

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. PZ14-0010 Beck North (Lot 56) parcel numbers 5022-04-151-028, 031, 032 and part of 016.

Location: North side of Cartler Drive at Hudson Drive (Section 4)

Zoning District: I-1 Light Industrial District

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Section 1905.4(a) to allow 3 truck wells and overhead loading door facing residential district and Section 1905.4(c) to allow a height variance of 10.6 feet to allow construction of a (1) story building (29 ft. 4in. plus 6 ft. to top of RTU screen). The property is located at the north side of Cartier Drive at Hudson Drive.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 1905.4(a) requires loading/unloading docks and truck wells shall be placed on or in the wall of the building that is opposite the boundary of the residential district. Section 1905.4(c) the maximum heights of any building constructed on a lot or site adjacent to a residential district shall be twenty-five (25) feet.

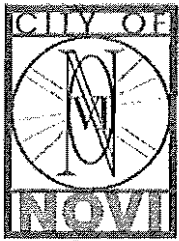
City of Novi Staff Comments:

Please see the attached Plan Review Center Report from the Site Plan review process for the redevelopment.

Standards for Granting Dimensional Variances:

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because_____.
- The need is not self-created because_____.
- Strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome because_____.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because_____.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because_____.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

cityofnovi.org
ZBA Case No.

P214-0010

For Official Use Only

ZBA meeting date

May

Check# 10037 Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Amson Dembs Development, Inc. Date 3/26/2014

Company (if applicable) Amson Dembs Development, Inc.

Address* 46855 Magellan Dr. Suite 200 City Novi

State MI Zip code 48377 *Where all case correspondence is to be mailed

Applicant's E-mail address Jackie@amsondembs.net or cmiller@amsondembs.net

Phone number 248-380-7100 Fax number 248-560-3030

Request is for:

- Residential Vacant property Commercial Signage

Address of subject ZBA case To be assigned Zip code 48377

Cross roads of property Hudson Dr. & Carter Dr.

Sidwell number 50-22- 22-04-151-031, 32, 28 part of 016 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one) R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH I-1 I-2 RC TC TC-1 Other

Property owner name (if other than applicant) Nadlan 56 LLC

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- 1. Section 1905.4.c Variance requested Extend the allowable building height 11'-8" to 36'-8"
2. Section 1905.4.a Variance requested Place the truck well and overhead door on the N side of the building
3. Section Variance requested
4. Section Variance requested

Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Building Height Restriction:

Restricting the building height to 25' reduces the possible uses for the building, does not allow for a building to be constructed to the current standards or within the standards of the park. A building in the Beck North Corporate Park with a limited height of 25' would not be feasible or usable to the potential high tech users which greatly reduces the value of the property.

Truck Well Location:

Based on the property's efficiency layout the location of the truck well on the north side of the building that faces the residential property is the best location. This location eliminates the truck well from view of the main street and has been found to be the safest location to minimize truck and car traffic interaction.

Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

The two variances as requested for this property are due to the unique circumstances regarding this property. It abuts residentially zoned property although there is a 50' wide section of property owned by the City of Novi that is a natural buffer zone area. Further, any structure on this property will contain an additional 50' of buffer from the property line. In addition, the closest residential building is located over 700' away and is again buffered by existing regulated woodlands and wetlands. The Planning Department supports both of the requested variances as set forth in their enclosed site plan review letters.

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

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a **Mock-Up Sign ten (10) days** before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the 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.

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 established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of 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.

PLEASE TAKE NOTICE:

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

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other



Applicants Signature

3/26/14

Date



Property Owners Signature

3/26/14

Date

DECISION ON APPEAL

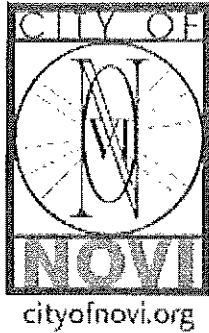
_____ Granted

_____ Denied

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

Chairperson, Zoning Board of Appeals

Date



PLAN REVIEW CENTER REPORT

Revised March 20, 2014

Planning Review

Beck North Lot 56

JSP14-07

Petitioner

Amson Dembs Development

Review Type

Preliminary Site Plan and Special Land Use

Property Characteristics

- Site Location: North side of Cartier Drive at Hudson Drive (Section 4)
- Site School District: Walled Lake Consolidated Schools
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North: RM-1: Low-Density Multiple Family; East, West, and South: I-1
- Site Use(s): Vacant
- Adjoining Uses: North: Multiple-family apartments; East, West and South: Vacant; Various office/industrial
- Site Size: 5.5 acres
- Building Size: 88,904 square feet
- Plan Date: 02/21/14

Project Summary

The applicant is proposing to construct an 88,904 square foot speculative industrial building in the Beck North Corporate Park. The proposed building will be approximately 26,886 sq. ft. of office space on two floors, with the remainder to be used as industrial/research space depending on the eventual tenant. Associated parking, landscaping and other site work would also be done. Industrial/research uses when abutting a residential district requires special land use approval.

