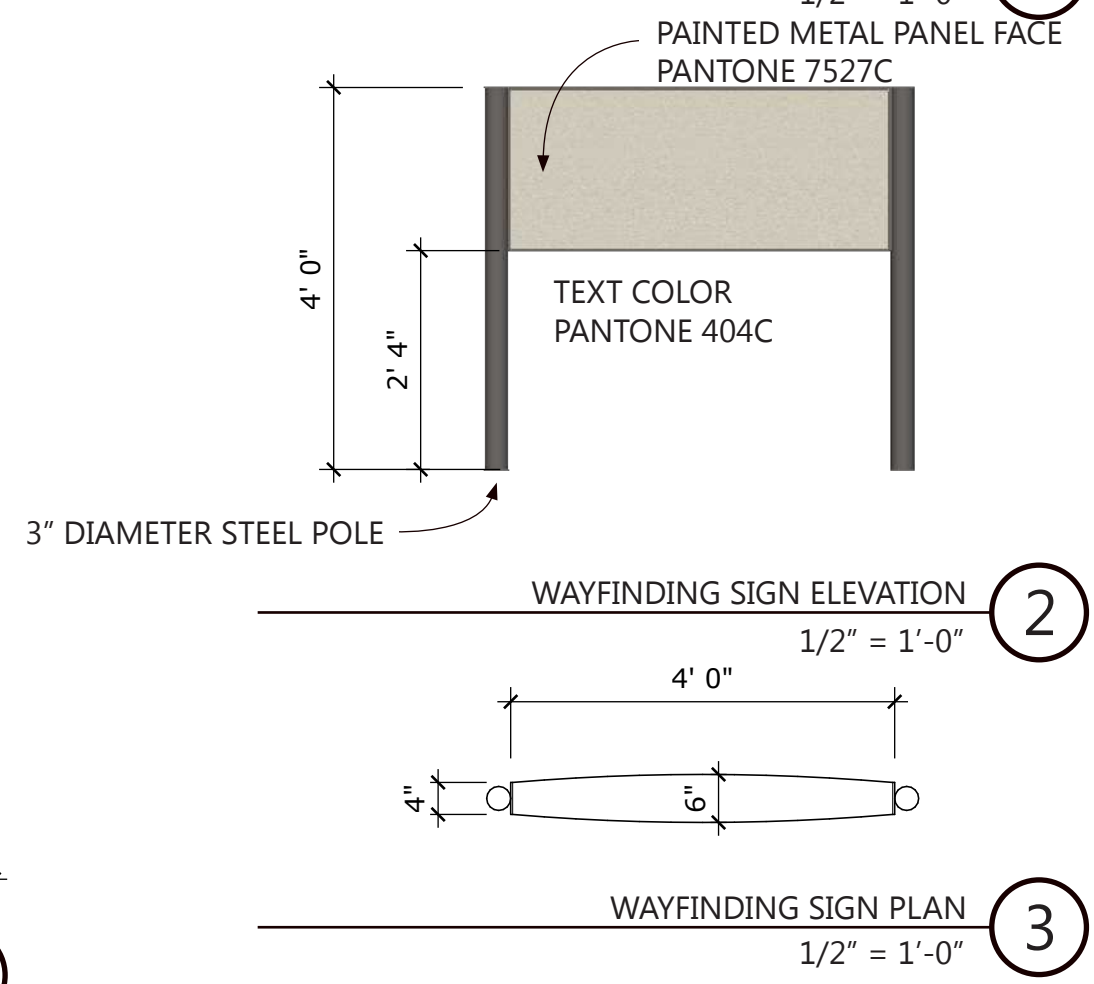
