



COMMUNITY DEVELOPMENT DEPARTMENT

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

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

MEETING DATE: May 14, 2023

REGARDING: 21300 Novi Road # 50-22-35-301-001 (PZ24-0011)

BY: Alan Hall, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Guernsey Farms

Variance Type

Dimensional Variance

Property Characteristics

Zoning District: This property is zoned General Business (B-3)

Location: on Novi Road, north of Eight Mile Road

Parcel #: 50-22-35-301-001

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 3.1.12.D for a side yard parking setback of 4.78 ft. (10 ft. required, variance of 5.22 ft.); and for a front yard parking set back of 11.9 ft. (20 ft. required, variance of 8.1 ft.).

II. STAFF COMMENTS:

Note: ZBA Variance Approved on February 11, 2020; The motion for case PZ20-0001 for a variance regarding the absence of end island curbing was approved.

Note: ZBA Variance Approved on May 12, 2020; The motion for case PZ20-0006 for variances to allow for 6 additional signs

The applicant, Guernsey Farms, is now seeking (2) dimensional variances for their parking lot due to the new proposed addition. The property has a triangular shape with existing building conditions making vehicle circulation a challenge with limited space allocation.

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. **PZ24-0011**, 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. **PZ24-0011**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

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

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

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

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

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

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

Alan Hall – Deputy Director Community Development - City of Novi



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ZONING BOARD OF APPEALS APPLICATION

RECEIVED

MAR 28 2024

CITY OF NOVI
COMMUNITY DEVELOPMENT

APPLICATION MUST BE FILLED OUT COMPLETELY

I. PROPERTY INFORMATION (Address of subject ZBA Case)				Application Fee: \$ 330.00 Meeting Date: 5-14-24 ZBA Case #: PZ 24-0011	
PROJECT NAME / SUBDIVISION Guernsey Farms Dairy Cooler / Freezer Addition					
ADDRESS 21300 Novi Road				LOT/SIUTE/SPACE #	
SIDWELL # 50-22- 35 - 301 - 001		May be obtain from Assessing Department (248) 347-0485			
CROSS ROADS OF PROPERTY NORTH OF EIGHTH MILE, WEST OF MEADOWBROOK ROAD					
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			REQUEST IS FOR: <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE		
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO					
II. APPLICANT INFORMATION					
A. APPLICANT		EMAIL ADDRESS josephphilipsarchitect@gmail.com		CELL PHONE NO.	
NAME Joseph Philips		TELEPHONE NO. (734) 455-8354			
ORGANIZATION/COMPANY Joseph Philips Architect - LLC		FAX NO.			
ADDRESS 915 Wing Street		CITY Plymouth		STATE MI	ZIP CODE 48170
B. PROPERTY OWNER <input type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER					
Identify the person or organization that owns the subject property:		EMAIL ADDRESS joe@guemseyfarmsdairy.com		CELL PHONE NO.	
NAME Joe Kinville		TELEPHONE NO. (248) 349-1466			
ORGANIZATION/COMPANY Guernsey Dairy Stores Inc.		FAX NO. (248) 349-1975			
ADDRESS 21300 Novi Road		CITY Northville		STATE MI	ZIP CODE 48167
III. ZONING INFORMATION					
A. ZONING DISTRICT					
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input checked="" type="checkbox"/> OTHER B-3					
B. VARIANCE REQUESTED					
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:					
1. Section 3.1.12.D Variance requested Side yard parking setback					
2. Section _____ Variance requested _____					
3. Section _____ Variance requested _____					
4. Section _____ Variance requested _____					
IV. FEES AND DRAWINGS					
A. FEES					
<input type="checkbox"/> Single Family Residential (Existing) \$220 <input type="checkbox"/> (With Violation) \$275 <input type="checkbox"/> Single Family Residential (New) \$275 <input checked="" type="checkbox"/> Multiple/Commercial/Industrial \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> Signs \$330 <input type="checkbox"/> (With Violation) \$440 <input type="checkbox"/> House Moves \$330 <input type="checkbox"/> Special Meetings (At discretion of Board) \$660					
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF					
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable 			<ul style="list-style-type: none"> • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 		



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

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

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ~~ten-(10)~~ 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

03/28/24
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

3/28/24
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

21300 NOVI ROAD – DIMENSIONAL VARIANCE REQUEST

Article 3.0 Zoning Districts

Section 3.1.12.D – Parking Setback, Side Yard

With this addition we are requesting an expansion to an existing nonconformity of the North side yard parking setback.

- a. The existing parking setback non-conformity ranges from approximately 0.8 feet (East end) to 6.8 feet (about midpoint of the property line) along the North property line of the site.
- b. If approved, the variance would allow a parking setback variance ranging from 3.47 feet (East end) to 5.22 feet (West end) along the North property line of the site.
- c. JPA Drawing Sheet No. 1 Indicates the area seeking the variance.

ATTACHMENT A – RESPONSE TO THE FOLLOWING ZONING BOARD OF APPEALS DIMENSIONAL VARIANCE REVIEW

Guernsey Farms Dairy has been a family-owned business since 1940. The existing creamery was built at 21300 Novi Road in 1966. Since then, Guernsey has made it their business to deliver high quality products to the surrounding community. These high standards and the support of the community have allowed the original creamery to grow and expand into an ice cream scoop shop, restaurant, and corporate headquarters.

Standard #1. Circumstances or Physical Conditions.

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

a. **Shape of Lot - Applicable.**

Exceptional narrowness, shallowness, or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Guernsey Farms Dairy is located on a triangular shaped site. The building is located in the center of the property and is surrounded by vehicular circulation. The scoop shop and restaurant (public) vehicular circulation is on the Novi Road side of the building. Employee parking, shipping and receiving (private) vehicular circulation is to the railroad side of the building. The only place that would accommodate an addition and not affect vehicular circulation is to the North of the existing building.

b. **Environmental Conditions - Applicable.**

Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Ice cream shipping is located on the North side of the building. Currently trucks pull up parallel to the existing elevated dock along the building. The lift gate of the truck is elevated to match dock height and then the product is loaded on to the end of the lift gate. In loading the product onto the lift gate, the occasion has occurred where pallets of ice cream have fallen off the lift gate to the pavement below. This has happened more than once and poses potential danger to employees. There is inadequate room to parallel park trucks to the existing loading dock. The proposed cooler / freezer addition will replace the existing loading, shipping and receiving lane. The loading area will shift to the rear of the building. Shipping and receiving traffic will exit the site through the employee parking lot. The traffic flow will remain the same as the existing, however there will be one drive aisle from East to West instead of two.

c. **Abutting Property - Applicable.**

The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

The lot exists as a triangle bounded on one side by the Chesapeake and Ohio Railroad and the other by Novi Road. The lot on the last side is already developed and open as a restaurant. These conditions exclude expansion or growth onto the adjacent lots as a viable option.

Standard #2. Not Self-Created.

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

The site's unique shape, existing facility, and abutting properties limit the available options for the current owners to expand the business and remain competitive in today's sophisticated market.

Standard #3. Strict Compliance.

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

Currently the business is being limited by the inefficient processes that have arisen out of the creamery's fragmented growth and expansion over time. By granting this variance, the cooler / freezer addition, along with two (2) truck docks, would alleviate many of these inefficiencies, provide much needed additional storage and allow a reorganization of the creamery and site operations to optimize the use of this property.

Standard #4. Minimum Variance Necessary.

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

When designing the addition, our intent was to enhance facility operations and optimize traffic and product flow on site, while minimizing the width of the addition. This addition allows Guernsey to store every flavor and size of ice cream they produce on site. Currently off-site storage is utilized and has resulted in difficulty in maintaining an efficient and cohesive operation. Guernsey has thrived in Novi and wants to remain here but is experiencing product flow and storage issues related to a thriving business. In designing the addition, interior aisle widths were kept to a minimum by utilizing specialized equipment.

Great lengths were taken to ensure the addition's width would meet the requirements of its intended use but also accommodate the site's traffic flow. This addition design alleviates the unsustainable, fragmented processes currently occurring within the facility. The truck docks in the back eliminate the need for a loading lane and keep shipping trucks concealed while being loaded. The truck path was carefully considered to utilize the aisle between employee parking spots. Optimizing the site in this way allows the cooler / freezer addition to replace the existing, inefficient loading, shipping and receiving lane.

Standard #5. Adverse Impact on Surrounding Area.

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

Reducing the side yard parking setback will have no effect on the existing use and enjoyment along the North property line of the adjacent property. On the other side of the property line, the developed B-3 property has their entrance drive, dumpster enclosure and parking lot. These are all functions that will not be affected by the variance, as parking along the North property line currently exists. Landscaping along Novi Road and near the front of the addition also helps enhance the view of the property from Novi Road.