Recommendation

Approval of the ***Preliminary Site Plan and Special Land Use is recommended.*** The plan conforms to the requirements of the Zoning Ordinance for the I-1 district as indicated in this review letter and attached chart. There are minor Planning related items that need to be addressed at the time of Final Site Plan review in addition to **two variance requests that must be heard by the Zoning Board of Appeals for the location of the loading docks to face a residential district and to exceed the building height adjacent to a residential district.** Planning Commission approval of the Preliminary Site Plan is required.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the final site plan submittal.

1. Loading Docks: Wherever a permitted I-1 use abuts a residential district, the truck wells, loading docks and doors are not permitted on the wall facing a residential district. The proposed site plan has the loading zone located on the north wall facing the residential district to the north; therefore **the applicant will need to seek a Zoning Board of Appeals variance for the location of the loading dock as depicted. Because the site is heavily buffered by existing regulated woodlands and wetlands both on and off the site, the closest residential building is located over 700 feet away, and the loading zone is recessed from the northernmost wall, staff supports the requested variance.**
2. Building Height: Wherever a permitted I-1 use abuts a residential district, the maximum building height shall be 25 feet. Rooftop equipment can exceed the maximum height up to five feet, by providing a five foot setback from all building faces for every one foot of additional height. The proposed site plan depicts a 29 ft. 4in. tall building with an additional 6 ft. of rooftop screening; therefore **the applicant will need to seek a Zoning Board of Appeals variance for the building height as depicted. Because the site is heavily buffered by existing regulated woodlands and wetlands both on and off the site, and because the closest residential building is located over 700 feet away, staff supports the requested variance.**
3. Noise Impact Statement: Industrial/research uses when abutting a residential district in the I-1 District require the submission of a noise impact statement. **The applicant shall submit the required noise impact statement.** Refer to Section 2519.10.c of the Zoning Ordinance for noise impact statement requirements. Alternately, a waiver of this requirement from the Planning Commission could be requested.
4. Speculative Industrial/research Use: The applicant has designed the building as a speculative building with the intent that it be used for industrial and/or research uses, and as such is a Special Land Use because it is adjacent to residential zoning. Once a tenant is identified and more details on the exact use of the building and the proposed floor plan have been provided, a modification to the Special Land Use Permit may be required if it does not align with the site plan as proposed. **The applicant should follow-up with the Planning Division before applying for building permits for the interior build-out.**
5. Master Deed Amendment: It appears a lot split and combination is required in order to assemble the proposed lot for development purposes. This will require a change to the exhibit B of the existing Master Deed for the property to reflect the new unit numbers and boundaries. **Plans cannot be stamped approved until the master deed changes are submitted for review by City staff and the City attorney's office.**
6. Economic Information: The applicant has the estimated amount of construction workers needed to complete the building shell alone is approximately 120 with another 200 workers needed to complete the interior building improvements once a tenant is identified. The building is sized to house a company employing over 120 people. **The applicant should indicate in their response letter the expected approximate construction cost of the project.**
7. Site History: As part of the original approval of the Beck North Corporate Park in 1999, there was much discussion regarding whether or not these parcels were adjacent to a residential district, as they relate to the 50 foot City owned, industrially zoned parcel that is located between these parcels and the residential district to the north. **It was determined by the Planning Commission, and reinforced by the Zoning Board of Appeals (minutes attached), that for planning purposes these parcels are to be considered adjacent to a residential district because zoning regulations cannot be circumvented by separating the parcel from the adjacent district by an undevelopable strip of land. Therefore the industrial/research uses shall be treated as special land uses and have additional regulations in terms of building setbacks, building height, and orientation of loading docks.**

Special Land Use Considerations

Industrial/research uses when abutting a residential district in the I-1 District falls under the Special Land Use requirements of Section 1902. The main planning related requirement with respect to Special Land Use is the submittal of a noise impact statement to ensure compliance with the

factors below. Section 2516.2.c of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:

- (1) Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- (2) Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
- (3) Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
- (4) Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
- (5) Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
- (6) Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
- (7) Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **prior to the Planning Commission meeting and with the Final Site Plan submittal.**

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department. Please contact Jeannie Niland (248.347.0438 or jniland@cityofnovi.org) in with any specific questions regarding addressing of sites.

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni (248.347.0430 or smarchioni@cityofnovi.org).

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or sroediger@cityofnovi.org.