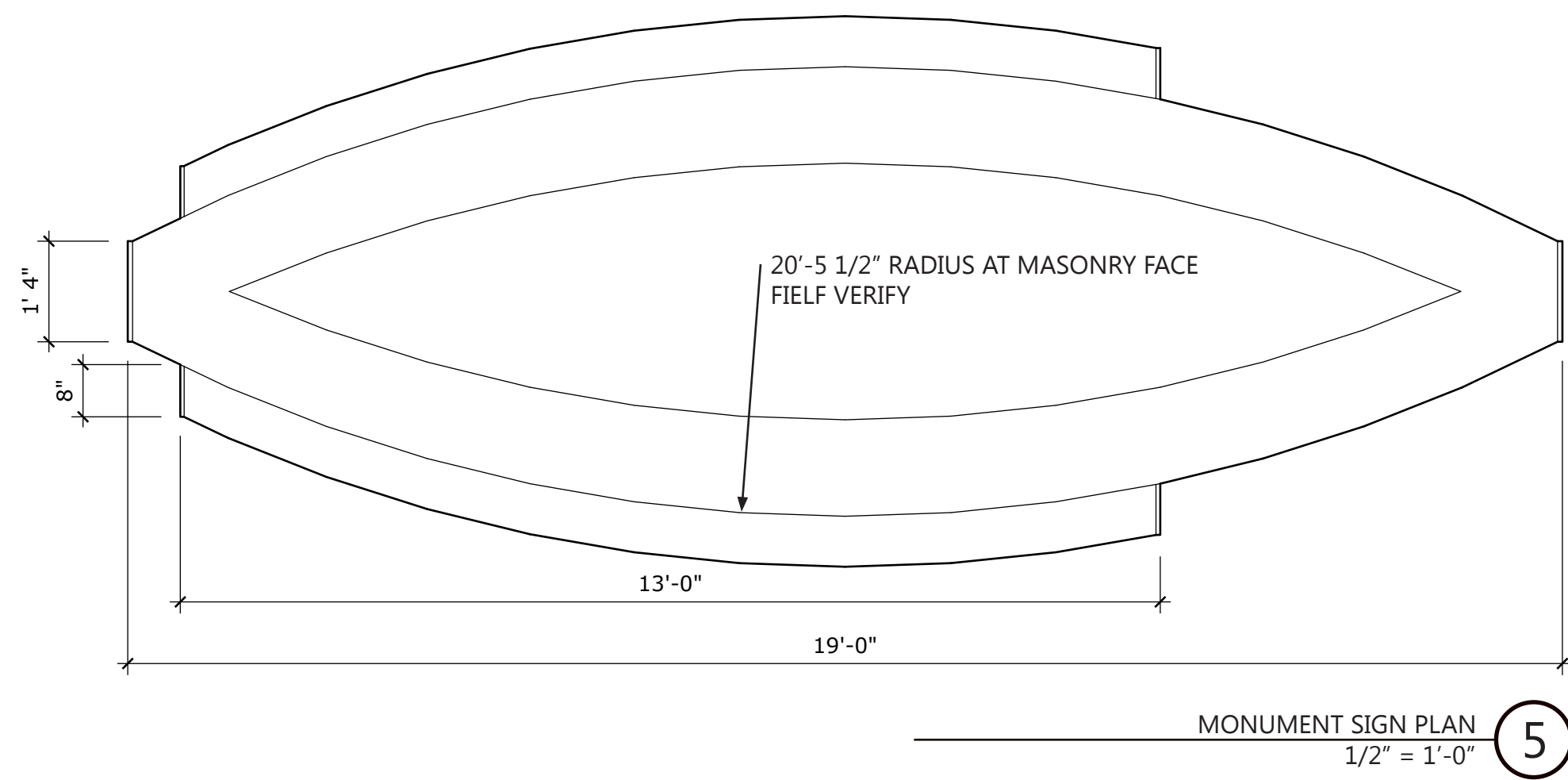
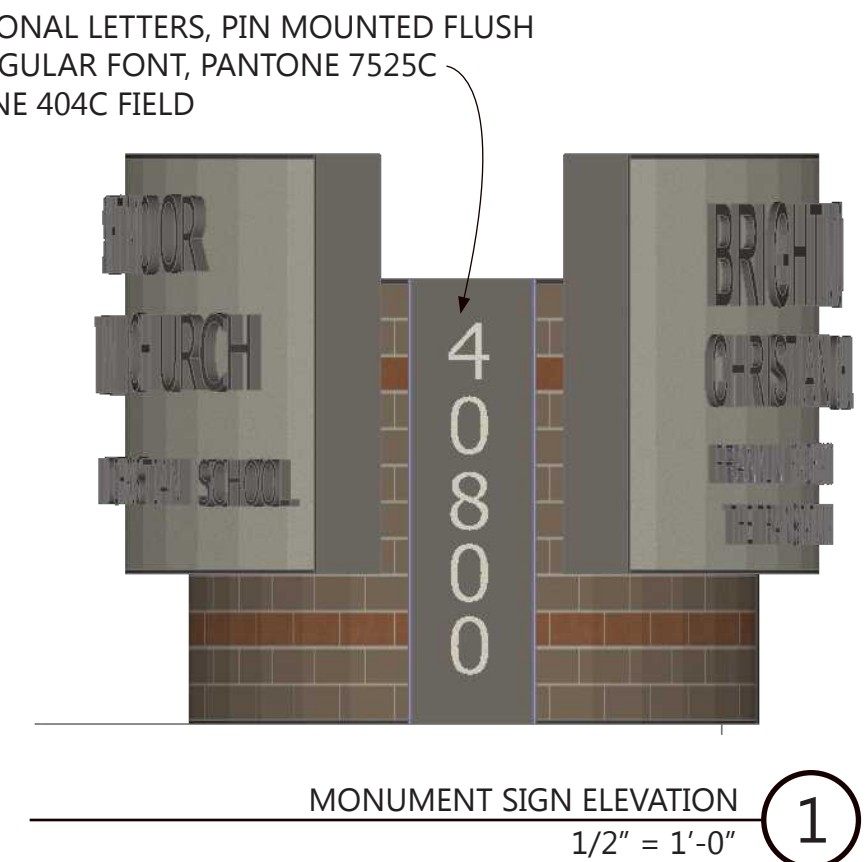