GUERNSEY FARMS DAIRY - PROPOSED ADDITION

21300 NOVI ROAD,

NOVI, MICHIGAN

LEGAL DESCRIPTION NOTE :
 A PART OF THE SOUTHWEST 1/4 OF SECTION 35, T1N, R2E, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 35, FOR A POINT OF BEGINNING: THENCE N03°44'35"E 395.92 FT. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 35 TO THE WESTERLY RIGHT-OF-WAY OF CHESAPEAKE AND OHIO RAILROAD; THENCE S31°21'20"W 483.68 FT. ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CHESAPEAKE AND OHIO RAILROAD; THENCE 301.54 FT. ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3121.86 FT. A CENTRAL ANGLE OF 5°32'03", AND A CHORD BEARING AND DISTANCE OF S28°35'19"W 301.42 FT. ALONG THE WEST LINE OF SAID CHESAPEAKE AND OHIO RAILROAD TO THE WEST LINE OF SAID SECTION 35; THENCE DUE NORTH 675.93 FT. ALONG THE WEST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING. ALL OF THE ABOVE CONTAINING 2.91 ACRES MORE OR LESS AND BEING SUBJECT TO RIGHTS OF THE PUBLIC IN NOVI ROAD. ALL OF THE ABOVE BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORDS.

PARKING CALCULATIONS :

USE	CALCULATION	EX.	REQ'D.	PROPOSED
OFFICE	2,982 SF. / 222 SF.	13	13	13
RESTAURANT	3,309 SF. / 70 SF.	47	47	47
RETAIL	1,441 SF. / 200 SF.	1	1	1
WAREHOUSE	17,964 SF. / 100 SF.	29	26	26
PROPOSED FREEZER & STORAGE	5,186 SF. / 100 SF.	-	8	14
TOTAL		90	101	101
BARRIER FREE PARKING				
VAN		2	1	2
CAR		2	3	3
TOTAL		4	4	5

ISSUED FOR :

- 01/23/23 DRAWINGS FOR THE PROJECT ARE BEING ISSUED THIS DATE FOR CONSTRUCTION REVIEW OF THE PROJECT TO THE CITY OF NOVI.
- 08/17/23 DRAWINGS FOR THE PROJECT ARE BEING ISSUED THIS DATE FOR PRE-APPLICATION MEETING REVIEW OF THE PROJECT TO THE CITY OF NOVI.
- 10/23/23 DRAWINGS FOR THE PROJECT ARE BEING ISSUED THIS DATE FOR SITE PLAN APPROVAL OF THE PROJECT TO THE CITY OF NOVI.
- 02/12/24 DRAWINGS FOR THE PROJECT ARE BEING ISSUED THIS DATE FOR SITE PLAN APPROVAL OF THE PROJECT TO THE CITY OF NOVI.
- 03/28/24 DRAWINGS FOR THE PROJECT ARE BEING ISSUED THIS DATE FOR ZONING BOARD OF APPEALS VARIANCE REQUEST FOR PARKING SIDE YARD SETBACK. SEE SHADED AREA

SITE PLAN NOTE :
 INFORMATION TO PREPARE THIS SITE PLAN WAS OBTAINED FROM A TOPOGRAPHIC SURVEY PLAN BY GRIGGS QUADERER, INC. DATED 07/06/2023. JOSEPH PHILIPS-ARCHITECT, LLC ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SITE INFORMATION CONTAINED WITHIN. THE LOCATION OF ALL BUILDINGS, SITE UTILITIES AND AMENITIES ARE TO BE VERIFIED / CONFIRMED IN FIELD PRIOR TO THE START OF CONSTRUCTION.

INDEX OF DRAWINGS :

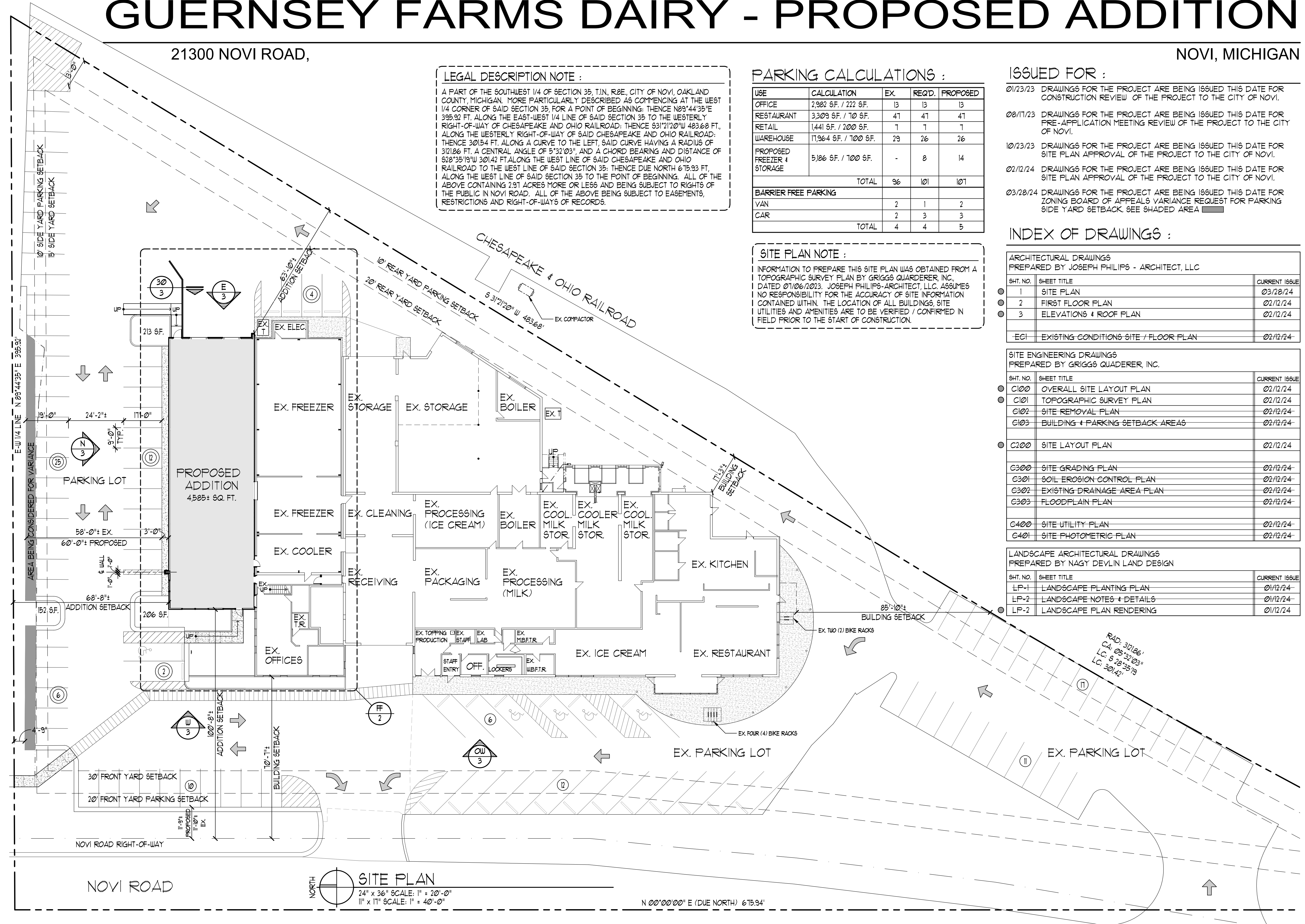
ARCHITECTURAL DRAWINGS PREPARED BY JOSEPH PHILIPS - ARCHITECT, LLC		
SHT. NO.	SHEET TITLE	CURRENT ISSUE
1	SITE PLAN	03/28/24
2	FIRST FLOOR PLAN	02/12/24
3	ELEVATIONS & ROOF PLAN	02/12/24
EC1 EXISTING CONDITIONS SITE / FLOOR PLAN 02/12/24		

**SITE ENGINEERING DRAWINGS
PREPARED BY GRIGGS QUADERER, INC.**

SHT. NO.	SHEET TITLE	CURRENT ISSUE
C100	OVERALL SITE LAYOUT PLAN	02/12/24
C101	TOPOGRAPHIC SURVEY PLAN	02/12/24
C102	SITE REMOVAL PLAN	02/12/24
C103	BUILDING & PARKING SETBACK AREAS	02/12/24
C200	SITE LAYOUT PLAN	02/12/24
C300	SITE GRADING PLAN	02/12/24
C301	SOIL EROSION CONTROL PLAN	02/12/24
C302	EXISTING DRAINAGE AREA PLAN	02/12/24
C303	FLOODPLAIN PLAN	02/12/24
C400	SITE UTILITY PLAN	02/12/24
C401	SITE PHOTOMETRIC PLAN	02/12/24

