



CITY of NOVI CITY COUNCIL

Agenda Item 9
March 27, 2017

SUBJECT: Consideration to approve Memorandum of Understanding Regarding Future Realignment of Taft Road (Commerce Park Development) relating to property on the south side of Twelve Mile and west side of Taft Road.

SUBMITTING DEPARTMENT: Community Development - Planning *Baus*

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

Premier-Novu, L.L.C. owns the approximately 30.5-acre property on the south side of Twelve Mile and the west side of Taft Road. It has proposed development of an office/industrial/research building of approximately 124,418 sq. ft., together with associated site improvements, including parking and utilities on the east 15.56 acres. As initially presented to the City, the conceptual site plan included parking on the northeast side of the site adjacent to the Twelve Mile and Taft Road intersection. The City noted that it was possible that Taft Road might ultimately be realigned in this area, given the proximity of the intersection to the CSX railroad.

After discussion, Premier-Novu agreed to make some adjustments to the site plan, shifting the building by a few feet to the southwest, realigning some of the parking, and making some other improvements. The potential area of Taft Road realignment will be reserved in green space, as shown on the revised plan. However, as part of its discussions with the City, Premier-Novu has raised some potential concerns about the development approval process, and the effect on its development of shifting the building and realigning the parking. City Administration has prepared for City Council's consideration a brief Memorandum of Understanding (MOU) that outlines some of these, including:

- Allowing a curb cut on Taft Road (gated unless/until property on the east side of Taft Road is developed for nonresidential purposes).
- Terminating the water main extension along Taft short of the southern property line of Premier-Novu's property.
- Authorizing land bank parking without immediate payment into the City's tree fund.
- Authorizing grading within the 25-foot buffer of Wetland "A".

Each of these issues would need to be approved by the City during the site plan/land development review process. Since that process is done primarily through the Planning Commission, the City Council cannot simply tell Premier-Novu that such approvals *will* occur; rather, the attached Memorandum of Understanding acknowledges that the property owner, Premier-Novu, is agreeing to submit the revised site plan accommodating the Taft Road realignment with the understanding that these items will occur during the approval process. If they do not, though, then Premier-Novu would have the right to withdraw the revised site plan and develop the property without reference to the Taft Road realignment.

The MOU acknowledges that Premier-Novis is not waiving any compensation rights it might have if Taft Road is realigned at some point in the future, and if the property needed for such realignment is taken by eminent domain of condemnation (similarly, the City is not waiving any positions or defenses that it might have in such event based on its accommodation of Premier-Novis's land development requests). Again, if the development is not authorized as contemplated, then the MOU would lapse and be null and void.

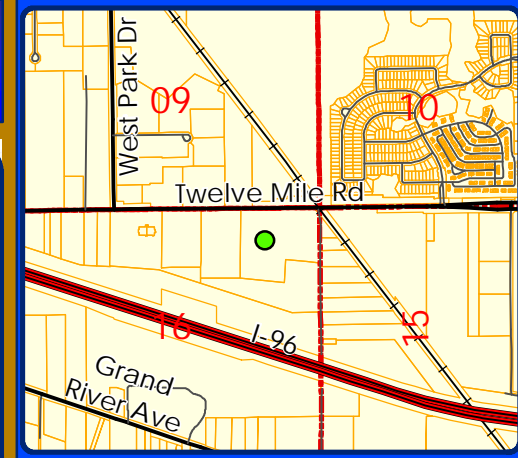
In sum, the MOU is an effort to indicate City Council's support for a development plan that accommodates the potential future realignment of Taft Road on reasonable terms and conditions.

RECOMMENDED ACTION: Approval of Memorandum of Understanding Regarding Future Realignment of Taft Road (Commerce Park Development) relating to property on the south side of Twelve Mile and west side of Taft Road, subject to approval of final form by the City Manager and City Attorney.

MAPS
Location
Zoning
Future Landuse
Natural Features

17-02 Commerce Park Zoning Map Amendment 18-716

Location Map



LEGEND

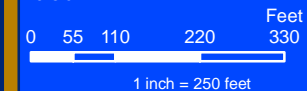
 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 02/01/17
Project: 17-02 Commerce Park Zoning Map Amendment 18-716
Version #: 1

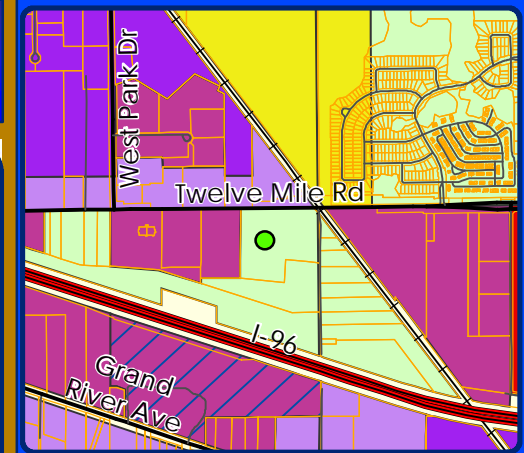
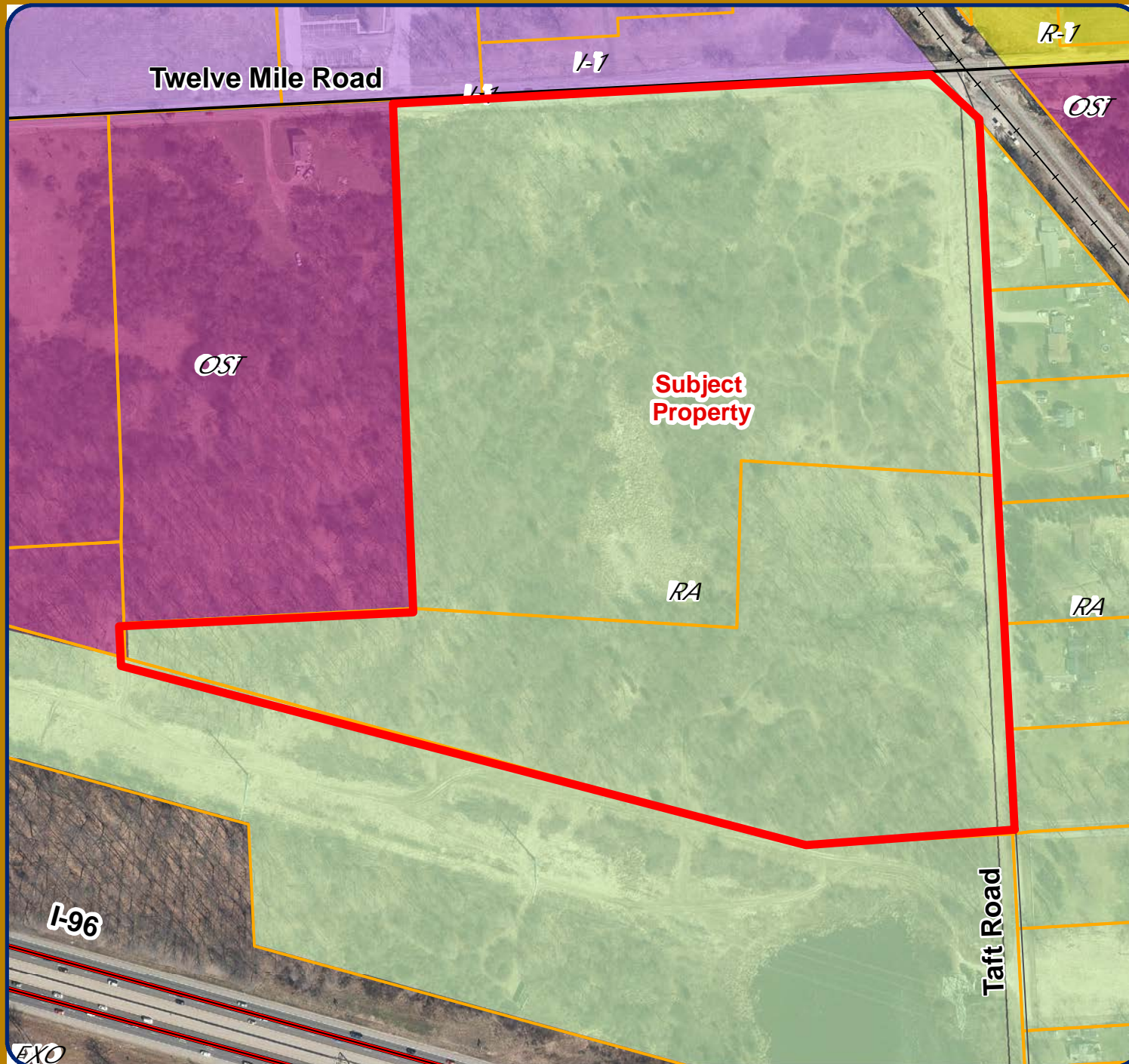


MAP INTERPRETATION NOTICE

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.