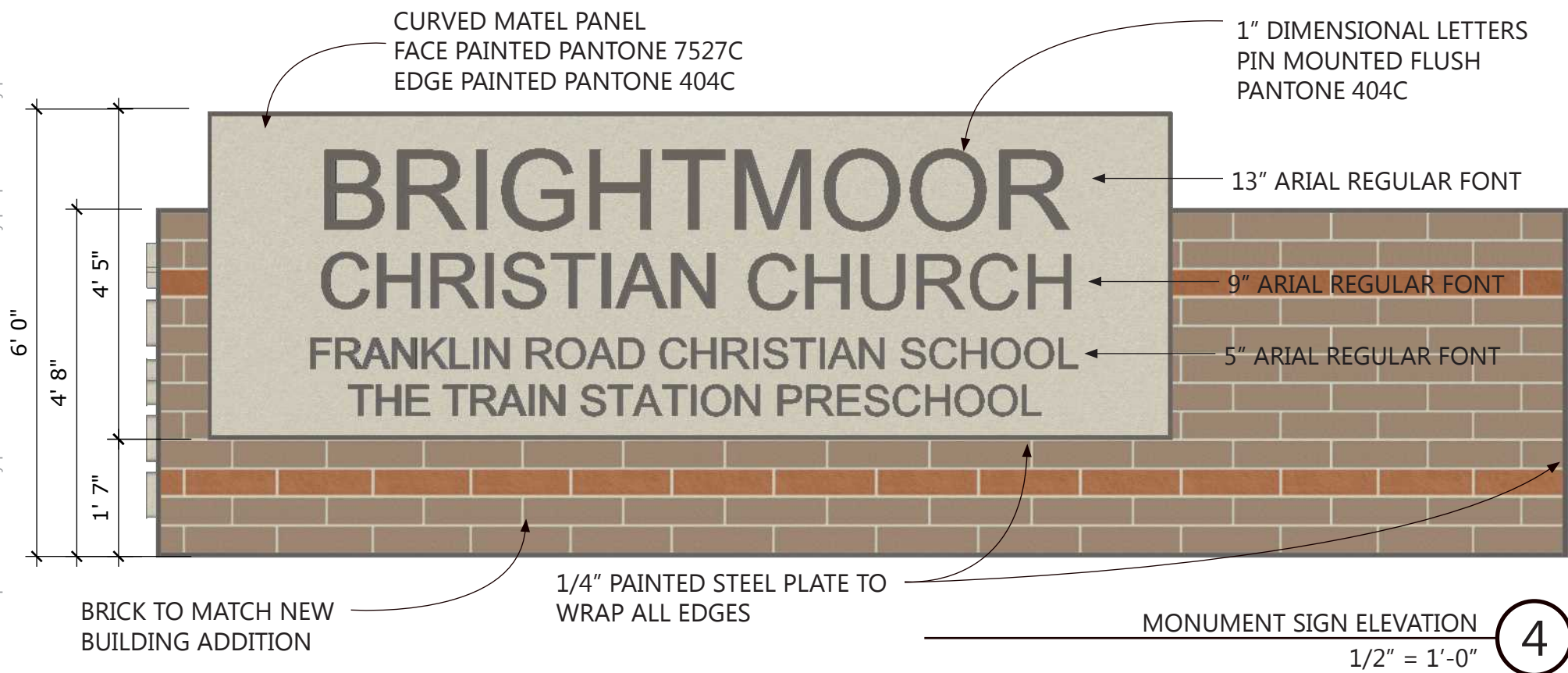