Sara Roediger, AICP – Planner

Planning Review Summary Chart

Beck North Lot 56

Preliminary Site Plan Review

Plan Date: 02-21-14

Item	Proposed	Meets Requirements?	Comments
Master Plan Industrial Research Development Technology	No change	Yes	
Zoning I-1 Light Industrial District	No change	Yes	
Use Uses listed in Section 1901 & 1902	Speculative 75,461 sq. ft. light industrial building (40% GFA office, 60% GFA industrial /research)	Yes	Special land use when abutting a Residential District Area, property to the north is zoned RM-1 (Low Density Multiple Family Residential) Tenants should check with Planning Department prior to leasing space to ensure use is consistent with special land use criteria
Special Conditions When Abutting Residential (Section 1905.4)			
a. Truck wells & loading docks not permitted on side facing residential	Truck wells & loading dock facing residential	No	The applicant will be requesting a variance from the ZBA
b. No outside storage, parking shall not be closer than 100 ft. from boundary of residential district	Parking 105 ft. from north residential district, note 18 on Sheet 2 prohibits outside storage	Yes	
c. Maximum height is 25 ft.	29 ft. 4in. plus 6 ft. to top of RTU screen	No	The applicant will be requesting a variance from the ZBA
d. No floodlighting on façade facing residential	Note 17 on Sheet 2 prohibits floodlights on façade facing residential	Yes	Lighting plan required at time of Final Site Plan review
e. 10 ft. high berm required	Berm not proposed in order to preserve existing woodlands	No	Berm may be waived by Planning Commission when adjacent to woodland, see the landscape review letter for additional information
Min. Building Setbacks (Sec. 2400)			

Item	Proposed	Meets Requirements?	Comments
a. Front (south): 40 ft.	40.25 ft.	Yes	
b. Rear (north): 20 ft.	118.76 ft.	Yes	
c. Side (east): 20 ft.	51.8 ft.	Yes	
d. Side (west): 20 ft.	215+ ft.	Yes	
Min. Parking Setbacks (Sec. 2400)			
a. Front (south): 40 ft.	40 ft.	Yes	
b. Rear (north): 10 ft.	50 ft.	Yes	
c. Side (east): 10 ft.	10 ft.	Yes	
d. Side (west): 10 ft.	10 ft.	Yes	
Number of Parking Spaces (Sec. 2505) Office = 23,814 sq. ft. of GLA 1 space per 222 sq. ft. of GLA = 107 spaces Industrial/ Research = 60,238 sq. ft. of UFA 1 space for each 700 sq. ft. of UFA or 5 plus 1 for each 1 ½ employees in the largest working shift, whichever is greater = 86 spaces 107 spaces + 86 spaces = 193 spaces required	194 spaces	Yes	Parking requirements will be confirmed when a use is proposed & the number of employees in the largest working shift is identified
Parking Space & Maneuvering Lane Dimensions (Sec. 2506) 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping	9 ft. x 19 ft. interior spaces with 24 ft. drives 9 ft. x 17 ft. perimeter spaces along 7 ft. interior sidewalks & landscaping	Yes	
Barrier Free Spaces (ADA standard) 7 spaces, including 2 van accessible spaces	7 barrier free spaces (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code) 8 ft. wide with an 8 ft. wide access aisle for van accessible	8 ft. wide with an 8 ft. wide access aisle for van accessible	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual) 1 barrier free sign per space	1 barrier free sign per space	Yes	
Loading Spaces (Sec. 2507.3 & 1905.4.b) Must be in rear yard & not permitted on side facing residential	3 truck wells & 1 14 ft. overhead door, located in the rear yard	No	The applicant will be requesting a variance from the ZBA
Accessory Structure Setback- Dumpster (Sec. 2503)	Dumpsters in the rear yard &	Yes	

Item	Proposed	Meets Requirements?	Comments
<p>Located in the rear or interior side yard</p> <p>Min. 10 ft. from any building unless structurally attached & setback the same as parking from all property lines</p>	<p>setback 50 ft. from north property line</p>		
<p>Dumpster Requirements (City Code Sec. 21-145)</p> <p>Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown</p> <p>Screening should be 1 foot taller than dumpster</p>	<p>Screening per requirements provided</p>	<p>Yes</p>	
<p>Sidewalks and Pathways (Sub. Ord. Sec. 4.05, Bicycle & Pedestrian A)</p> <p>5 to 8 ft. wide sidewalks/pathways shall be constructed along all major thoroughfares & collectors per DCS, but not along industrial service streets per Subdivision Ordinance</p> <p>Building exits must be connected to sidewalk system or parking lot</p>	<p>Consistent with the existing office park, sidewalks are not provided</p> <p>Building entrances connected to parking lot & BF ramps</p>	<p>Yes</p>	
<p>Bicycle Parking Facilities (Sec. 2526)</p> <p>5% of required auto parking spaces 201 x 0.05 = 10 bicycle parking spaces</p> <p>Located along the building approach line & easily accessible from the building entrance</p> <p>Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance</p> <p>Be accessible via a paved 6 ft. route & separated from auto facilities</p> <p>4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces</p>	<p>10 bicycle parking spaces</p> <p>Meets, location, accessibility & dimensional requirements</p>	<p>Yes</p>	
<p>Woodlands (City Code Chpt. 37)</p> <p>Replacement of removed trees</p>	<p>622 replacement tree credits are required, 622 are proposed</p>	<p>Woodland field verification at PSP</p>	<p>61 replacement tree credits & contribute 561 credits into Tree Fund</p> <p>Woodland Permit required, see the environmental comments for additional information</p>