17-02 Commerce Park Zoning Map Amendment 18-716

Zoning Map



LEGEND

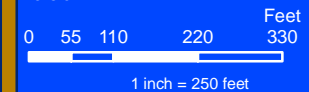
- R-A: Residential Acreage
- R-1: One-Family Residential District
- EXO: OST District with EXO Overlay
- I-1: Light Industrial District
- I-2: General Industrial District
- OST: Office Service Technology
- RC: Regional Center District



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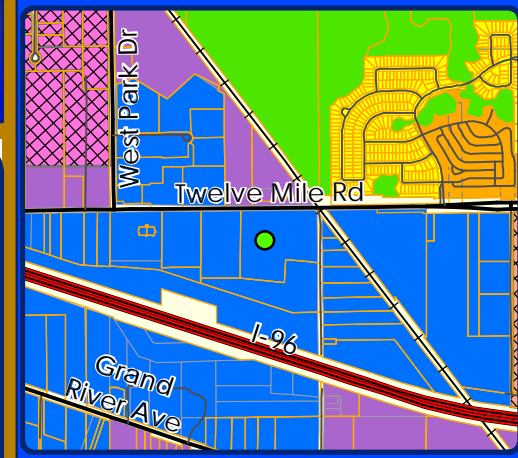
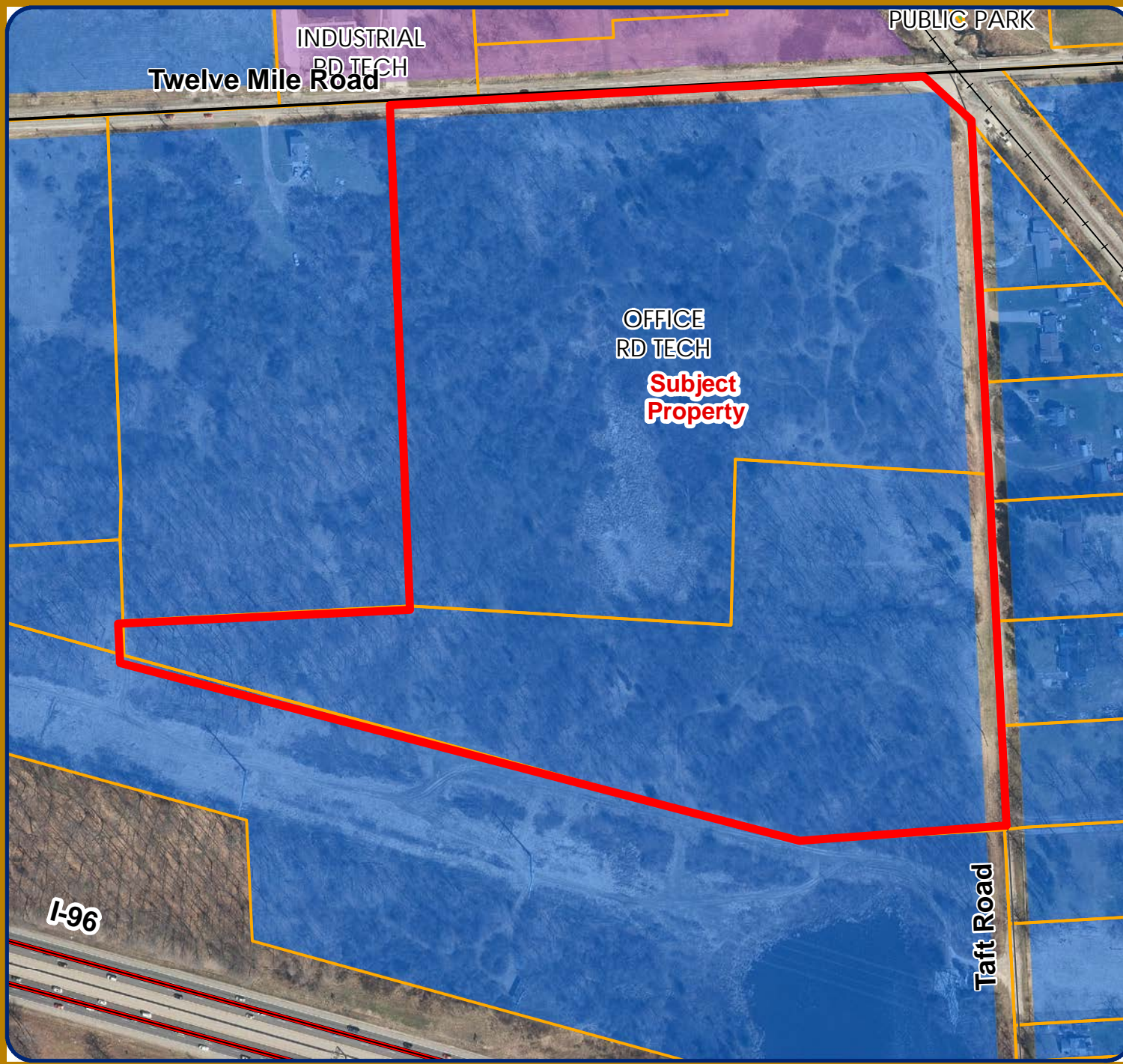


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17-02 Commerce Park Zoning Map Amendment 18-716

Future Land Use



LEGEND

FUTURE LAND USE

- Single Family
- Multiple Family
- Office RD Tech
- Industrial RD Tech
- Heavy Industrial
- Regional Commercial
- Public Park



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0 55 110 220 330 Feet
1 inch = 250 feet

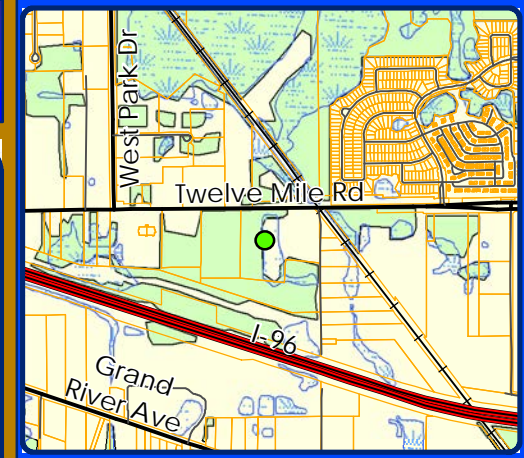


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17-02 Commerce Park Zoning Map Amendment 18-716

Natural Features



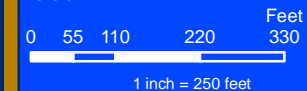
LEGEND

-  WETLANDS
-  WOODLANDS



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A MEMORANDUM OF UNDERSTANDING
REGARDING FUTURE REALIGNMENT OF TAFT ROAD

This Memorandum of Understanding is by and between Premier-Novu, L.L.C., whose address is 560 Kirts Boulevard, Suite 100, Troy, MI 48084 ("Property Owner") and the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile Road, Novi, MI 48375 ("City").

RECITALS

A. Property Owner is the owner of two parcels of land located on the west side of Taft Road and the south side of Twelve Mile Road in the City of Novi. The land is identified as Parcel ID Nos. 22-16-226-004 and 22-16-226-008 and for purposes of this Memorandum will be known together as the "Property." The property is legally described and depicted on attached **Exhibit A**

B. Property Owner desires to develop the Property (or a portion of it) with an office/industrial/research building of approximately 124,418 square feet, together with associated site improvements, including parking and utilities. Property Owner submitted a proposed site plan to the City showing such improvements in February, 2017 (Initial Proposed Site Plan, **Exhibit B**).