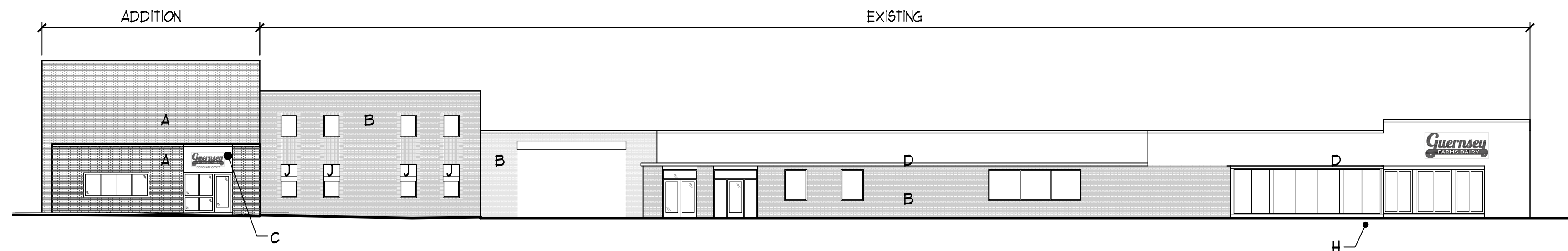
**LANDSCAPE ARCHITECTURAL DRAWINGS
PREPARED BY NAGY DEVLIN LAND DESIGN**

SHT. NO.	SHEET TITLE	CURRENT ISSUE
LP-1	LANDSCAPE PLANTING PLAN	01/12/24
LP-2	LANDSCAPE NOTES & DETAILS	01/12/24
LP-2	LANDSCAPE PLAN RENDERING	01/12/24

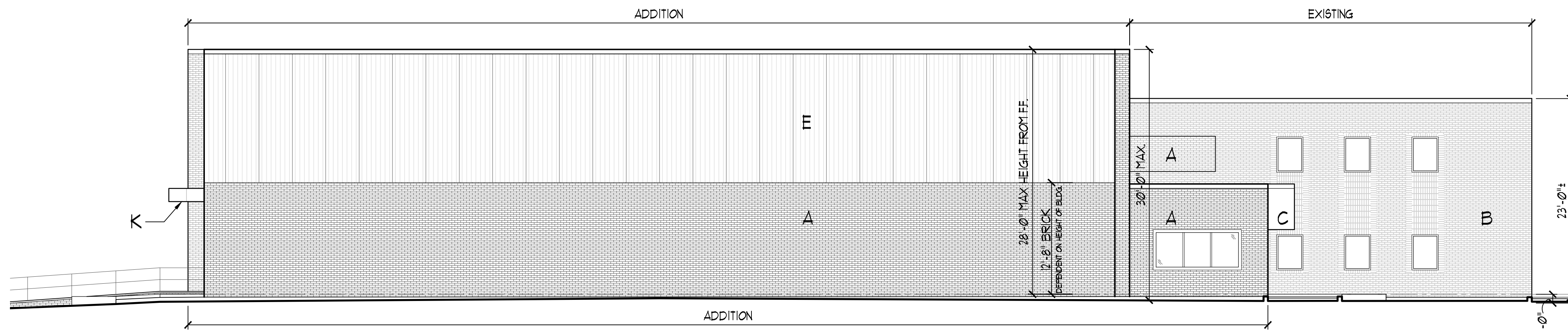


SITE PLAN
 24" x 36" SCALE: 1" = 20'-0"
 11" x 11" SCALE: 1" = 40'-0"
 NORTH
 N 00°00'00" E (DUE NORTH) 675.94'

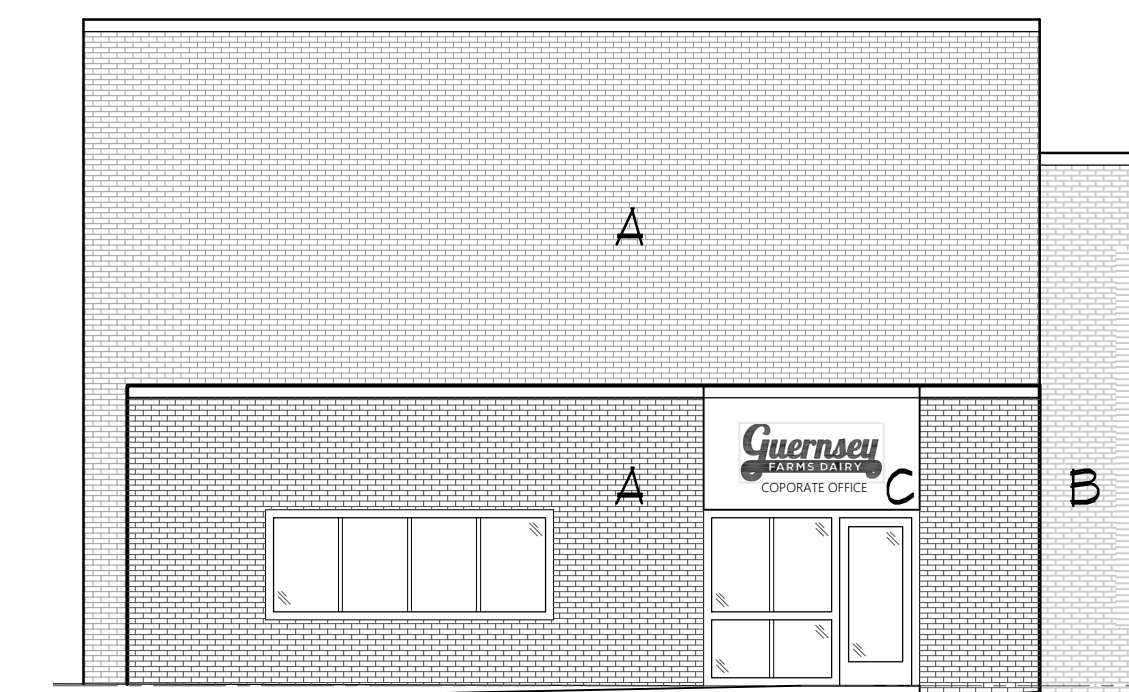
JOSEPH PHILIPS ARCHITECT, LLC
 NOT FOR CONSTRUCTION
 UNDER NO CIRCUMSTANCES IS THIS DOCUMENT TO BE USED FOR CONSTRUCTION OR OBTAINING PERMITS.
 © COPYRIGHT 2022
 PROJECT: GUERNSEY FARMS DAIRY
 21300 NOVI ROAD, NOVI, MICHIGAN
 SITE PLAN
 PRELIMINARY
 DATE: 01/23/23
 08/17/23
 10/23/23
 02/12/24
 03/28/24
 JOB NO: 22848
 SHEET NO: 1
 848.PD_36
 THE DESIGN CONCEPTS, IDEAS AND WRITTEN MATERIAL EXPRESSED OR IMPLIED ON THIS SHEET ARE THE ORIGINAL INTELLECTUAL PROPERTY OF THE FIRM OF JOSEPH PHILIPS - ARCHITECT, LLC AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT WRITTEN CONSENT FROM THE FIRM.
 JSP22-0039



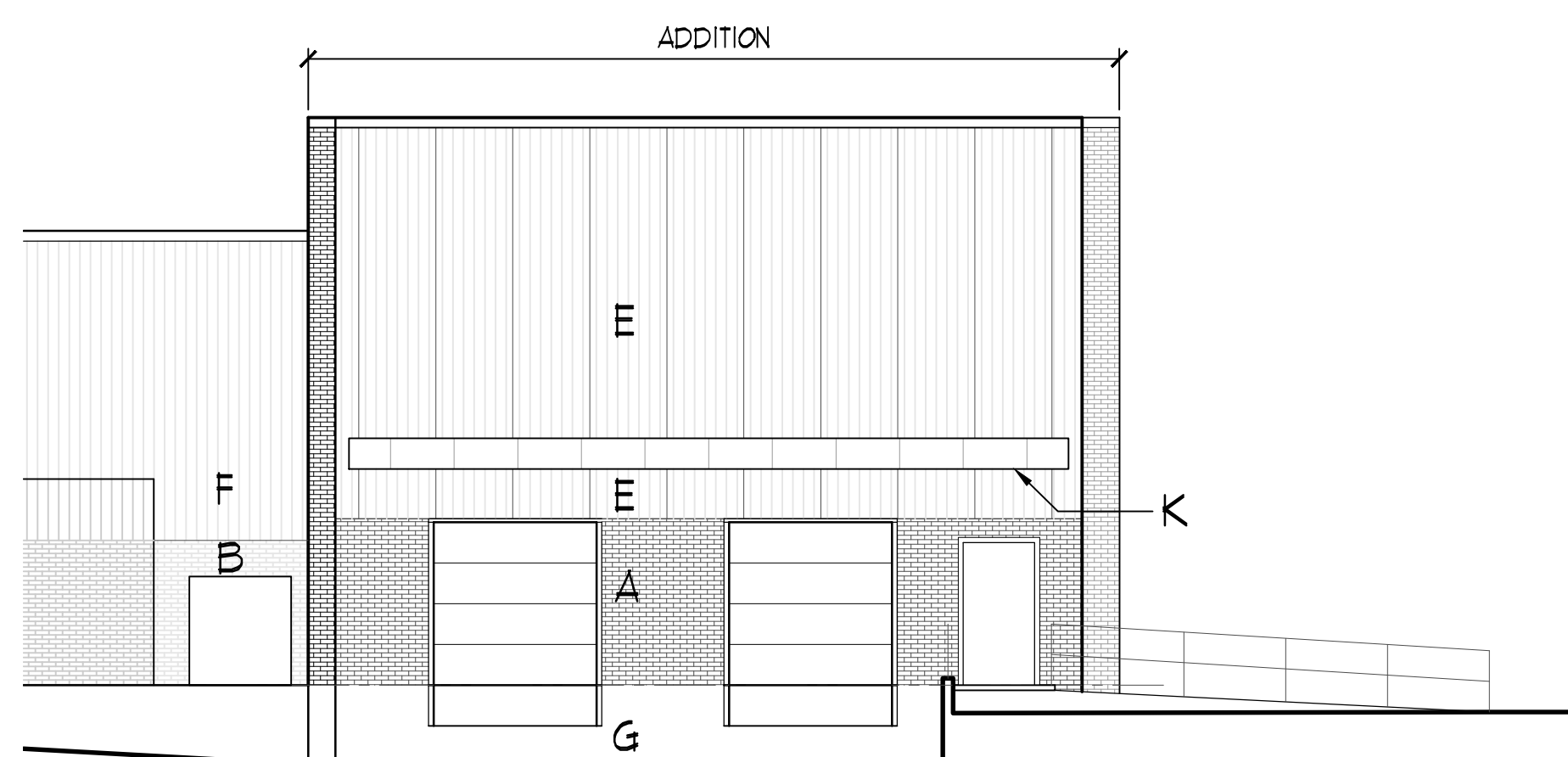
OW OVERVIEW WEST ELEVATION
 24" x 36" SCALE: 1/16" = 1'-0"
 11" x 17" SCALE: 1/32" = 1'-0"