Item	Proposed	Meets Requirements?	Comments
Master Deed	Not provided	Information to be provided	The Master Deed will need to be amended to reflect the new unit numbers and boundaries
Exterior Lighting (Section 2511) Photometric plan and exterior lighting details needed at preliminary site plan since adjacent to residential	Not provided	Information to be provided	Lighting plan required at time of Final Site Plan review
Economic Impact Total cost of the proposed building & site improvements Number of anticipated jobs created (during construction & after building is occupied, if known)	Estimated 320 construction jobs, the building could contain up to 120 jobs	Additional information to be provided	The expected approximate construction cost of the project should be included
Noise Impact Statement (Sec. 2519.10.c.) Noise impact statement required for all Special Land Use approvals	Not provided	No	A noise impact statement shall be submitted in accordance with Sec. 2519.10.c
Signs (Chpt. 28) Signs are not regulated by the Planning Division or Planning Commission	None shown	If a sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information	

Prepared by Sara Roediger, AICP 248.735.5607 or sroediger@cityofnovi.org

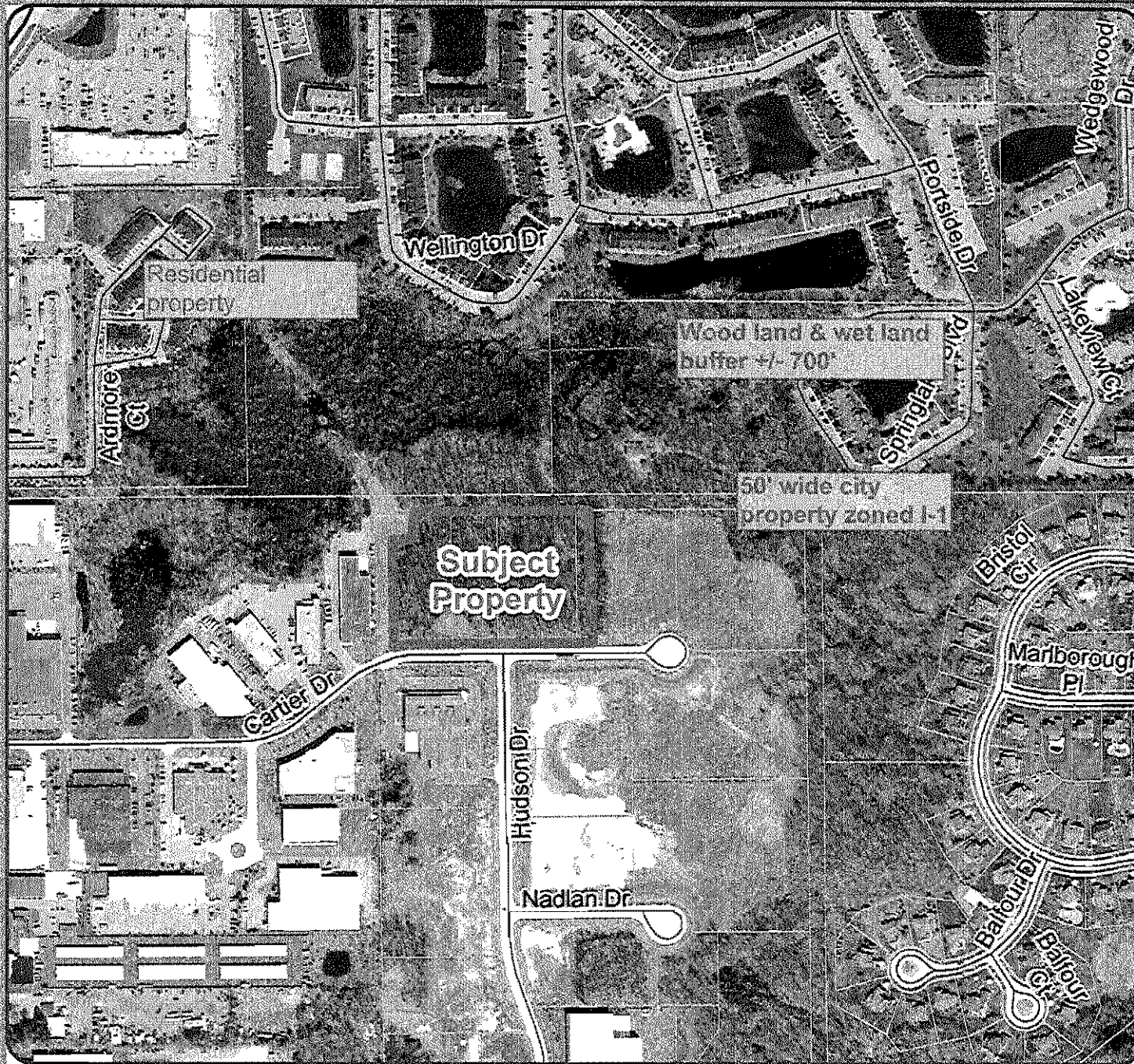


Proposed 75,000 S.F. Spec Building
Novi, Michigan



JSP14-07 Beck North Lot 56

Location



Map Legend

 Subject Property



City of Novi
Planning Division
Community Development Dept.
45175 W Ten-Mile Rd
Novi, MI 48375
cityofnovi.org