C. At its review of the Initial Proposed Site Plan, the City indicated to Property Owner that there might be future improvements to Taft Road, which such improvements could include a realignment of Taft Road. Such potential realignment could impact Property Owner's Property. More specifically, the Road Commission of Oakland County ("RCOC") proposed a plan for possible realignment of Taft Road that shows a realigned Taft Road to the west, encroaching into the Property (Conceptual Realignment Plan, **Exhibit C**).

D. Property Owner and the City have discussed possible changes to the Property Owner's Initial Proposed Site Plan for the Property as a result of the RCOC Conceptual Realignment Plan. Following such discussions, Property Owner prepared a Revised Proposed Site Plan (**Exhibit D**). These revisions contemplated the building and parking being repositioned on the Property such that Taft Road, if realigned in the future, would not require the removal of any portion of the building or the required parking for the building improvement.

E. Property Owner has agreed to alter its development proposal as provided in the Revised Proposed Site Plan only under certain circumstances and with the approval of certain conditions that would lessen or eliminate the impact of the road realignment upon Property Owner's improvement plans.

F. The City of Novi has agreed to review the Revised Proposed Site Plan and other related land use development plans with such conditions in mind.

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, the parties agree as follows:

1. Property Owner will submit the Revised Proposed Site Plan and other land use development plans as required under the Novi Code of Ordinances, Zoning Ordinance, and any

other applicable rules and regulations, leaving the land area for the potential future Taft Road realignment as a vacant or greenbelt area without any required improvement shown thereon, under and subject to the following conditions:

- a. A curb cut is allowed onto Taft Road approximately as shown on the Revised Proposed Site plan; provided, however, that the City may require the drive to be gated in accordance with City regulations unless and until the residential property on the east side of Taft Road is redeveloped for non-residential purposes.
- b. The water main is required to be extended only a portion of the length of Taft Road to a location shown on the Revised Proposed Site Plan; provided, however, that the City reserves the right to require the Property Owner to extend the water main to and through the remainder of Property Owner's Property as would normally be required by the City, subject to the City bearing the additional cost of such added water main.
- c. Property Owner is allowed to provide "land bank" parking as contemplated under the City's Zoning Ordinance approximately as shown on the Revised Proposed Site Plan without the requirement to identify protected trees within the area or to pay any tree preservation or tree replacement amounts unless and until the area is in fact improved with parking improvements in the future.
- d. Property Owner is allowed to grade within the 25-foot Wetland "A" buffer to accommodate the installation of the boulder retaining wall shown on the Revised Proposed Site Plan, or any other retaining walls along the wetland buffer areas on the final plans which have been necessitated by the shifting of the building area for the potential future Taft Road realignment.

2. Property Owner acknowledges that site plan approval for the development is required and that Property Owner remains subject to all City ordinances, rules, and regulations with regard to same. Property Owner also acknowledges that some of the items in paragraph 1(a)-(d) above can only be granted during the site plan and development review process, and may require relief that cannot be granted by the City Council (e.g., is within the jurisdiction of the Planning Commission or Zoning Board of Appeals). The parties therefore both acknowledge and agree that Property Owner shall only be obligated under this agreement to leave the land area for the potential future Taft Road alignment as a vacant or greenbelt area if it secures the relief set forth in paragraph 1(a)-(d) above during the land development approval process. The City further agrees that, if the development proposed by Property Owner requires any ZBA approvals, such meeting will be scheduled at the earliest available meeting.

3. The City acknowledges that by agreeing to adjust its proposed development and submit the Revised Proposed Site Plan leaving the potential Taft Road realignment area vacant/greenbelt, Property Owner is not waiving any rights to be compensated for the fair value of its Property in the event Taft Road is realigned in the future; provided, however, that Property Owner acknowledges that it is not seeking compensation now for the revisions to its development plans, and is not asserting that this voluntary amendment to its plans requires compensation now by the City or Oakland County or RCOG. In the event that the Taft Road

EXHIBIT A
LEGAL DESCRIPTION

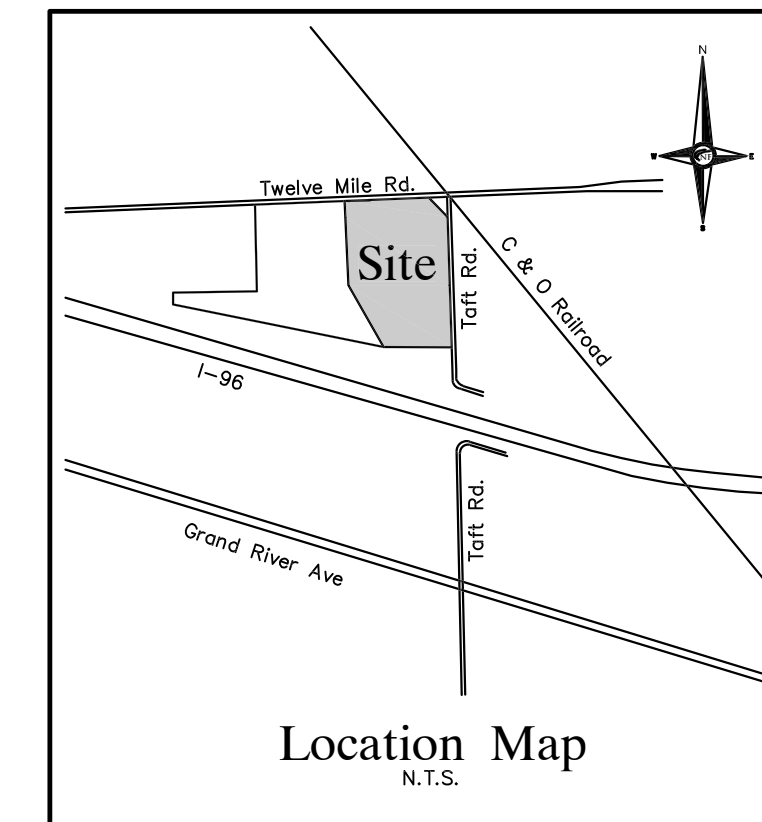
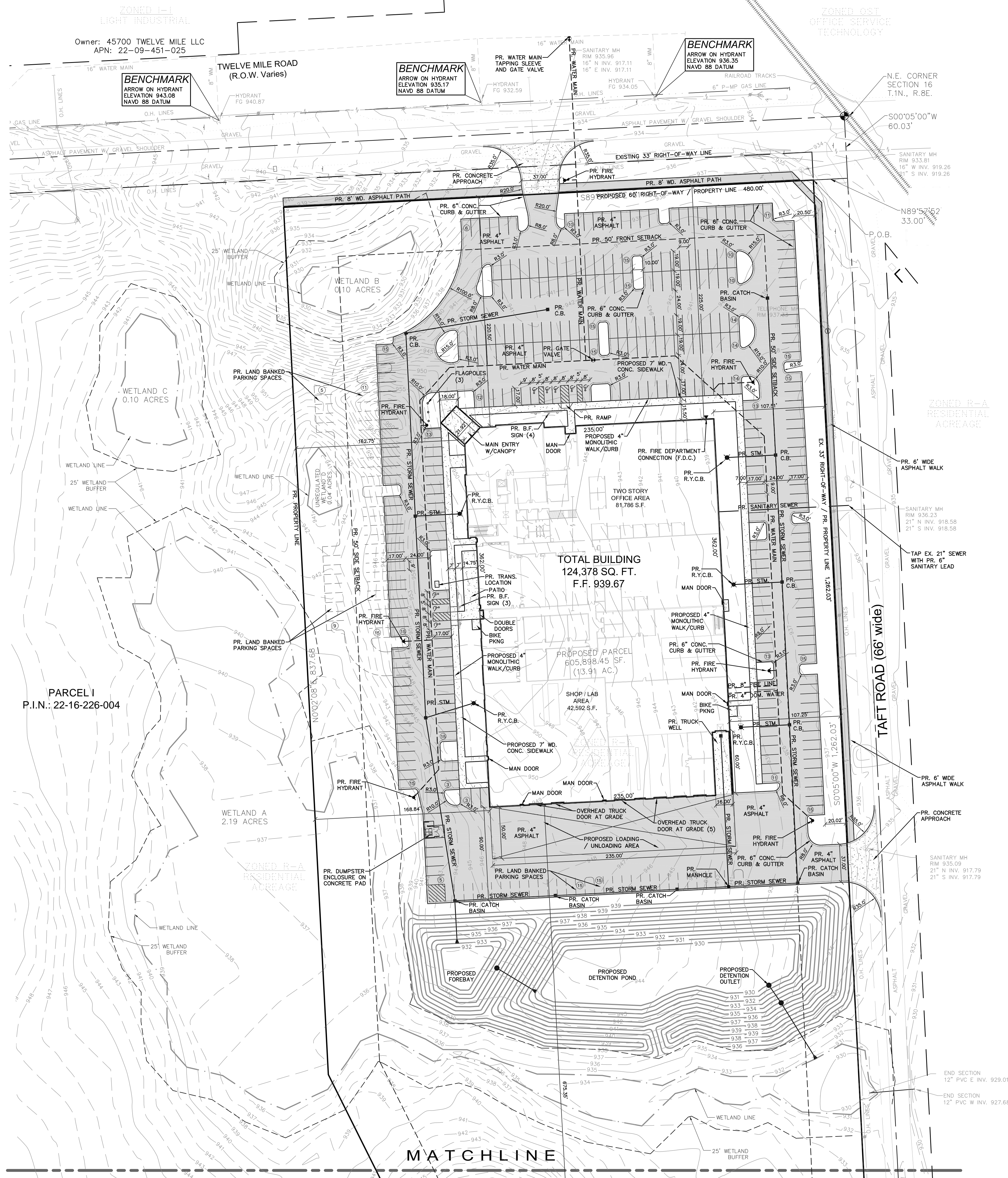
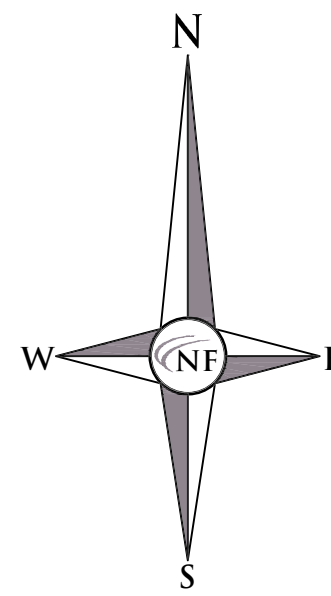
LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 16 BEING A DISTANT S00°05'00"W 78.78 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 1243.10 FEET ALONG SAID EAST LINE OF SECTION 16; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 357.82 FEET; THENCE NORTH 23 DEGREES 31 MINUTES 09 SECONDS WEST, 464.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, 897.68 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, 487.32 FEET ALONG SAID NORTH LINE; THENCE SOUTH 35 DEGREES 56 MINUTES 39 SECONDS EAST, 97.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 677,960.73 SQUARE FEET OR 15.56 ACRES.