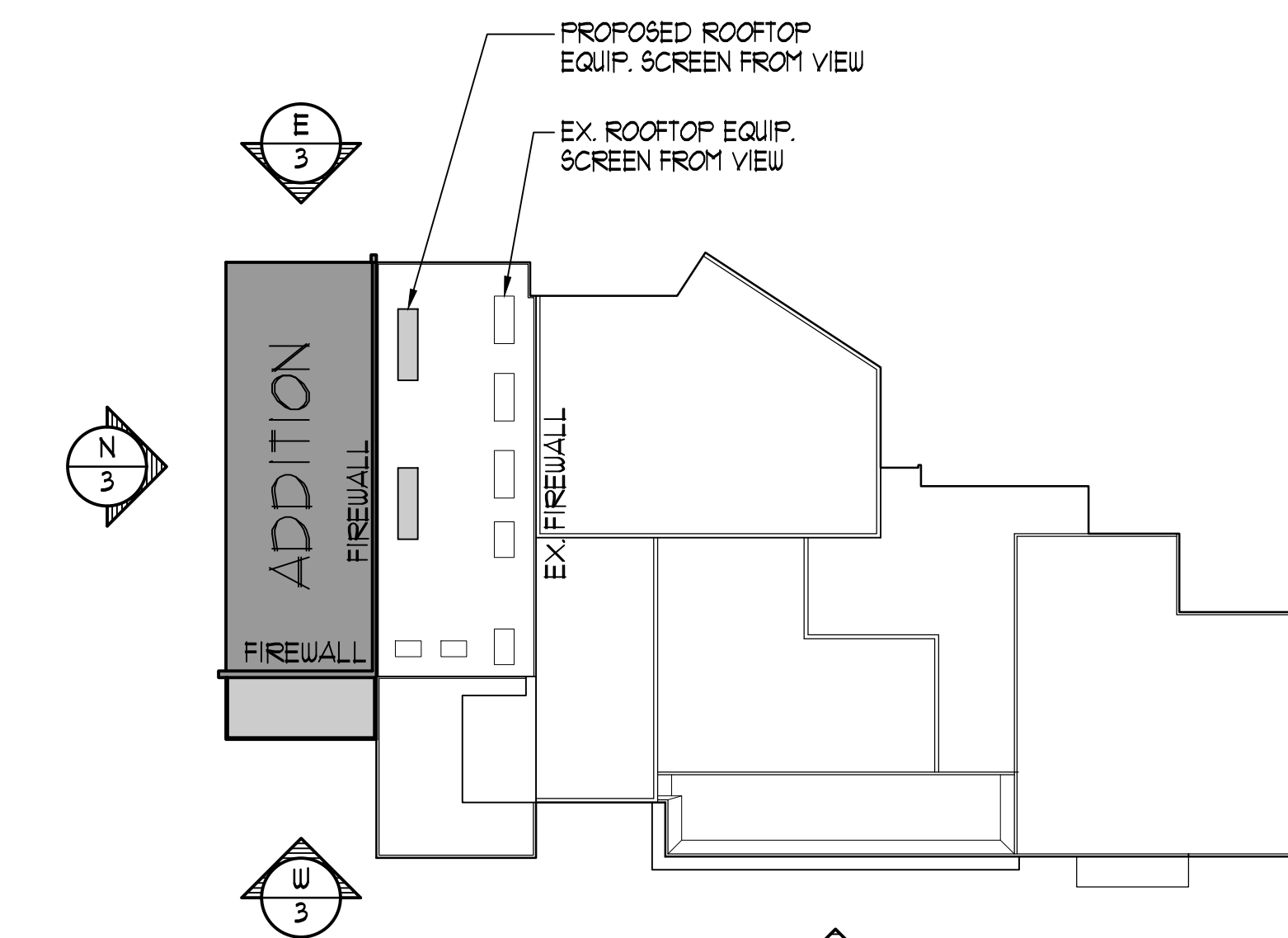
N NORTH ELEVATION
 24" x 36" SCALE: 1/8" = 1'-0"
 11" x 17" SCALE: 1/16" = 1'-0"



W WEST ELEVATION
 24" x 36" SCALE: 1/8" = 1'-0"
 11" x 17" SCALE: 1/16" = 1'-0"



E EAST ELEVATION
 24" x 36" SCALE: 1/8" = 1'-0"
 11" x 17" SCALE: 1/16" = 1'-0"



ROOF PLAN
 24" x 36" SCALE: 1" = 20'-0"
 11" x 17" SCALE: 1" = 40'-0"

LIST OF BUILDING FACADE MATERIALS :

- A BRICK
- B EX. BRICK
- C EIFS
- D EX. EIFS
- E INSUL. METAL PANEL
- F EX. INSUL. METAL PANEL
- G CONCRETE
- H EX. GRANITE
- J EX. CANVAS CANOPY
- K METAL CANOPY

MATERIAL CALCULATIONS

WEST FACADE		994 SF. TOTAL			
MATERIAL	BRICK	INSUL. METAL PANEL	EIFS	CONC.	
SQ. FT.	948	-	46	-	
PERCENTAGE	95.4%	-	4.6%	-	
NORTH FACADE		3162 SF. TOTAL			
MATERIAL	BRICK	INSUL. METAL PANEL	EIFS	CONC.	
SQ. FT.	1585	1562	15	-	
PERCENTAGE	50.1%	49.4%	0.5%	-	
EAST FACADE		1034 SF. TOTAL			
MATERIAL	BRICK	INSUL. METAL PANEL	EIFS	CONC.	
SQ. FT.	221	722	-	85	
PERCENTAGE	21.3%	69.3%	-	8.2%	
SOUTH FACADE		EXISTING			
REGION 1 ALLOWABLE PERCENTAGES (TABLE 5.15)					
PERCENTAGE	100%	50%	50%	25%	

1 1/2" DIA. SCHED. 40 STEEL PIPE RAILING W/ TWO (2) RAILS & VERTICAL POSTS AT 5'-0" O.C. MAX. - PROVIDE 6" x 6" x 3/8" STEEL PLATE WELDED TO B.O. PIPE AND SECURED TO T.O. WALL W/ FOUR (4) 1/2" DIA. PREDRILLED EXPANSION FASTENERS W/ 3 1/2" EMBEDMENT

CONC. RETAINING WALL REINF. W/ #4 BARS AT 12" O.C. HORIZ. & #4 BARS AT 18" O.C. VERT. - PROVIDE REINFORCING EA. FACE OF WALL

1 1/2" SCH. 40 PVC PIPE WEEPS AT 10" O.C. W/ 1 CF. PEA GRAVEL CONT. WRAPPED IN FILTER FABRIC

8" CONC. SLAB REINF. W/ 4x4 W4.0 x W4.0 W.W.M. T & B

1/2" ELASTOMERIC SEALANT JOINT ON BACKER ROD ON 1/2" CONT. PREMOULDED JOINT FILLER

2x4 KEYWAY -TYP.

FIVE (5) - #4 BARS CONT. AS INDICATED

REINF. CONC. SPREAD FTG.