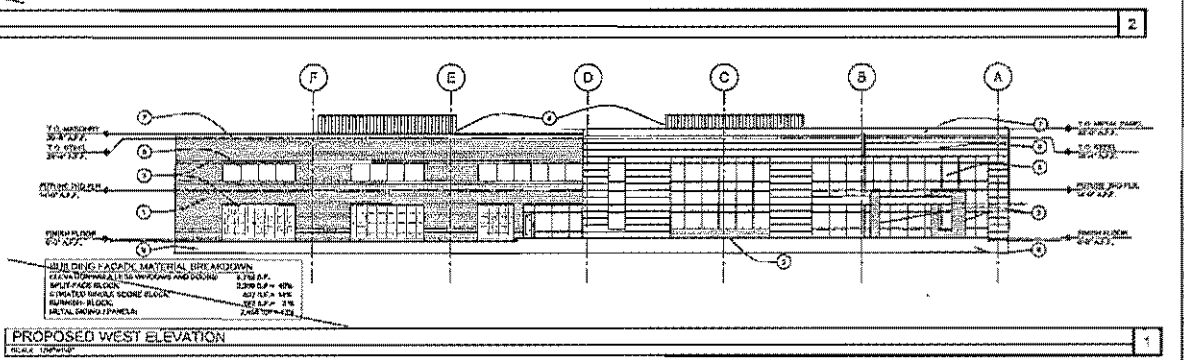
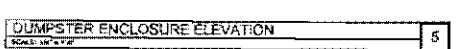
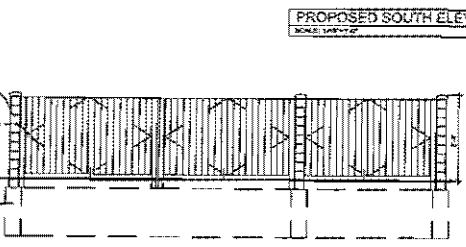
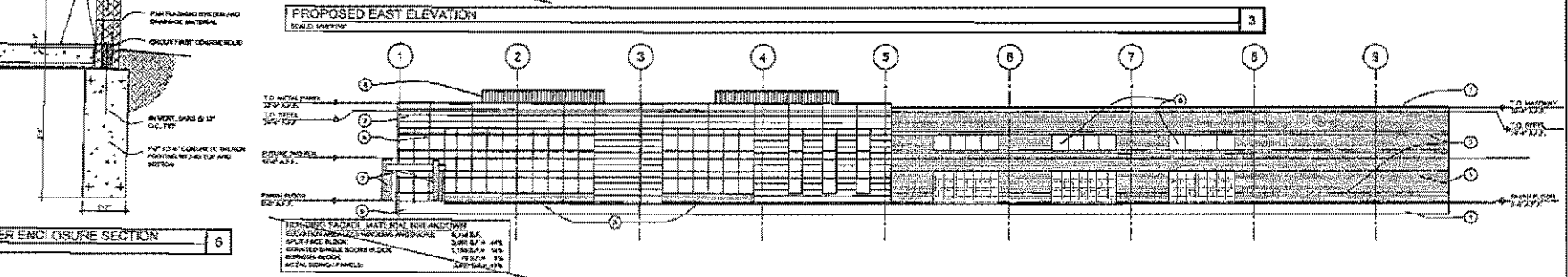
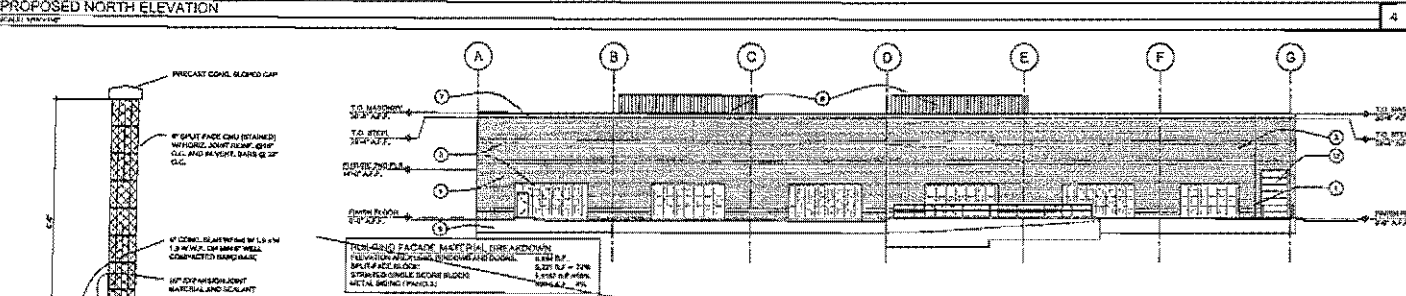
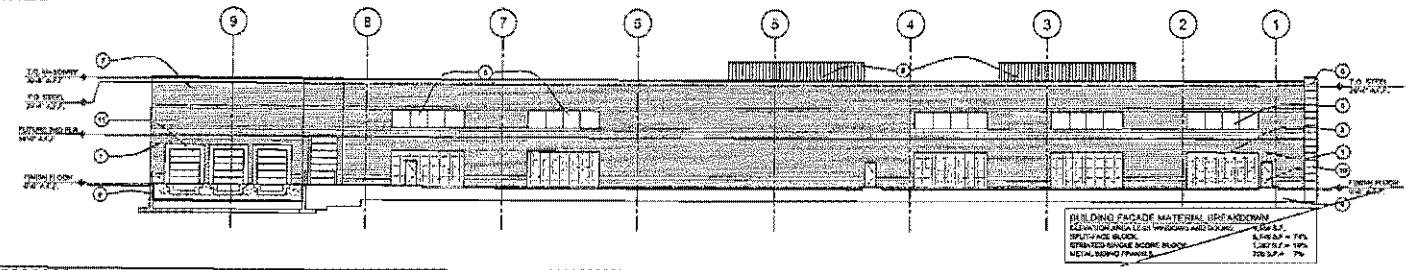
Map Author: Sara Roediger
Date: 3-5-14