CONTAINING A NET AREA OF 605,898.45 SQUARE FEET OR 13.91 ACRES.

EXHIBIT B
INITIAL PROPOSED SITE PLAN



LEGEND

CLEAN-OUT	MANHOLE	EXISTING SANITARY SEWER
HYDRANT	GATE VALVE	EXISTING WATER MAIN
INLET	RYCB	EXISTING STORM SEWER
		EXISTING BURIED CABLES
		EXISTING GAS MAIN
UTILITY POLE	GUY POLE	EXISTING OVERHEAD LINES
EXISTING LIGHT POLE	EXISTING SIGN	
C.O.	MANHOLE	PR. SANITARY SEWER
HYDRANT	GATE VALVE	PROPOSED WATER MAIN
INLET	RYCB	PROPOSED STORM SEWER
COMPACT TO 95% MAX. DENSITY		PR. SAND BACKFILL
A		UTILITY CROSSING
TC 600.00		PR. TOP OF CURB ELEVATION
GU 600.00		PROPOSED CUTTER ELEVATION
TW 600.00		PR. TOP OF WALK ELEVATION
TP 600.00		PR. TOP OF PAVEMENT ELEV.
FG 600.00		PROPOSED FINISH GRADE
600.00		PROPOSED CONTOUR
		PROPOSED SWALE
		PR. DRAINAGE DIRECTION
		PROPOSED INLET FILTER
		DRAINAGE AREA LIMITS
		PROPOSED SILT FENCE
		LIMITS OF SOIL DISRUPTION

PAVING LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT

SITE DATA

SITE ACRES - EXISTING PARCEL I
 TOTAL: 805,307.80 SQUARE FEET OR 18.49 ACRES
 NET: 752,910.24 SQUARE FEET OR 17.28 ACRES

SITE ACRES - EXISTING PARCEL II
 TOTAL: 329,461.87 SQUARE FEET OR 12.15 ACRES
 NET: 508,529.03 SQUARE FEET OR 11.67 ACRES

SITE ACRES - PROPOSED PARCEL
 TOTAL / NET: 591,738.26 SQUARE FEET OR 13.58 ACRES

PROPOSED BUILDING AREA
 GROSS: 124,378 SQUARE FEET
 OFFICE: 81,786 SQUARE FEET
 SHOP/LAB: 42,592 SQUARE FEET

EXISTING ZONING R-A (RESIDENTIAL ACREAGE)
PROPOSED ZONING OST (OFFICE SERVICE TECHNOLOGY)

BUILDING SETBACK

	REQUIRED	PROVIDED	COMMENT
FRONT:	45' (R-A), 50' (OST)	220.50'	(MEETS STANDARD)
SIDE (W):	20' (R-A), 50' (OST)	162.75'	(MEETS STANDARD)
SIDE (E):	30' (R-A), 50' (OST)	107.25'	(MEETS STANDARD)
REAR:	50' (R-A), 50' (OST)	675.35'	(MEETS STANDARD)

PARKING SETBACK
 FRONT: 20'
 SIDE (W): 20'
 SIDE (E): 20'
 REAR: 20'

PARKING REQUIRED:
 BUILDING AREA = 124,378 GROSS SQUARE FEET

OFFICE:
 MAIN LEVEL GROSS = 42,410 S.F.
 NET (GROSS LEASABLE) = 41,220 S.F.
 UPPER LEVEL GROSS = 39,376 S.F. (INCLUDES TWO STORY SPACE)
 NET (GROSS LEASABLE) = 37,825 S.F.

SHOP/LAB:
 42,592 GROSS S.F. @ 81% = 34,500 S.F. (USABLE AFTER CIRCULATION)
 SHOP/LAB PARKING REQUIRED = 34,500 S.F. / 700 = 49 SPACES

TOTAL PARKING SPACES REQUIRED = 405 SPACES

PARKING PROVIDED:
 REGULAR PARKING SPACES = 334 SPACES
 BARRIER FREE SPACES (INC. 1 VAN ACCESSIBLE) = 8 SPACES
 TOTAL PARKING SPACES PROVIDED = 342 SPACES

LAND BANKED PARKING SPACES = 70
 DRIVE / ISLAND SPACES LOST = 7
 TOTAL LAND BANK SPACES PROVIDED = 63

ULTIMATE PARKING SPACES PROVIDED = 405

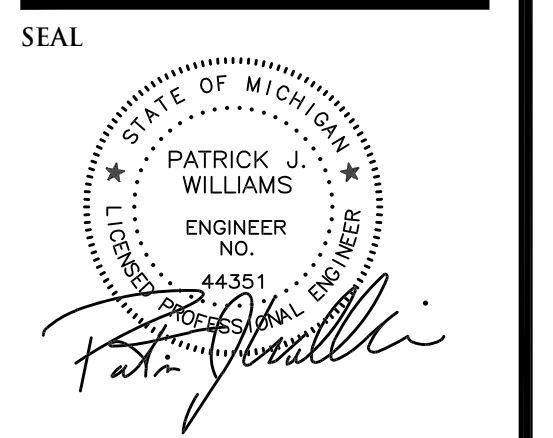
LOADING REQUIRED: 5 S.F. PER BUILDING LENGTH ALONG FRONTAGE (597 X 5 = 2,985 S.F.)
PROVIDED: 12,792 S.F. OF LOADING / UNLOADING AREA