RETAINING WALL SECTION
 24" x 36" SCALE: 3/4" = 1'-0"
 11" x 17" SCALE: 3/8" = 1'-0"

PARKING DATA:			
USE	REQUIREMENTS	PARKING REQUIRED	PARKING PROVIDED
OFFICE	1 SPACE PER 222 SF GFA 2,982 SF / 222 =	13 SPACES	13 SPACES
RESTAURANT	1 SPACE PER 70 SF GFA 3,309 SF / 70 =	47 SPACES	47 SPACES
RETAIL	1 SPACE PER 200 SF GFA 1,441 SF / 200 =	7 SPACES	7 SPACES
WAREHOUSE	1 SPACE PER 700 SF GFA 17,964 SF / 700 =	26 SPACES	26 SPACES
FREEZER & STORAGE	1 SPACE PER 700 SF GFA 5,186 SF / 700 =	8 SPACES	12 SPACES
TOTAL		101 SPACES	107 SPACES
BARRIER FREE (VAN)	1 SPACE PER 8 BARRIER FREE (1 MIN.)	1 SPACES	1 SPACES
BARRIER FREE (TOTAL)	101 - 150 SPACES	5 SPACES	5 SPACES

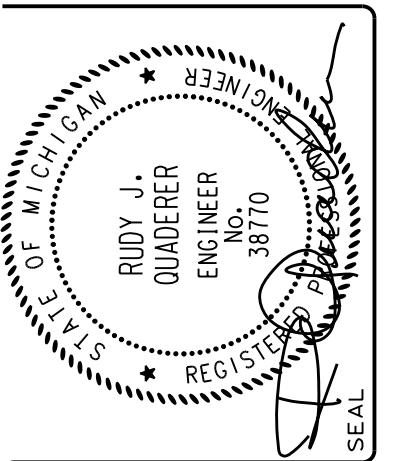
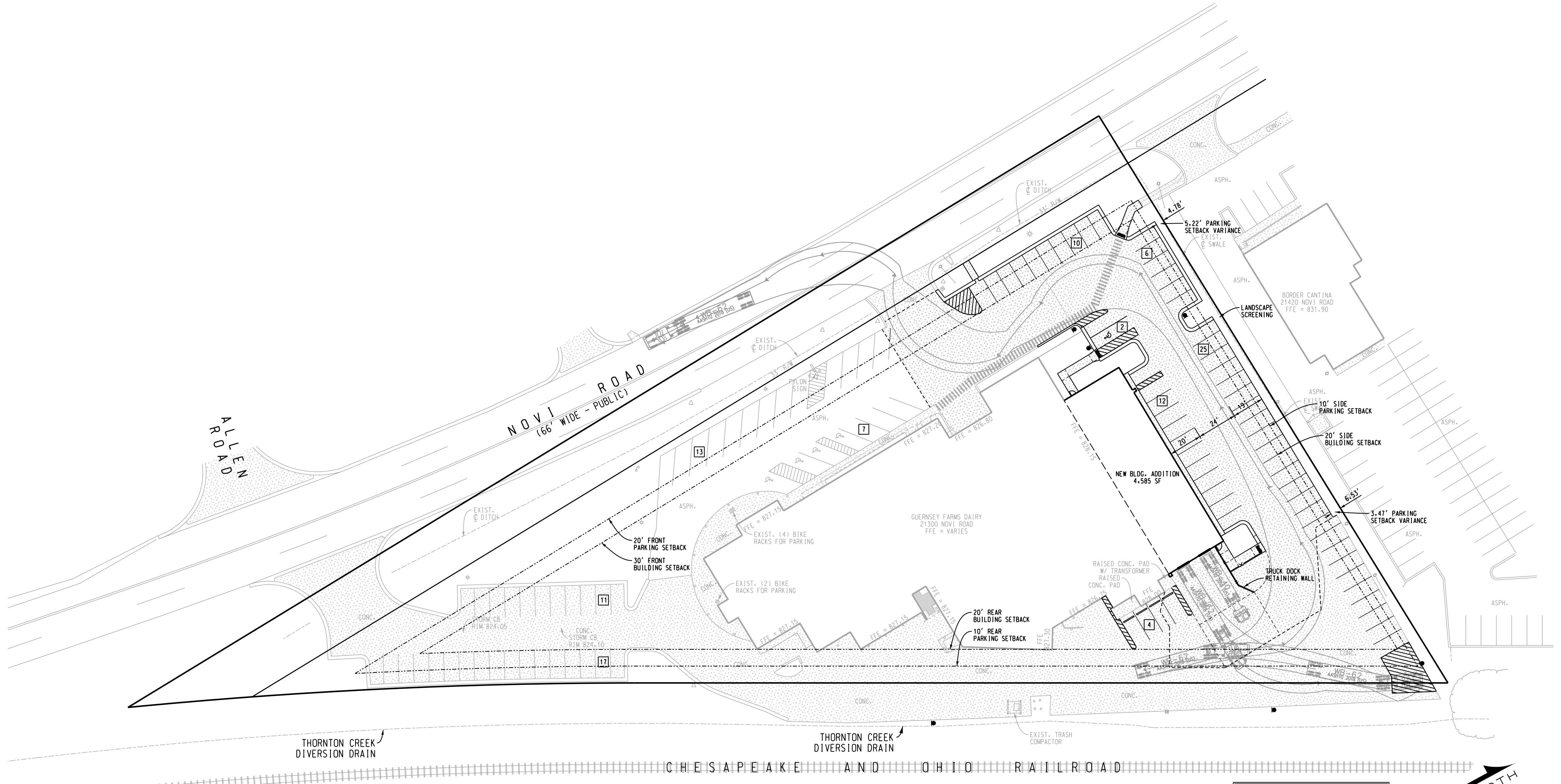
LAND USE INFORMATION:

CURRENT ZONING: B-3
 PROPOSED ZONING: B-3
 CURRENT USE: RESTAURANT/DAIRY FARM
 PROPOSED USE: RESTAURANT/DAIRY FARM
 TOTAL SITE AREA: 129,590 SF, 2.97 AC.
 NEW BUILDING AREA: 4,585 SF
 TOTAL BUILDING AREA: 30,647 SF
 LOT COVERAGE BY BLDG: 23.6%
 LOADING REQUIRED: 270 FT BLDG. FRONT (10) = 2,700 SF
 LOADING PROVIDED: 50' x 60' = 3,000 SF
 BLDG. HEIGHT: 30'

YARD SETBACKS:		BUILDING		PARKING	
FRONT YARD	30LF	FRONT YARD	20LF	FRONT YARD	20LF
SIDE YARD	15LF	SIDE YARD	10LF (20LF IF IT ABUTS RESIDENTIAL)	SIDE YARD	10LF (20LF IF IT ABUTS RESIDENTIAL)
REAR YARD	15LF	REAR YARD	15LF	REAR YARD	10LF (20LF IF IT ABUTS RESIDENTIAL)

PAVEMENT LEGEND:

CONCRETE PAVEMENT SECTION RE: C200



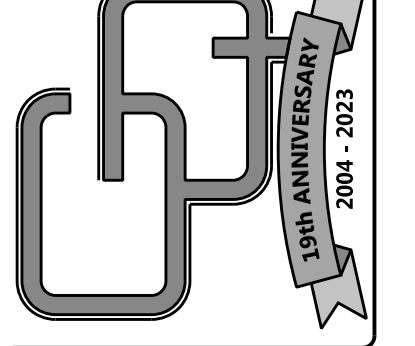
NO.	DATE	REVISION OR ISSUE
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01-31-24		EGLE - FLOODPLAIN
10-23-23		TO CITY OF NOVI FOR SPA
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07-06-23		OWNER REVIEW MEETING

DRAWN	DESIGNED	CHECKED	FIELD CREW
BRZEZINSKI	QUADERER	QUADERER	CB / RO

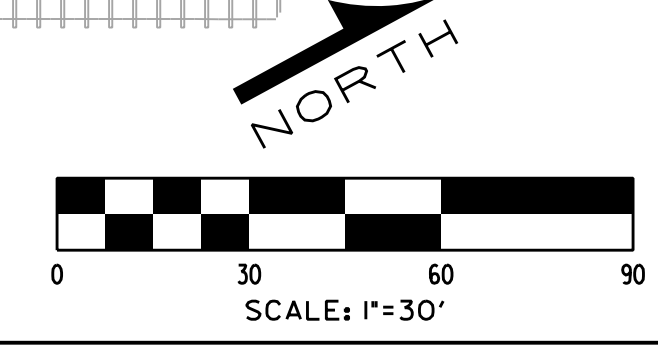
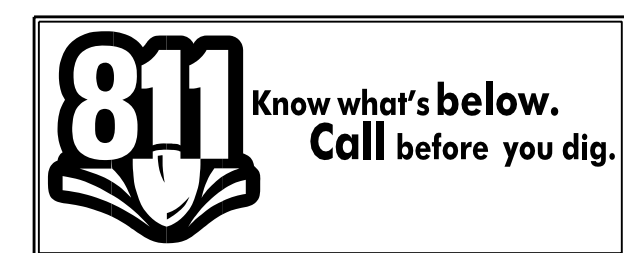
21000 NOVI ROAD
 CITY OF NOVI
 OAKLAND COUNTY
 MICHIGAN
 SOUTHWEST 35
 SECTION 35
 TOWN-N, RANGE-8E