MAP INTERPRETATION NOTICE

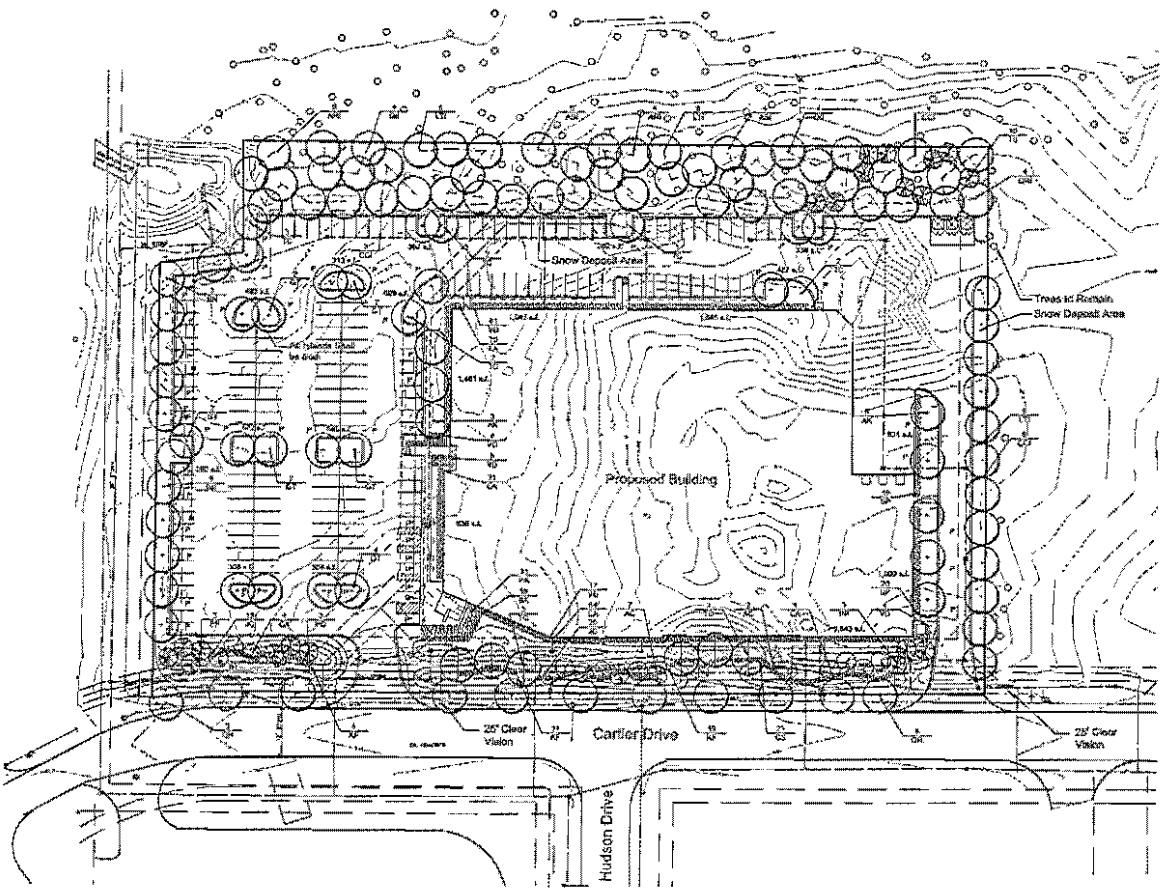
Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate 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.