IMPERVIOUS AREA
 PROPOSED IMPERVIOUS AREA = 230,779 SF OR 39%

SOIL DATA:
 10C - MARLETTE SANDY LOAM,
 6 TO 12 PERCENT SLOPES (98.4%)
 26 - SLOAN SILT LOAM (1.6%)
 PER USDA SOIL SURVEY, 1977

**CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS**

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



PROJECT
 Hino Tracts Facility
 27515 Taft Road
 Novi, MI

CLIENT
 General Development
 Two Town Square
 Suite 850
 Southfield, MI 48076

Contact: Bruce Brickman
 Ph: (248) 357-3777
 Fax: (248) 357-1929
 Cell: (248) 514-7111

PROJECT LOCATION
 Part of the Northeast 1/4
 of Section 16
 T. 1 North, R. 8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Preliminary Site Plan

DATE	ISSUED / REVISED

DRAWN BY:
 A. Wiseman

DESIGNED BY:
 A. Wiseman

APPROVED BY:
 P. Williams

DATE:
 January 27, 2017

SCALE: 1" = 50'

NFE JOB NO. J497-01 **SHEET NO.** SP-5

NOT FOR CONSTRUCTION

EXHIBIT C
CONCEPTUAL REALIGNMENT PLAN



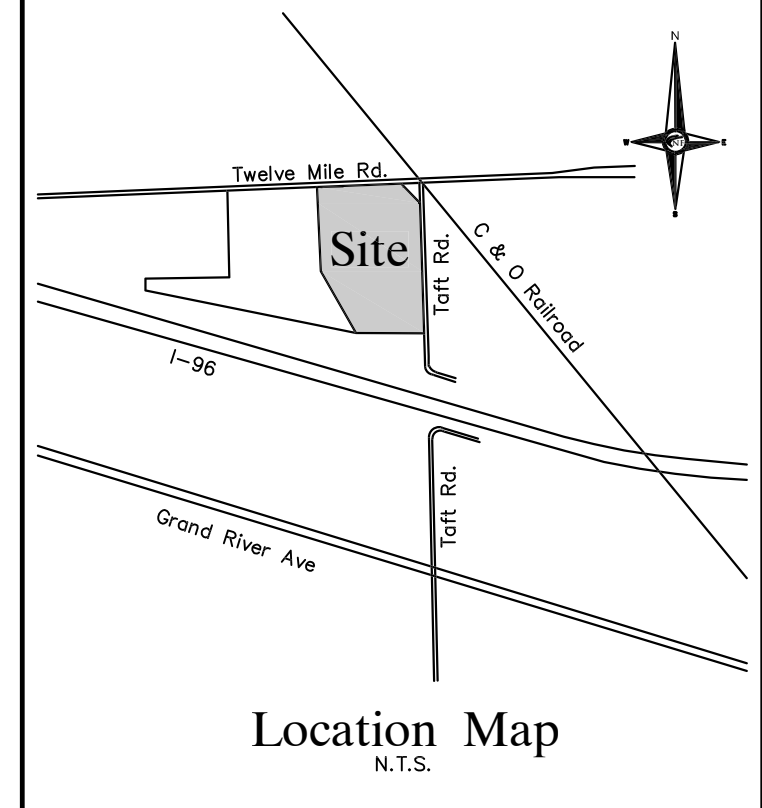
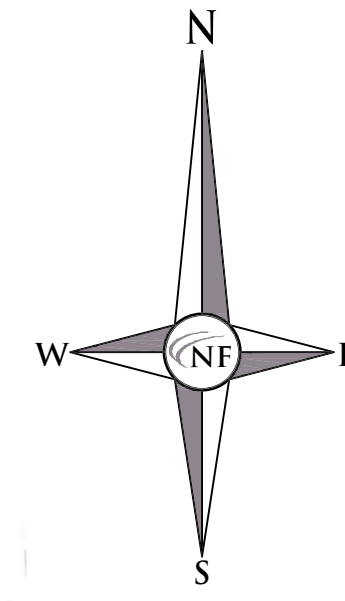
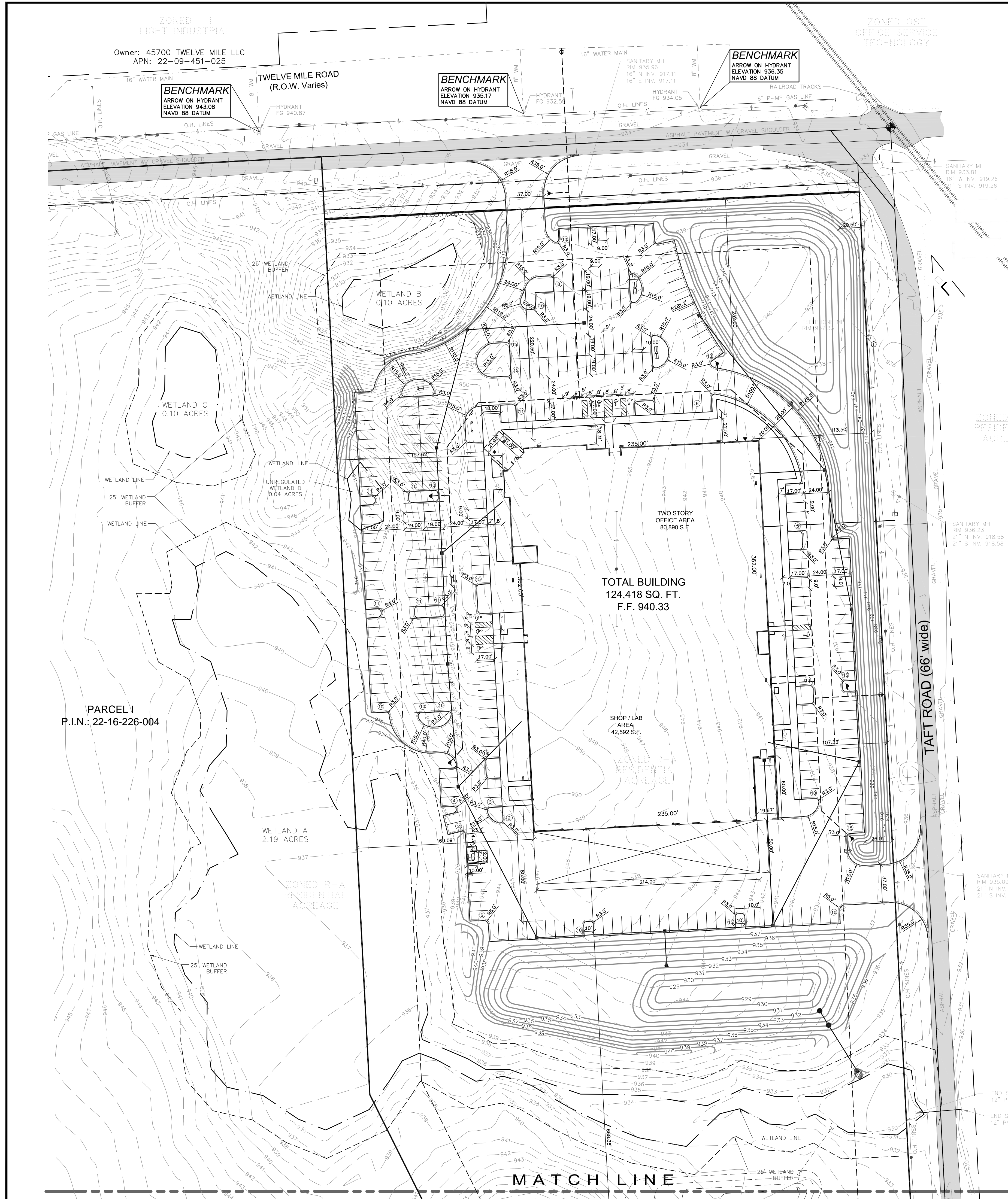
3 WORKING DAYS BEFORE 10:00 AM CALL 4852 DO NOT ASK FOR STALL FREE!