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 GRAND BLANC, MI 48439
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 FX: (810) 695-0158
 CIVIL ENGINEERING - LAND SURVEYING
 SITE PLANNING



PHASE:	SPA
JOB NO.:	210201
	C100



STANDARD LEGEND	
DESCRIPTION	EXISTING
BUILDING	
STORM SEWER	
SANITARY SEWER	
WATER	
GAS LINE	
ELECTRIC LINE	
TELEPHONE LINE	
MANHOLE	
CATCH BASIN	
FIRE HYDRANT	
VALVE	
UTILITY POLE W/GUY WIRE	
UTILITY RISER	
LIGHT POLE	
SIGN	
CURB & GUTTER	
FENCE	
GUARD RAIL	
INVERT ELEVATION	IE 6" 750.00
CONTOUR	750
SPOT ELEVATION	750.00
ASPHALT SURFACE	ASPH.
CONCRETE SURFACE	CONC.
GRAVEL SURFACE	GRAV.
TREE LINE	
TREE	

GENERAL UTILITY NOTE:

THE UTILITIES AS SHOWN ON THIS DOCUMENT WERE EITHER VERIFIED BY AN ACTUAL FIELD SURVEY OR WERE PLOTTED IN ACCORDANCE WITH THE BEST INFORMATION AVAILABLE. GRIGGS QUADERER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN INCLUDE ALL POSSIBLE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, GRIGGS QUADERER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH GRIGGS QUADERER DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THE UNDERGROUND UTILITY PIPE SIZES AS SHOWN ON THIS DOCUMENT WERE OBTAINED EITHER BY RECORD PLAN INFORMATION OR BY FIELD MEASUREMENTS. GRIGGS QUADERER CAN NOT GUARANTEE THE ACCURACY OF THE PIPE SIZES OR THEIR LOCATIONS EITHER BY FIELD MEASUREMENT OR BY RECORD DATA AND SHALL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES REGARDING THESE UTILITIES.

BENCHMARKS (NAVD88):

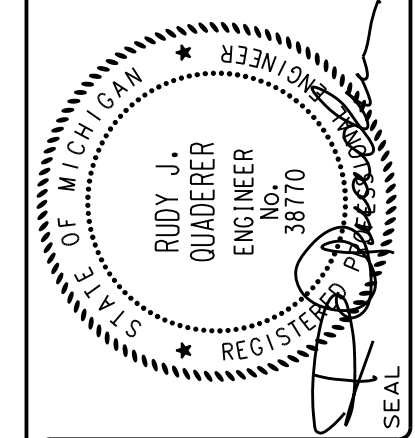
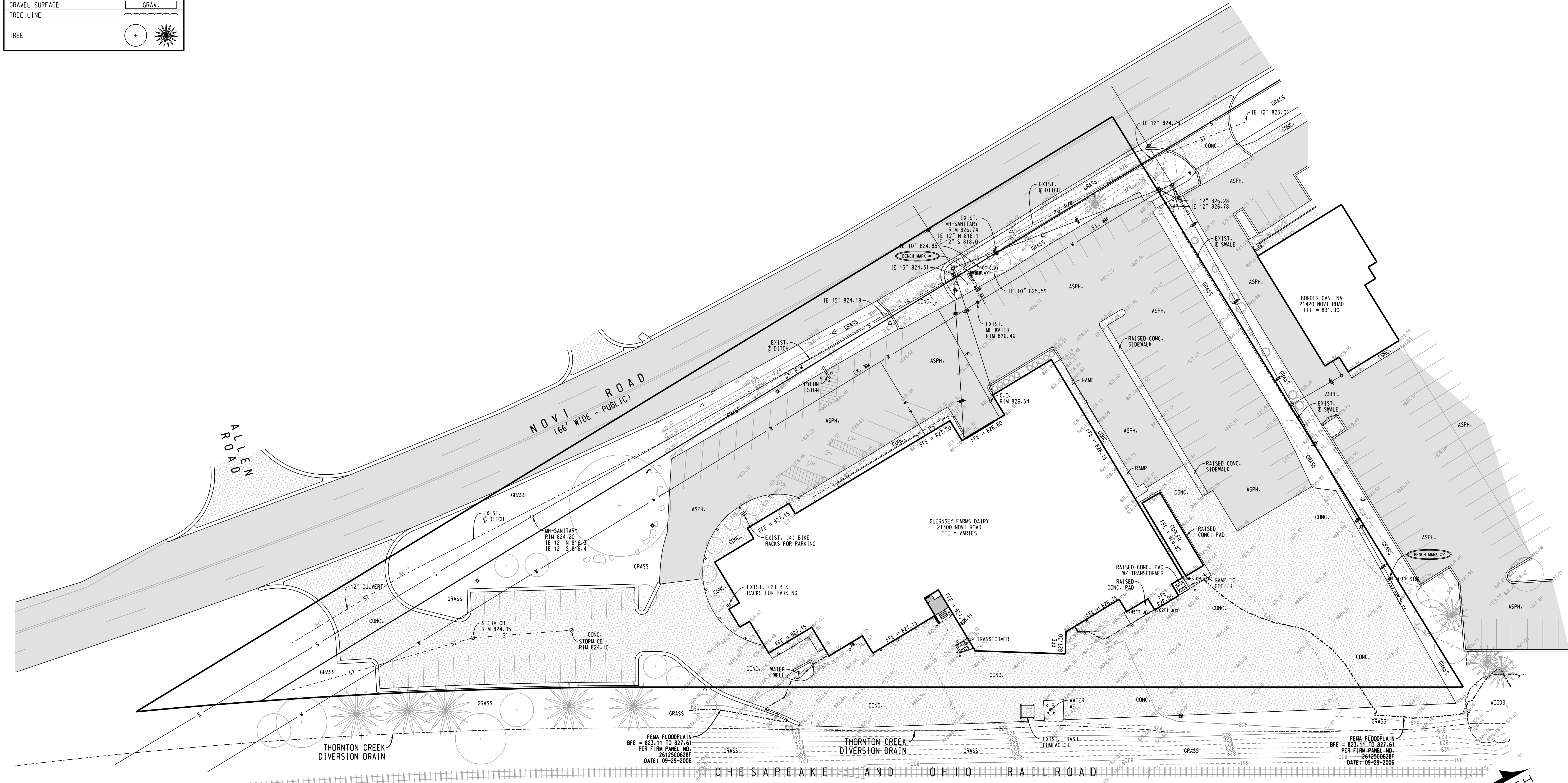
- BM #1 TOP ARROW ON FIRE HYDRANT LOCATED APPROXIMATELY 35' EAST OF C NOV1 ROAD, 440' NORTH OF C ALLEN ROAD, 70' WEST OF GUERNSEY FARMS BUILDING AND 35' NORTH OF C NORTHERLY ENTRANCE DRIVE TO GUERNSEY FARMS. ELEVATION = 828.58
- BM #2 TOP OF PK NAIL WITH BENCHMARK TAG ON THE SOUTH SIDE OF UTILITY POLE LOCATED APPROXIMATELY 120' NORTHEAST OF GUERNSEY FARMS BUILDING CORNER, 318' EAST OF C NOV1 ROAD, 3' SOUTH OF THE NORTHERLY PROPERTY LINE AND 145' WEST OF C RAILROAD. ELEVATION = 829.40

GENERAL PROPERTY NOTE:

A BOUNDARY SURVEY WAS NOT PERFORMED AND ACTUAL PROPERTY CORNER ACCURACIES WERE NOT VERIFIED. THE BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM RECORD DESCRIPTION(S) AND PLOTTED ACCORDINGLY.

PROPERTY DESCRIPTION:

A PART OF THE SOUTHWEST 1/4 OF SECTION 35, T.1-N., R.8-E., CITY OF NOV1, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 35, FOR A POINT OF BEGINNING; THENCE N89°44'35"E 395.92 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 35 TO THE WESTERLY RIGHT-OF-WAY OF CHESAPEAKE AND OHIO RAILROAD; THENCE S31°21'20"W 483.68 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF SAID CHESAPEAKE AND OHIO RAILROAD; THENCE 301.54 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 3121.86 FEET, A CENTRAL ANGLE OF 05°32'03" AND A CHORD BEARING AND DISTANCE OF S28°35'19"W 301.42 FEET ALONG THE WEST LINE OF SAID CHESAPEAKE AND OHIO RAILROAD TO THE WEST LINE OF SAID SECTION 35; THENCE DUE NORTH 675.93 FEET ALONG THE WEST LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING. ALL OF THE ABOVE CONTAINING 2.97 ACRES MORE OR LESS AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAYS OF RECORDS.