EXTERIOR MATERIAL SCHEDULE

1	SPRINKLED CHAIR
2	SPRINKLED CHAIR
3	SPRINKLED SINGLE SCORE CHAIR
4	NOTE: NOT USED
5	1" BLUE TRIPLE GLAZED UNIT, DOUBLE IN CLEAR
6	ALUMINUM EXTERIOR METAL PANEL, 1/8" THICK, 1/4" BEZEL
7	PRETENSIONED METAL CHAIRS
8	PRETENSIONED METAL PANEL, 1/8" THICK, 1/4" BEZEL
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PROPOSED 75,000 SF SPEC BUILDING
NOV, 2011

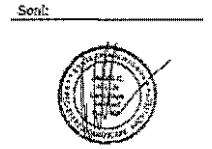


Landscape Summary

Existing Zoning	R-1
Parking Lot Landscaping	33,303 s.f.
Parking Trees Area	50,742 s.f.
Landscaping Area Required	33,303 s.f. x 7% = 2,331 s.f.
Landscaping Area Provided	50,742 s.f. x 2% = 1,015 s.f.
Landscaping Area Short	4,320 s.f.
Canopy Trees Required	44 Trees (2,333 / 75)
Canopy Trees Shown	44 Trees (2,333 / 75)
Parking Lot Perimeter	1,365 LL
Perimeter	37 Trees (1,365 LL / 37)
Trees Required	45 Trees
Trees Shown	45 Trees
Building Perimeter Landscaping	1,540 LL
Perimeter of Building	2,188 s.f. (1,540 LL x 47)
Landscaping Area Required	R,586 s.f.
Landscaping Area Shown	R,586 s.f.
Overhead Plantings	
Carlier Drive	
Street Frontage	600 LL
Trees Required	15 Trees (600 LL / 40)
Trees Shown	15 Trees
Back-Canopy Trees Required	17.2 Trees (605 LL / 35)
Back-Canopy Trees Shown	17 Trees
Street Level	
Carlier Drive	
Street Frontage	605 LL
Trees Required	13 Trees (605 LL / 47)
Trees Shown	13 Trees
Woodland Replacement Requirements	
Required Replacements	222 Trees
Replacements Provided	61 Trees
Trees to be Paid into Tree Fund	161 Trees

Plant List

Plant Code	Plant Name	Quantity	Plant Size	Plant Price	Total Price
PL01	Red Maple	1	12" DBH	1,200.00	1,200.00
PL02	White Birch	1	12" DBH	1,200.00	1,200.00
PL03	Black Birch	1	12" DBH	1,200.00	1,200.00
PL04	White Pine	1	12" DBH	1,200.00	1,200.00
PL05	Red Pine	1	12" DBH	1,200.00	1,200.00
PL06	White Pine	1	12" DBH	1,200.00	1,200.00
PL07	Black Pine	1	12" DBH	1,200.00	1,200.00
PL08	White Pine	1	12" DBH	1,200.00	1,200.00
PL09	Black Pine	1	12" DBH	1,200.00	1,200.00
PL10	White Pine	1	12" DBH	1,200.00	1,200.00
PL11	Black Pine	1	12" DBH	1,200.00	1,200.00
PL12	White Pine	1	12" DBH	1,200.00	1,200.00
PL13	Black Pine	1	12" DBH	1,200.00	1,200.00
PL14	White Pine	1	12" DBH	1,200.00	1,200.00
PL15	Black Pine	1	12" DBH	1,200.00	1,200.00
PL16	White Pine	1	12" DBH	1,200.00	1,200.00
PL17	Black Pine	1	12" DBH	1,200.00	1,200.00
PL18	White Pine	1	12" DBH	1,200.00	1,200.00
PL19	Black Pine	1	12" DBH	1,200.00	1,200.00
PL20	White Pine	1	12" DBH	1,200.00	1,200.00



Title:
Landscape Plan

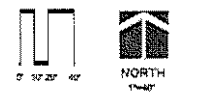
Project:
**Proposed Building
Novi, Michigan**

Prepared for:
**Amicus Terra Development, Inc.
4655 Michigan Dr
Novi, Michigan 48377**