N

SCALE 1"=40'

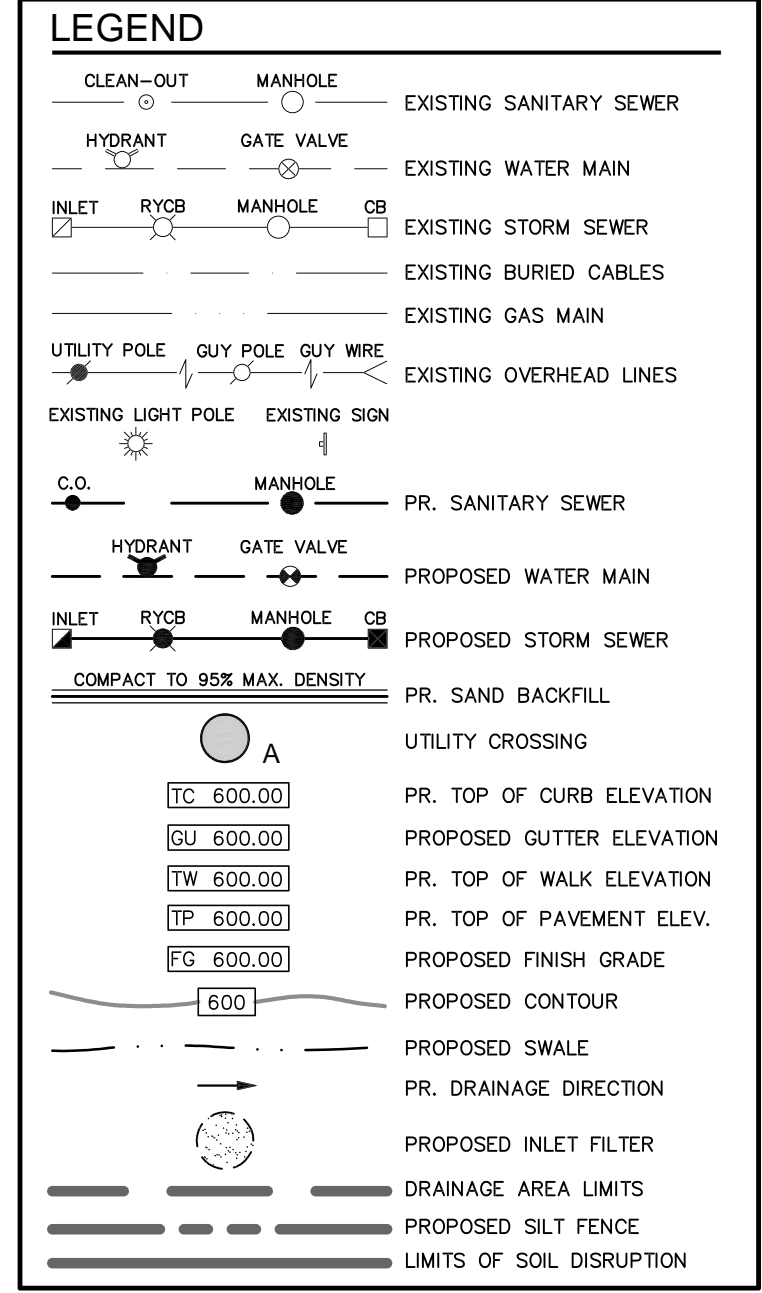
ROAD COMMISSION FOR DARLAND COUNTY Becky Pitts, Engineer	DATE 01/27/17	PROJECT NO. N/A	PROJECT NAME 12 MILE AT TAFT	SHEET NO 1	TOTAL SHEETS 1
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EXHIBIT D
REVISED PROPOSED SITE PLAN



NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

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



SITE NOTES

1. THE OUTDOOR STORAGE OF GOODS OR MATERIALS SHALL BE PROHIBITED.
2. THE OWNER OF THE PROPERTY SHALL REPORT ANY PROPOSED CHANGE IN USE OR OCCUPANCY.

SITE DATA

SITE ACREAGE - EXISTING PARCEL I
 TOTAL: 805,307.80 SQUARE FEET OR 18.49 ACRES
 NET: 752,910.24 SQUARE FEET OR 17.28 ACRES

SITE ACREAGE - EXISTING PARCEL II
 TOTAL: 529,481.87 SQUARE FEET OR 12.15 ACRES
 NET: 508,529.03 SQUARE FEET OR 11.67 ACRES

SITE ACREAGE - PROPOSED PARCEL A
 TOTAL / NET: 605,898.45 SQUARE FEET OR 13.91 ACRES

BUILDING AREA 124,418 SQUARE FEET
BUILDING HEIGHT 30'-4"

ZONING OST (OFFICE SERVICE TECHNOLOGY)

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT NORTH (12 MILE):	50'	220.50'
SIDE WEST:	50'	168.84'
SIDE EAST (TAFT RD):	50'	107.25'
REAR SOUTH:	50'	676.35'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT NORTH (12 MILE):	20'	20.00'
SIDE WEST:	20'	82.00'
SIDE EAST (TAFT RD):	20'	20.02'
REAR SOUTH:	20'	584.05'

PARKING CALCULATION:
 BUILDING AREA FOR PARKING CALCULATION (PER ATTACHED FLOOR PLAN) = 103,597 SQUARE FEET

OFFICE:
 MAIN LEVEL GROSS = 42,445 S.F.
 UPPER LEVEL GROSS = 38,445 S.F.

OFFICE PARKING REQUIRED (PER ATTACHED FLOOR PLAN) = 80,900 S.F./222 = 365 SPACES

SHOP/LAB:
 GROSS S.F. = 42,592 S.F.
 SHOP/LAB PARKING REQUIRED:
 (USEABLE AREA PER FLOOR PLAN) = 22,707 S.F./700 = 33 SPACES

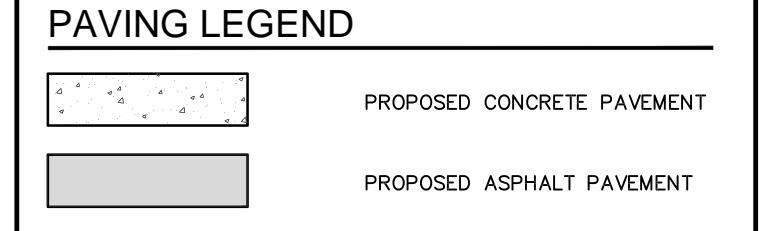
TOTAL PARKING SPACES REQUIRED = 398 SPACES

PARKING PROVIDED:
 REGULAR PARKING SPACES = 313
 BARRIER FREE SPACES (INC. 1 VAN) = 8
TOTAL PARKING SPACES PROVIDED = 321 SPACES
 LAND BANKED PARKING SPACES = 77
ULTIMATE PARKING SPACES PROVIDED = 398 SPACES

LOADING:
 REQUIRED: 5 S.F. PER BUILDING LENGTH ALONG FRONTAGE (597 X 5 = 2,985 S.F.)
 PROVIDED: 12,792 S.F. OF LOADING / UNLOADING AREA

IMPERVIOUS AREA
 PROPOSED IMPERVIOUS AREA = 228,128 SF OR 37%

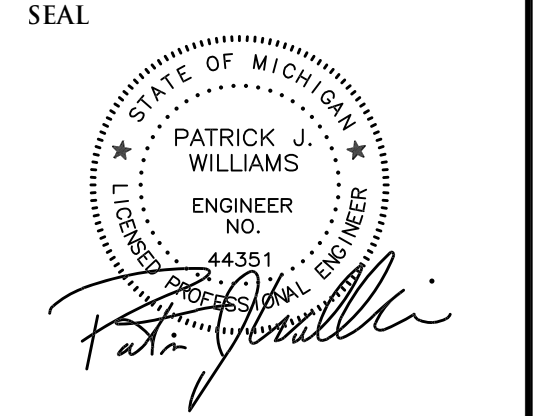
SOIL DATA:
 10C - MARLETTE SANDY LOAM,
 6 TO 12 PERCENT SLOPES (98.4%)
 26 - SLOAN SILT LOAM (1.6%)
 PER USDA SOIL SURVEY, 1977



LEGAL DESCRIPTION - PR. PARCEL A

PART OF THE NORTHEAST 1/4 OF SECTION 16, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 16 BEING A DISTANT S00°05'00"W 78.78 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 16; THENCE CONTINUING SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 1243.10 FEET ALONG SAID EAST LINE OF SECTION 16; THENCE SOUTH 89 DEGREES 46 MINUTES 00 SECONDS WEST, 357.82 FEET; THENCE NORTH 23 DEGREES 31 MINUTES 09 SECONDS WEST, 464.59 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 08 SECONDS EAST, 897.68 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE SOUTH 89 DEGREES 57 MINUTES 52 SECONDS EAST, 487.32 FEET ALONG SAID NORTH LINE; THENCE SOUTH 35 DEGREES 56 MINUTES 39 SECONDS EAST, 97.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS AREA OF 677,960.73 SQUARE FEET OR 15.56 ACRES.
 CONTAINING A NET AREA OF 605,898.45 SQUARE FEET OR 13.91 ACRES.