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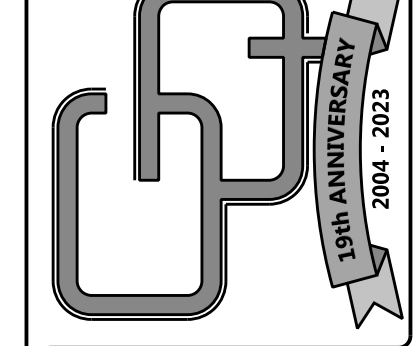
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21300 NOV1 ROAD
CITY OF NOV1
OAKLAND COUNTY
MICHIGAN
SOUTHWEST 1/4 SECTION 35
TOWNSHIP RANGE 8E

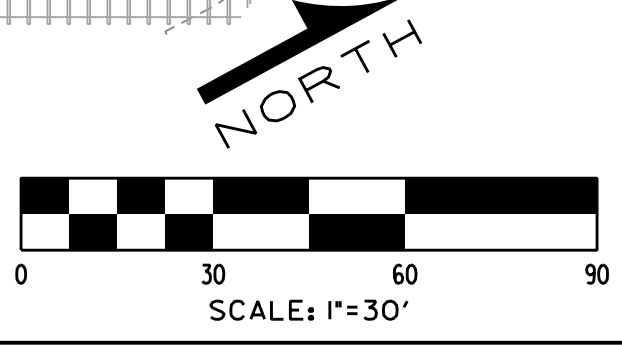
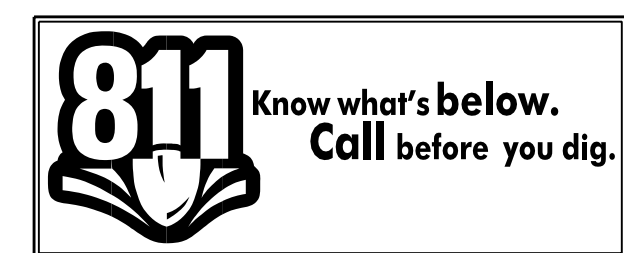


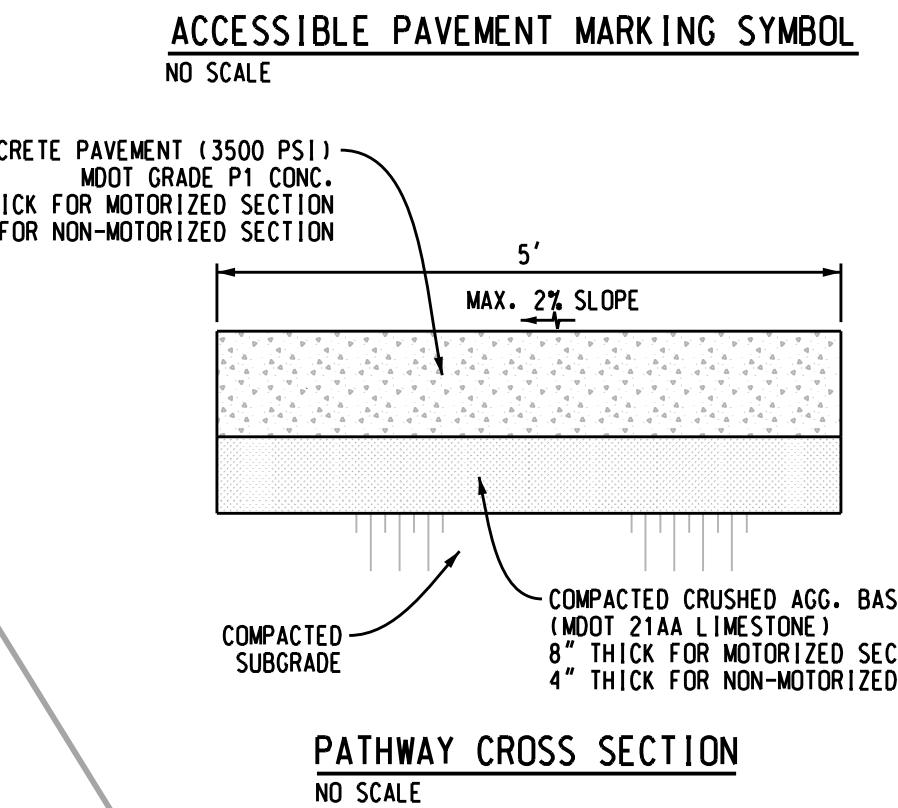
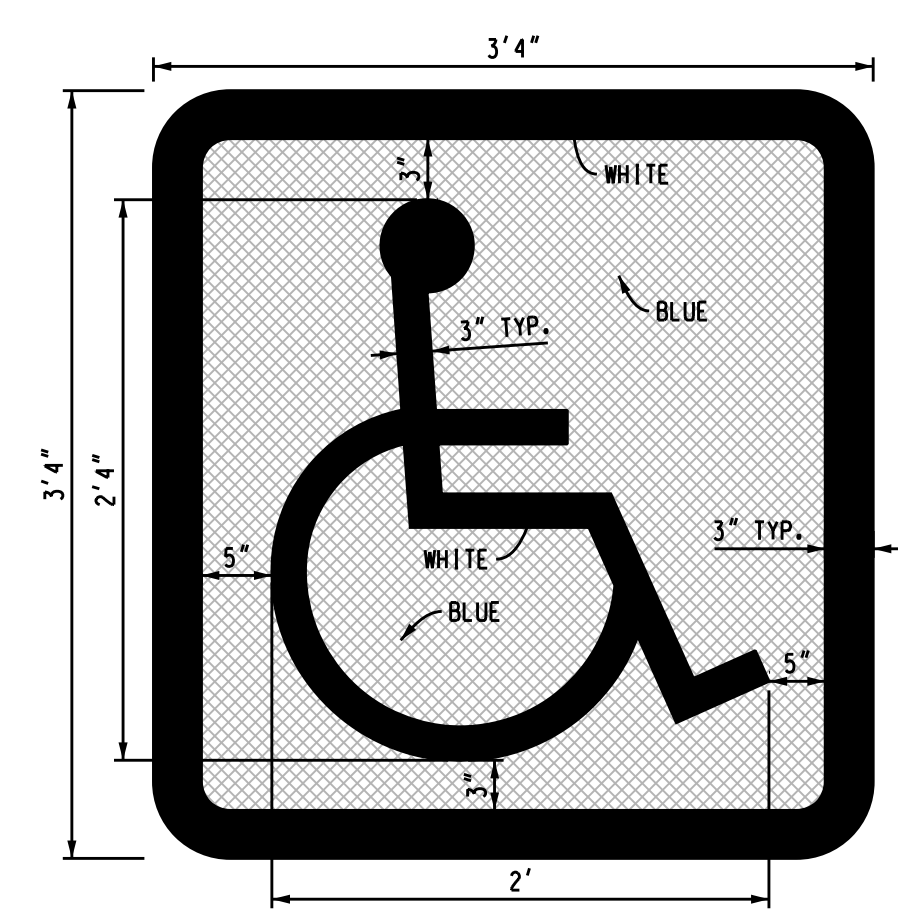
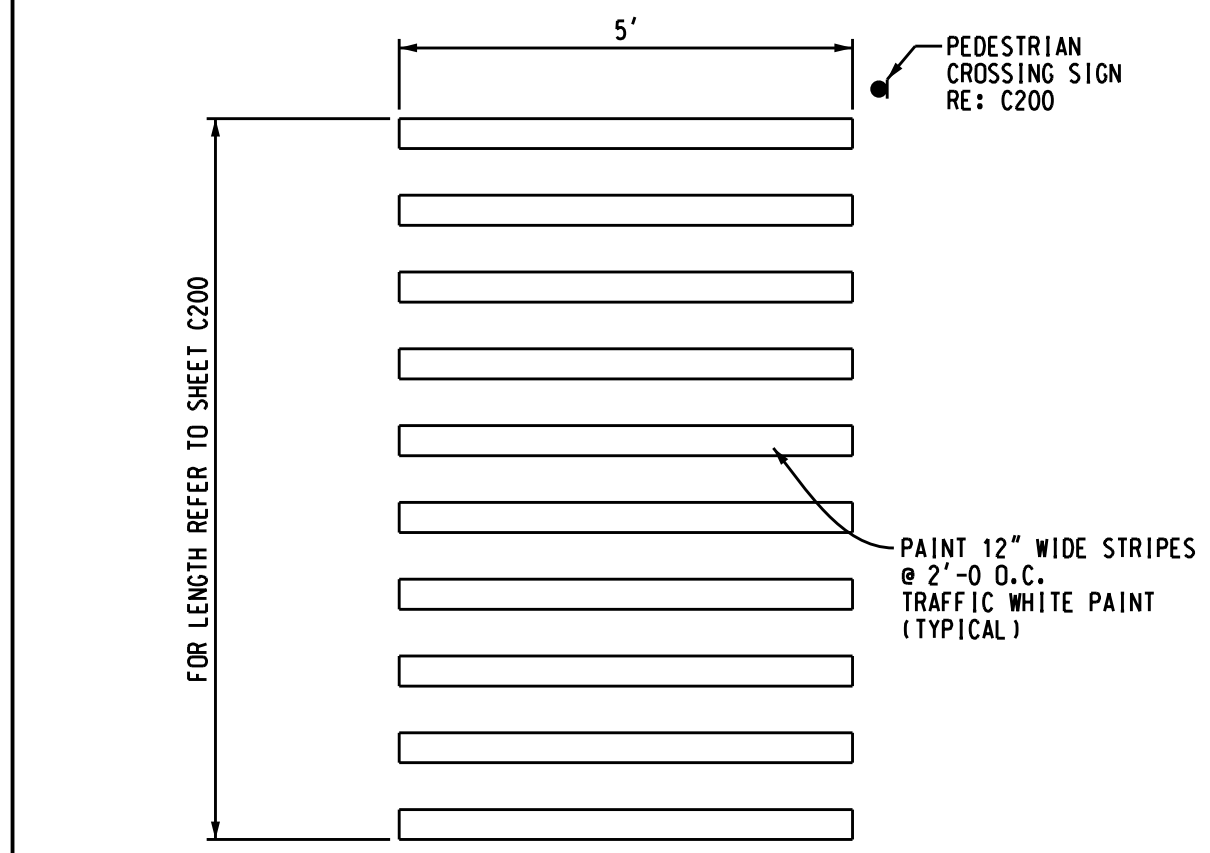
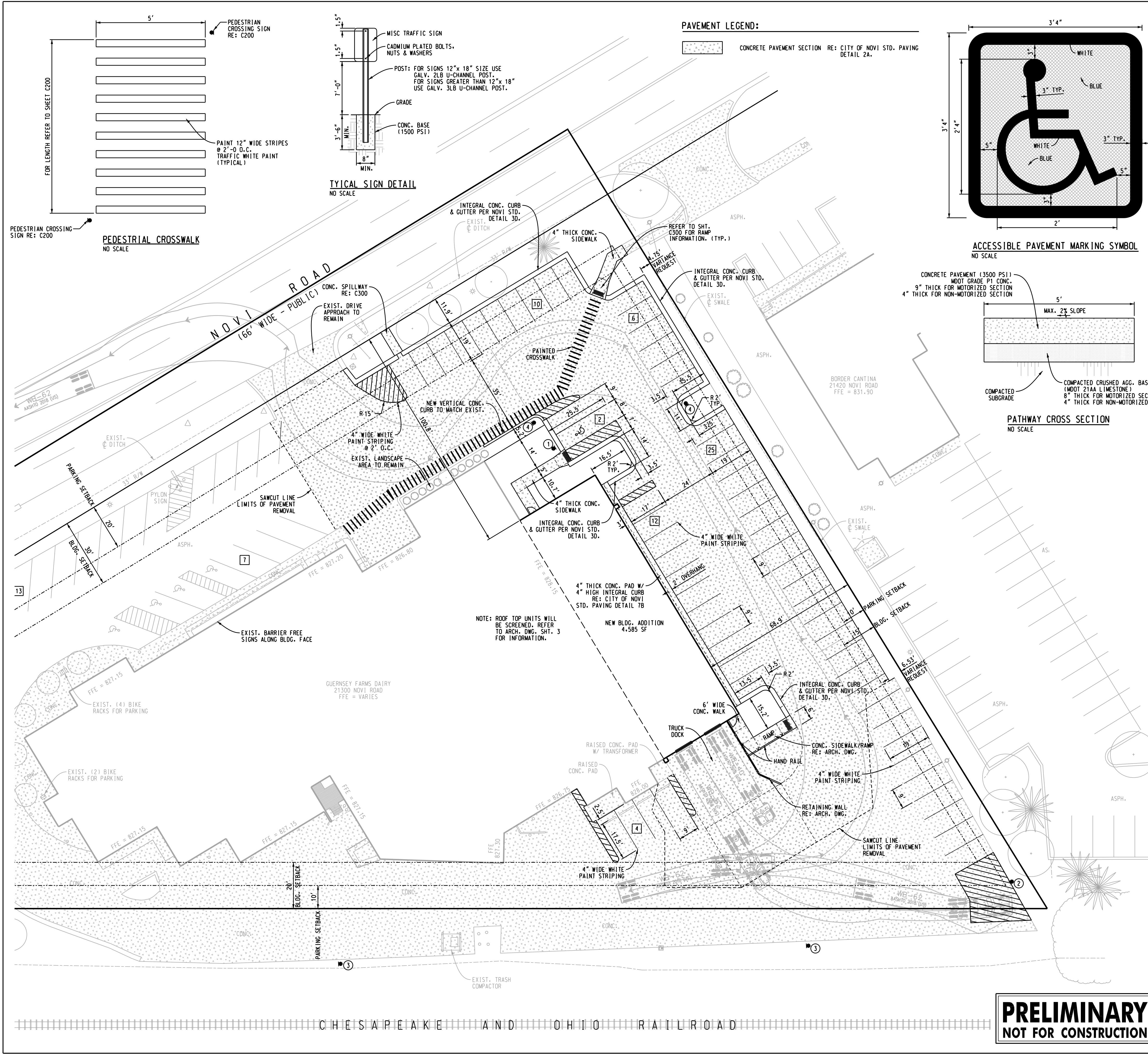
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**CIVIL ENGINEERING · LAND SURVEYING
SITE PLANNING**