Revisions:
 Issued:
 Calculated: January 25, 2014
 Perished: February 25, 2014

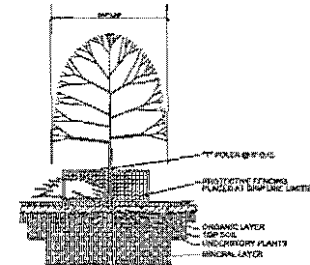
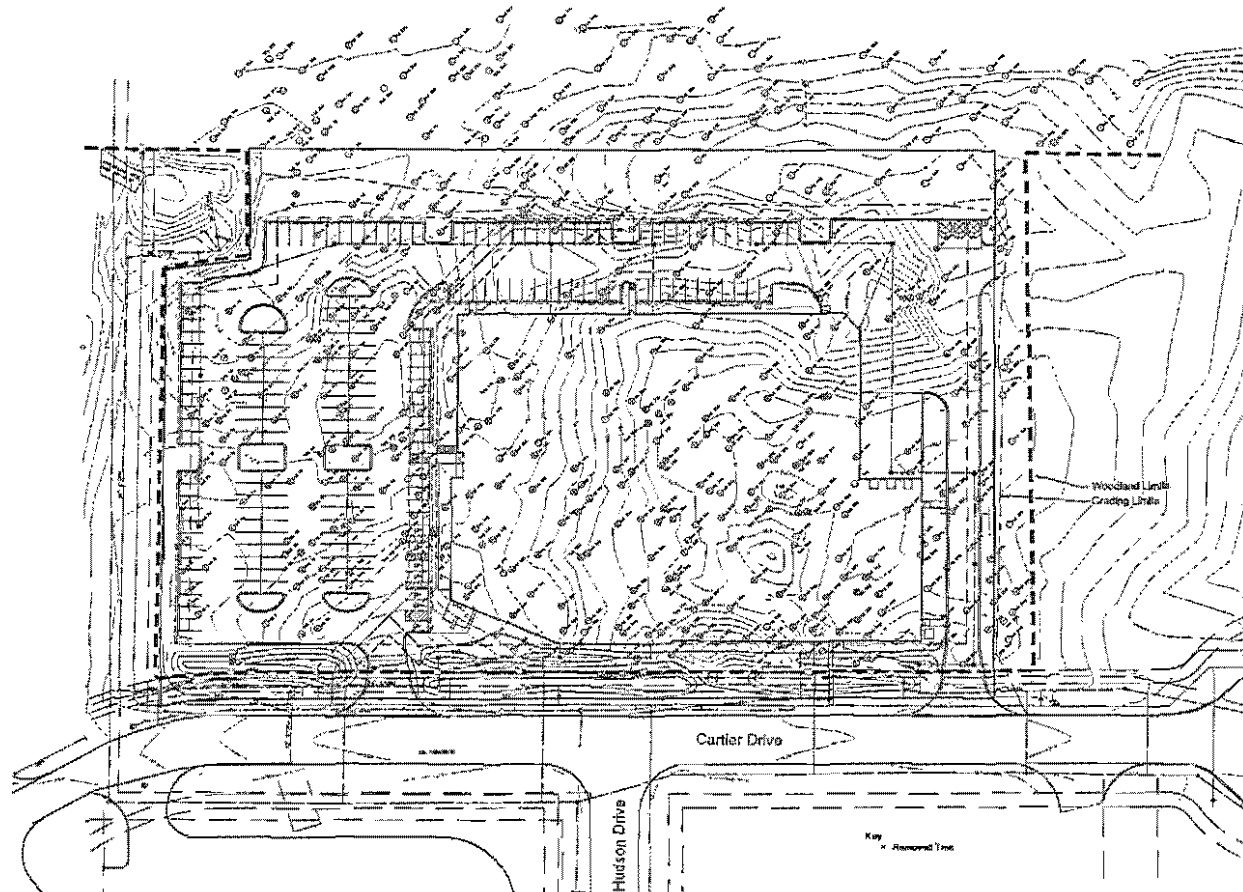
Job Number:
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1. All trees within the proposed building footprint shall be removed and replaced with a 100% equivalent tree.
2. All trees within the proposed building footprint shall be removed and replaced with a 100% equivalent tree.
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9. All trees within the proposed building footprint shall be removed and replaced with a 100% equivalent tree.
10. All trees within the proposed building footprint shall be removed and replaced with a 100% equivalent tree.

TREE PROTECTION DETAIL

Woodland Summary

Total Trees	640 Trees
Loss from Regulated Trees	4 Trees
Offset Trees	23 Trees
Net Regulated Trees	613 Regulated Trees
Regulated Trees Harvested	246 Trees
Regulated Trees Preserved	367 Trees
Replacement Required	
Trees 8" - 11"	110 trees x 1"
Trees 12" - 20"	130 trees x 2"
Trees 21" - 30"	25 trees x 3"
Trees 31" - 36"	32 trees x 4"
Multi-Stemmed Trees	128 Trees
Replacement Required	322 Trees

Scale: _____



Title: **Woodland Plan**

Project: **Proposed Building
Novi, Michigan**

Prepared for: **Aerona Green Development, Inc.
46425 Mapleton Dr.
Novi, Michigan 48377**

Revision: _____ Issued: _____
 Submission: January 27, 2014
 Number: February 25, 2014

Job Number: _____
W400

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