PROJECT
 Hino Motors U.S.A.
 27515 Taft Road
 Novi, MI

CLIENT
 General Development
 Two Town Square
 Suite 850
 Southfield, MI 48076

Contact: Bruce Brickman
 Ph: (248) 357-3777
 Fax: (248) 357-1929
 Cell: (248) 514-7111

PROJECT LOCATION
 Part of the Northeast 1/4 of Section 16
 T. 1 North, R. 8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Preliminary Site Plan



DATE: ISSUED / REVISED:
 02/14/17 Preliminary Site Plan
 03/20/17 Revised Prelim. S.P.

DRAWN BY:
 A. Wiseman

DESIGNED BY:
 A. Wiseman

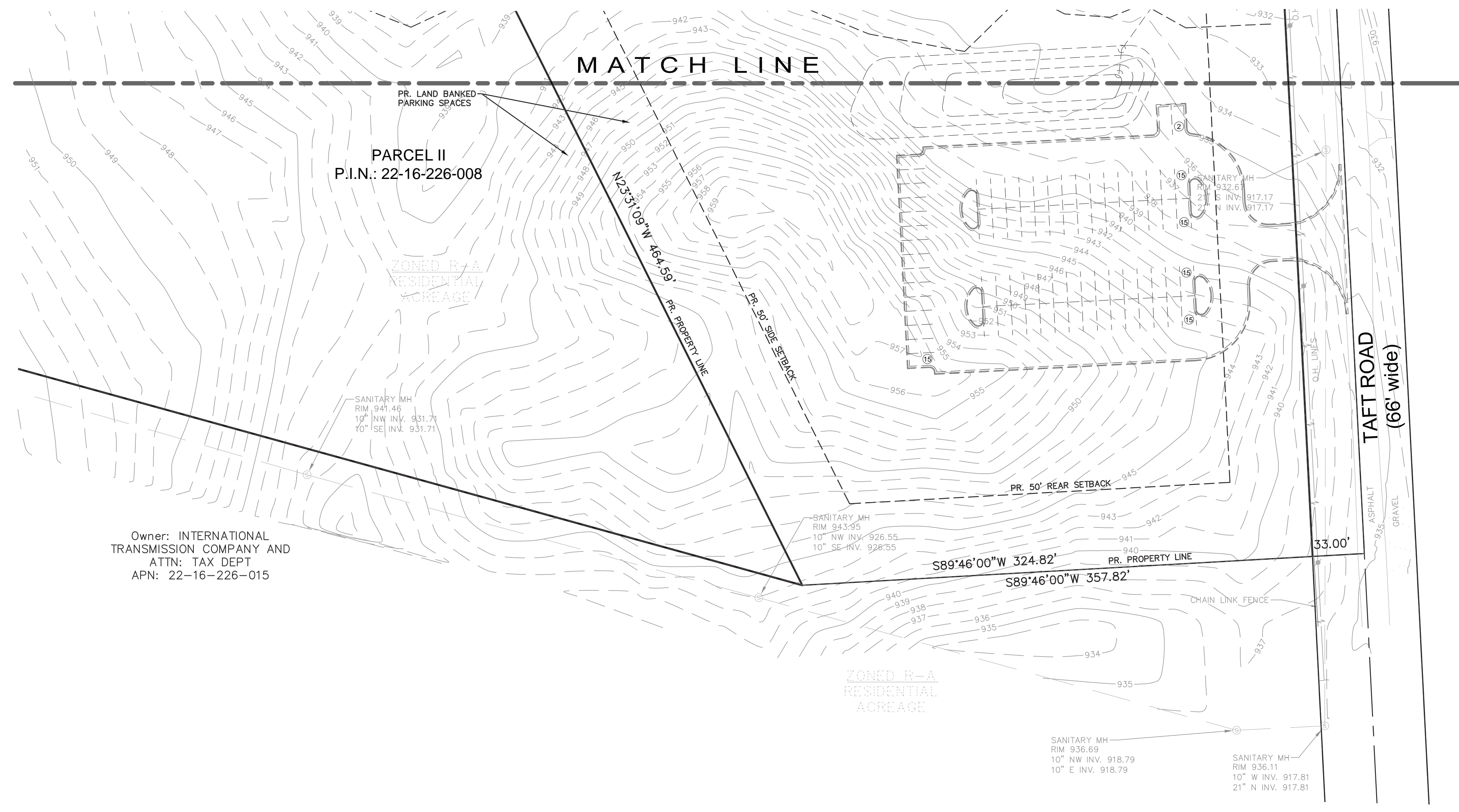
APPROVED BY:
 P. Williams

DATE:
 February 14, 2017

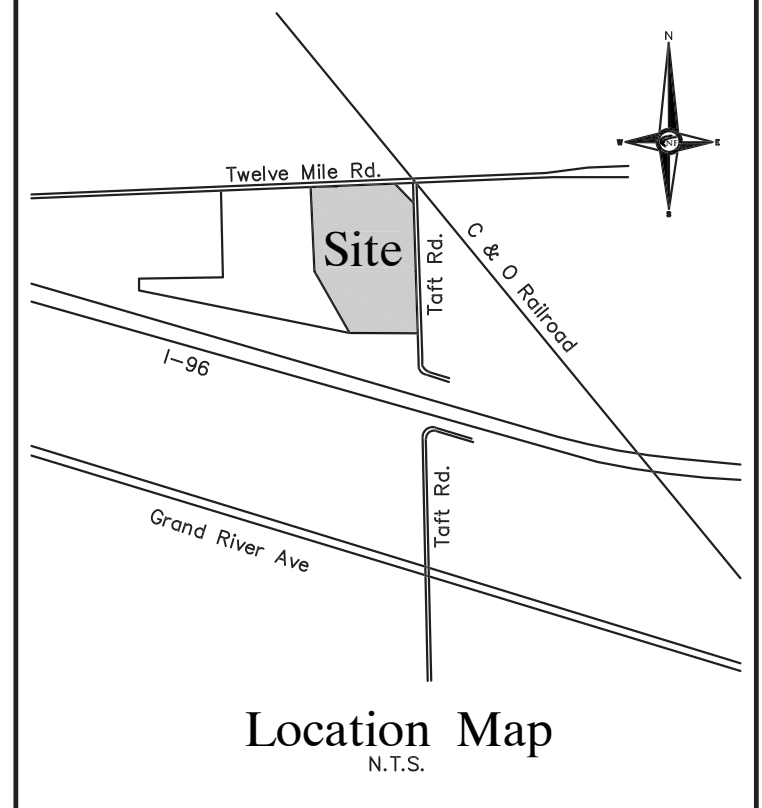
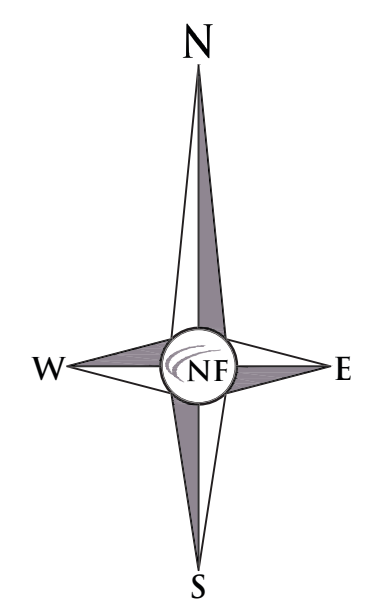
SCALE: 1" = 50'
 50 25 0 25 50 75