REPLACE EXISTING MONUMENT SIGN

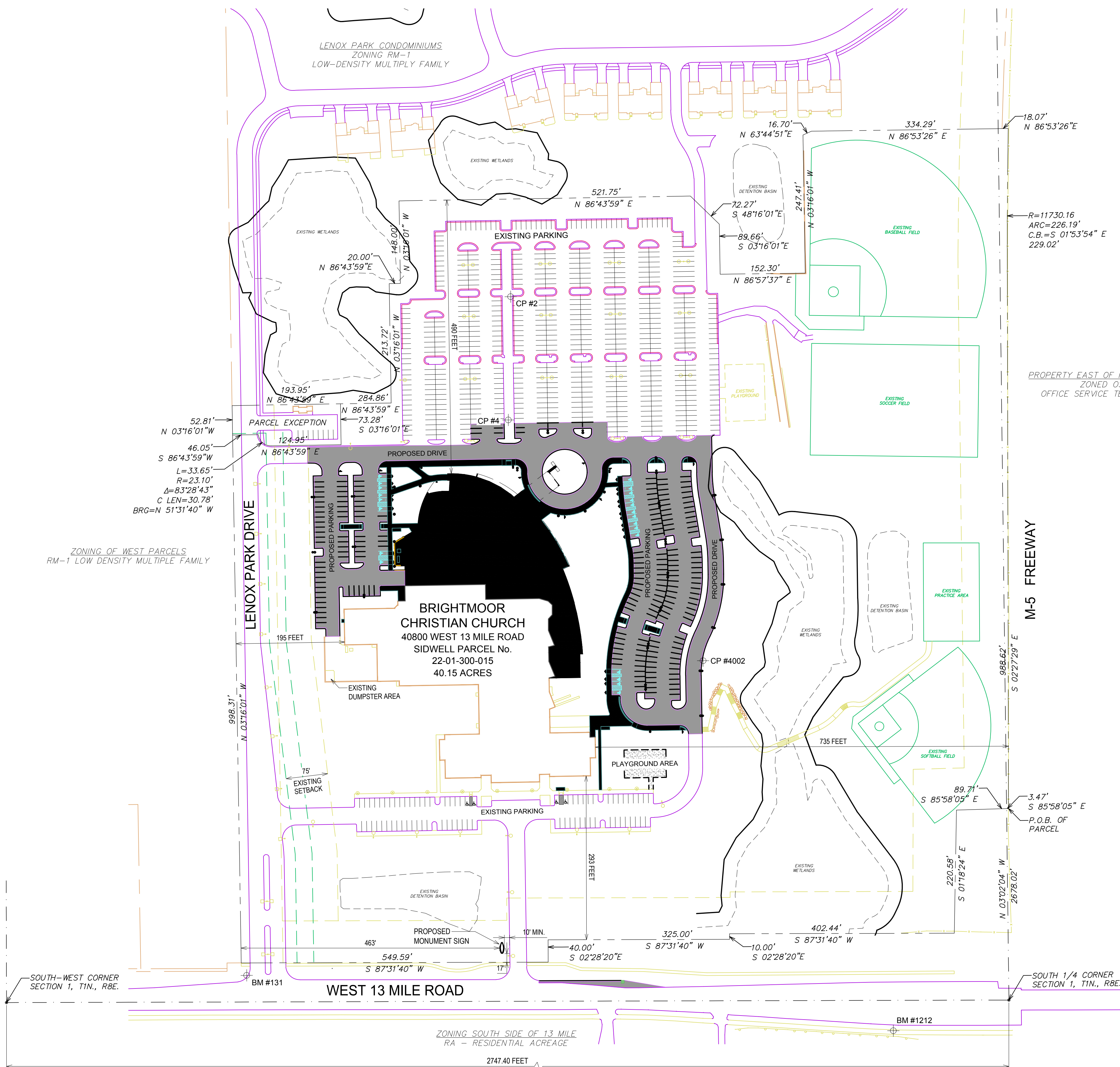




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LEGAL DESCRIPTION:

PARCEL 1.  
 COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 1 AND PROCEEDING ALONG NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1, N 03°02'24" W 342.99 FEET TO THE POINT OF BEGINNING, THENCE S 85°58'05" W 89.71 FEET; THENCE S 01°18'24" E 220.58 FEET TO THE NORTH RIGHT-OF WAY LINE OF THIRTEEN MILE ROAD; THENCE THE FOLLOWING (5) COURSES ALONG SAID NORTH RIGHT-OF WAY LINE; S 87°31'40" W 402.44 FEET; THENCE S 02°28'20" E 10.00 FEET; THENCE S 87°31'40" W 325.00 FEET; THENCE S 02°28'20" E 40.00 FEET; THENCE S 87°31'40" W 549.59 FEET; THENCE N 03°16'01" W 998.31 FEET; THENCE N 86°43'59" E 284.86 FEET; THENCE N 03°16'01" W 213.72 FEET; THENCE N 86°43'59" E 20.00 FEET; THENCE N 03°16'01" W 148.00 FEET; THENCE N 86°43'59" E 521.75 FEET; THENCE S 48°16'01" E 72.27 FEET; THENCE S 03°16'01" E 89.66 FEET; THENCE N 86°57'37" E 152.30 FEET; THENCE N 03°16'01" W 247.41 FEET; THENCE N 63°44'51" E 16.70 FEET; THENCE N 86°53'26" E 334.29 FEET; THENCE N 86°53'26" E 18.07 FEET; THENCE ALONG A CURVE TO THE LEFT, RADIUS 11730.16 FEET, CHORD BEARING S 01°53'54" E 229.02 FEET, AN ARC DISTANCE OF 229.02 FEET; THENCE S 02°27'29" E 988.62 FEET; THENCE S 85°58'05" W 3.49 FEET TO THE POINT OF BEGINNING.

EXCEPT: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1 AND PROCEEDING ALONG NORTH LINE OF SAID SECTION 1 N 87°31'40" E 1375.66 FEET AND N 03°16'01" W 70.01 FEET TO A POINT ALONG THE NORTH RIGHT-OF-WAY OF WEST 13 MILE ROAD (VARIABLE WIDTH) AND N 03°16'01" W 945.50 FEET TO THE POINT OF BEGINNING; THENCE N 03°16'01" W 52.81 FEET; THENCE N 86°43'59" E 193.95 FEET; THENCE S 03°16'01" E 73.28 FEET; THENCE S 86°43'59" W 124.95 FEET; THENCE 33.66 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 23.10 FEET, CENTRAL ANGLE 83°28'43" AND A CHORD THAT BEARS N 51°31'40" W 30.76 FEET; THENCE S 86°43'59" W 46.05 FEET TO SAID POINT OF BEGINNING.

THE CITY OF NOVI BENCH MARKS:

BENCHMARK #131 - ELEVATION 954.7866  
 (N. 369730.1253, E. 1336922.5)  
 "X" ON NORTH RIM OF SANITARY MANHOLE LOCATED WEST OF INTERSECTION LENOX PARK AND 13 MILE ROAD, 2 FEET WEST BACK OF CURB AND 45 FEET NORTH OF CENTERLINE ON 13 MILE ROAD.

BENCHMARK #1212 - ELEVATION 927.3046  
 (N. 369678.1276, E. 13371083.52)  
 "X" ON NORTH RIM OF GATE WELL LOCATED 310 FEET WEST INTERSECTION OF M-5 AND 13 MILE ROAD, 45 FEET WEST OF THE EAST END OF GUARD RAIL, 55 FEET SOUTH OF CENTERLINE OF 13 MILE ROAD AND IN ASPHALT WALK.

CONTROL POINTS:

STATE PLANE COORDINATES DETERMINED BY RTK OBSERVATION (MDOT CORS SYSTEM)  
 CP #2 - N. 370963.829, E. 13370345.271  
 CP #4002 - N. 370326.565, E. 13370716.188

STATE PLANE COORDINATES DETERMINED BY NGS OPUS SOLUTION  
 CP #4 - N. 370743.031, E. 13370350.177

PARKING COUNT:

	REGULAR	ACCESSIBLE	TOTAL
EXISTING PARKING PROVIDED	898	20	918
PARKING SPACES LOST IN EXPANSION AREA	- 175	- 16	- 191
NEW SPACES PROVIDED	210	22	232
TOTAL AFTER EXPANSION	933	26	959
2,100 SEATS @ ONE SPACE PER 3 SEATS			= 700 SPACES
SCHOOL PORTION FROM ORIGINAL			= 78 SPACES
TOTAL NUMBER OF SPACES REQUIRED			= 778 SPACES

LEGEND:

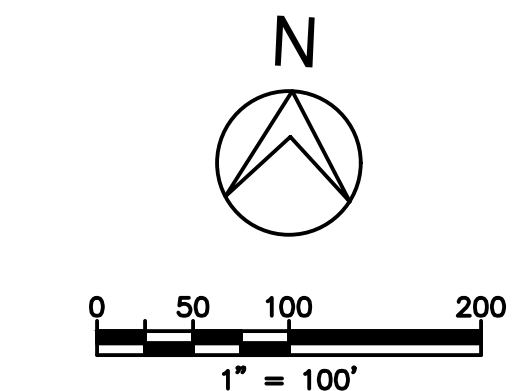
- CONCRETE CURB & GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK
- BUILDING EXPANSION

NOTES:

- SEE ENLARGED SITE PLAN FOR DETAILED DIMENSIONS OF BUILDING AND PARKING SPACES.
- TWO (2) COPIES OF AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER WITHIN THIRTY (30) DAYS OF THE COMPLETION OF THE UTILITY INSTALLATION AS PER SECTION 31-7 (A) CITY OF NOVI ORDINANCE.

PROJECT IS CURRENTLY RA - RESIDENTIAL ACREAGE

NOTE:  
 ALL WORK SHALL CONFORM TO CITY OF NOVI STANDARDS AND SPECIFICATIONS.



CALL MISS DIG 72 HOURS (3 WORKING DAYS) BEFORE YOU DIG 1-800-482-7171 or 811 (TOLL FREE)

NOTE:  
 ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

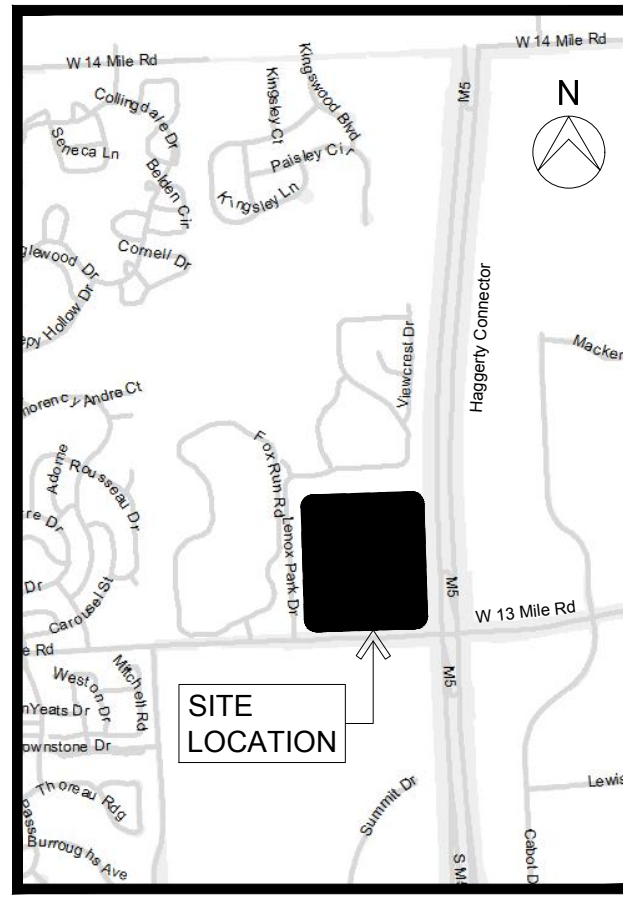


555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824  
 PHONE: (248) 454-6300 FAX (1st Floor): (248) 454-6312 FAX (2nd Floor): (248) 338-2592 WEB SITE: http://www.hrc-engr.com

DATE	ADDITIONS AND/OR REVISIONS
07-28-2015	ADDENDUM NO. 1
07-24-2015	REVISED FINAL STAMPING SET
07-15-2015	FINAL STAMPING SET
07-01-2015	BID PACKAGE 1
06-04-2015	FINAL SITE PLAN APPROVAL
02-02-2015	PRELIMINARY SITE PLAN APPROVAL

DESIGNED	J.L.S.
DRAWN	J.L.S.
CHECKED	G.J.T.
APPROVED	D.W.M.

FILE NAME = C-01 OVERALL SITE PLAN.dwg



BRIGHTMOOR CHRISTIAN CHURCH BUILDING AND PARKING LOT EXPANSION

40800 WEST 13 MILE ROAD NOVI, MI 48377

SOUTH-WEST QUARTER OF SECTION 1 OAKLAND COUNTY MICHIGAN

OVERALL SITE PLAN

HRC JOB NO. 20140319	SCALE 1" = 100'
DATE December 2014	SHEET NO. C-1 OF