NFE JOB NO. **J497-01** SHEET NO. **SP-5**

NOT FOR CONSTRUCTION



Owner: INTERNATIONAL TRANSMISSION COMPANY AND ATTN: TAX DEPT
 APN: 22-16-226-015

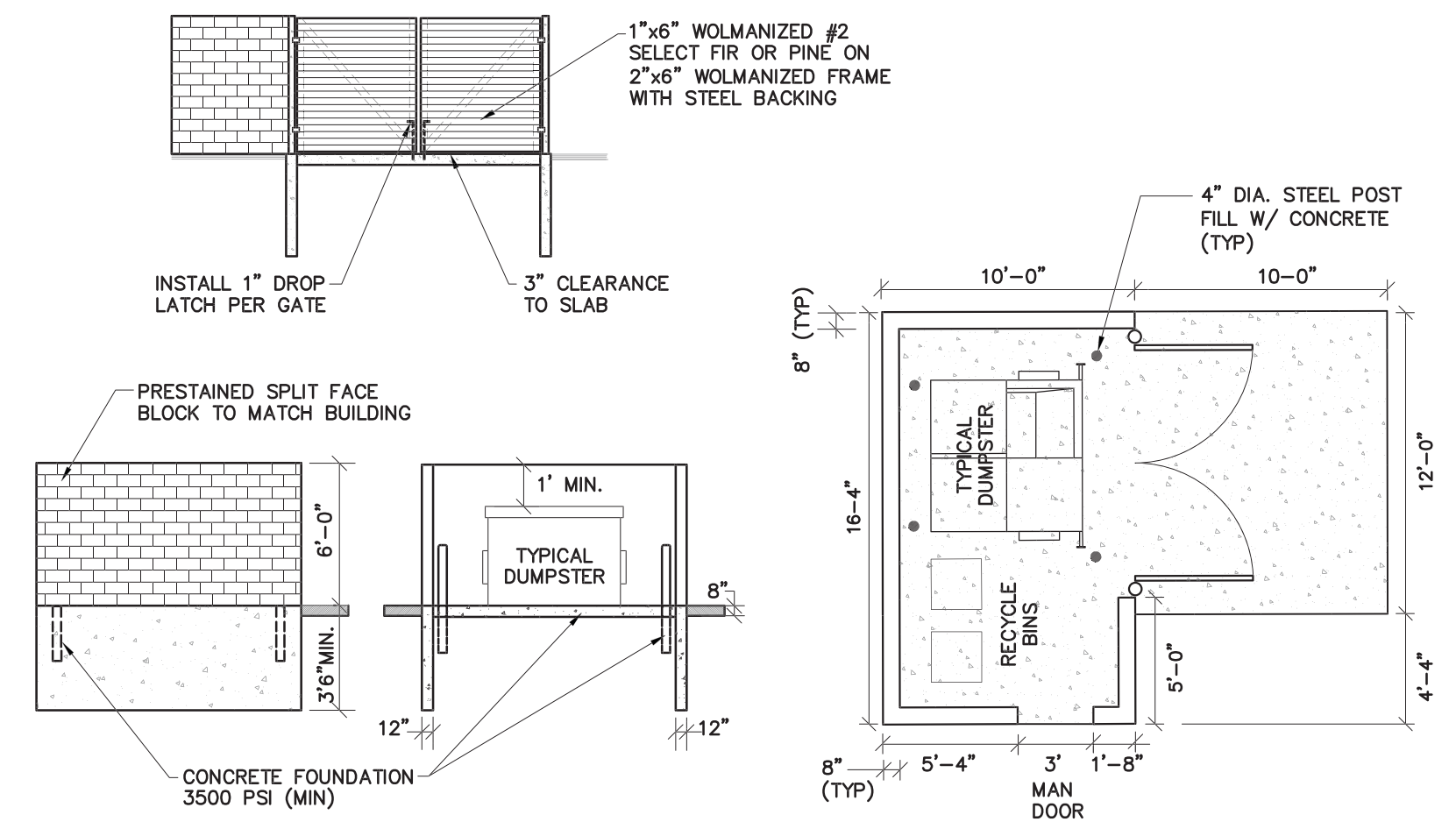


LEGEND

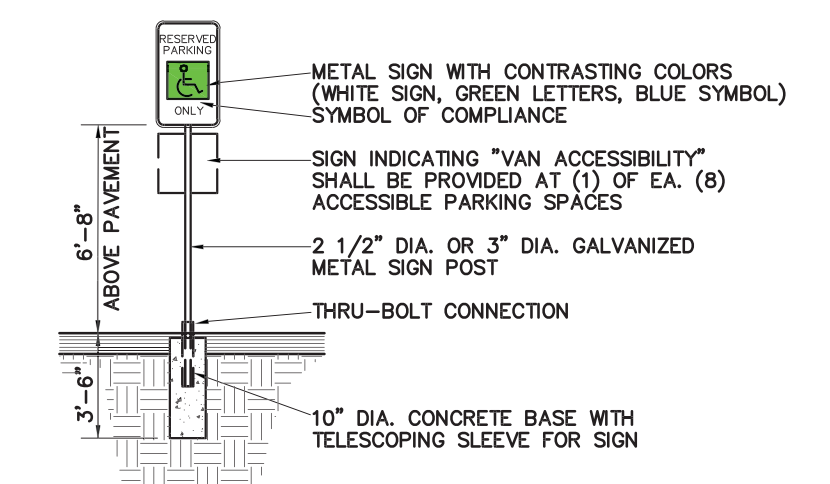
CLEAN-OUT	MANHOLE	EXISTING SANITARY SEWER
HYDRANT	GATE VALVE	EXISTING WATER MAIN
INLET	RYCB	EXISTING STORM SEWER
UTILITY POLE	GUY POLE	EXISTING BURIED CABLES
EXISTING LIGHT POLE	EXISTING SIGN	EXISTING GAS MAIN
C.O.	MANHOLE	EXISTING OVERHEAD LINES
HYDRANT	GATE VALVE	PR. SANITARY SEWER
INLET	RYCB	PROPOSED WATER MAIN
MANHOLE	CB	PROPOSED STORM SEWER
COMPACT TO 95% MAX. DENSITY		PR. SAND BACKFILL
A		UTILITY CROSSING
TC 600.00		PR. TOP OF CURB ELEVATION
GU 600.00		PROPOSED GUTTER ELEVATION
TW 600.00		PR. TOP OF WALK ELEVATION
TP 600.00		PR. TOP OF PAVEMENT ELEV.
FG 600.00		PROPOSED FINISH GRADE
E00		PROPOSED CONTOUR
		PROPOSED SWALE
		PR. DRAINAGE DIRECTION
		PROPOSED INLET FILTER
		DRAINAGE AREA LIMITS
		PROPOSED SILT FENCE
		LIMITS OF SOIL DISRUPTION

PAVING LEGEND

[Symbol]	PROPOSED CONCRETE PAVEMENT
[Symbol]	PROPOSED ASPHALT PAVEMENT



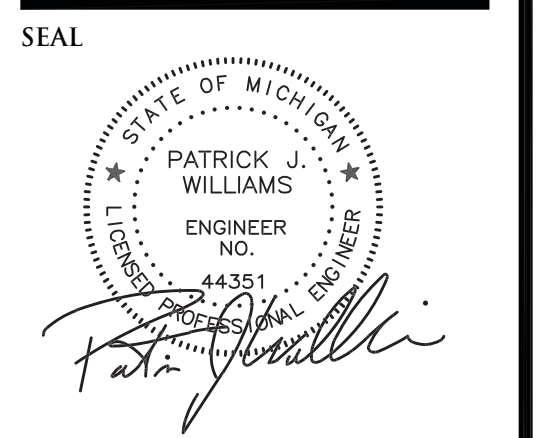
DUMPSTER ENCLOSURE DETAIL
 N.T.S.



BARRIER FREE PARKING SIGN DETAIL
 N.T.S.
 Provide (1) for each accessible parking space



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



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DRAWN BY:
 A. Wiseman
 DESIGNED BY:
 A. Wiseman
 APPROVED BY:
 P. Williams

DATE:
 February 21, 2017

SCALE: 1" = 50'
 50 25 0 25 50 75

NFE JOB NO. SHEET NO.
J497-01 SP-6