PHASE: SPA
JOB NO.: 210201
C101





- GENERAL NOTES:** (OVERALL SITE PLAN)
- ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM WITH THE REQUIREMENTS OF ALL GOVERNING AGENCIES HAVING JURISDICTION (LOCAL, COUNTY, STATE), UNLESS OTHERWISE NOTED. CONSTRUCTION MATERIALS SHALL COMPLY WITH THE LATEST EDITION OF THE STATE OF MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND PROJECT SPECIFICATIONS. IN CASE OF DISCREPANCIES BETWEEN REQUIREMENTS, THE MOST STRINGENT SHALL APPLY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING TO ACCOMPLISH ALL WORK INDICATED ON PLANS AND TO PERFORM REQUIRED COMPACTION OPERATIONS. REFER TO GEOTECHNICAL REPORT FOR RECOMMENDATIONS REGARDING THIS SITE. CONTRACTOR TO PROVIDE TESTING CONSULTANT TO VERIFY DENSITY REQUIREMENTS FOR SUBGRADE.
 - PROVIDE ADEQUATE BARRICADES AT DRIVES, ENTRANCES, EXCAVATIONS AND OTHER OPENINGS TO KEEP OUT UNAUTHORIZED PERSONS AND FOR PUBLIC SAFETY AND TRAFFIC CONTROL. SAFETY PROVISIONS OF APPLICABLE LAWS INCLUDING REQUIREMENTS SET FORTH BY OSHA SHALL BE OBSERVED AT ALL TIMES. BARRICADES LEFT IN PLACE AT NIGHT SHALL BE LIGHTED.
 - NO EQUIPMENT OR MATERIAL STORAGE IS PERMITTED WITHIN THE ROAD RIGHT-OF-WAY.
 - CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
 - RESTORE ALL STREET SURFACES, DRIVEWAYS, CURBVERTS, ROADSIDE DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS AND TO THE SATISFACTION OF THOSE HAVING JURISDICTION.
 - CONTRACTOR SHALL FULL EROSION CONTROL PERMIT FROM GOVERNING AGENCY AND SET TEMPORARY EROSION CONTROL MEASURES AS INDICATED ON THESE DOCUMENTS PRIOR TO BEGINNING ANY DEMOLITION OR EARTHWORK.
 - THE CONTRACTOR SHALL NOTIFY MISS DIG (811) THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION WITH POWER EQUIPMENT.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL CONSTRUCTION LOGS AND GRADE ELEVATIONS FOR THEIR WORK IN ACCORDANCE WITH DATA SHOWN ON DOCUMENTS.
 - VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.
 - ANY EXISTING UTILITIES SCHEDULED FOR ABANDONMENT ON THIS PROPERTY SHALL BE PROPERLY TERMINATED IN COMPLIANCE WITH LOCAL AND/OR COUNTY REGULATIONS AND COORDINATED WITH PRIVATE UTILITY COMPANIES (WHERE APPLICABLE).
 - EXCAVATED AREAS WITHIN PROPOSED BUILDING AND PAVEMENT AREAS SHALL BE BACKFILLED TO FINISHED SUBGRADE ELEVATION WITH STRUCTURAL FILL (MDOT CLASS 11 SAND). THE SAND SHALL BE COMPACTED IN CONTINUOUS LAYERS NOT EXCEEDING 8 INCH LOOSE LIFTS, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ANSI/ASTM D 1557 MODIFIED PROCTOR.
 - COORDINATES AND/OR DIMENSIONS SHOWN ON THIS DOCUMENT ARE TO BACK OF CURB, OUTSIDE FACE OF BUILDING FOUNDATIONS, EDGE OF PAVEMENT, CENTER OF STRUCTURE, CENTERLINE OF STRIPING UNLESS NOTED OTHERWISE.
 - NO DIMENSIONS SHALL BE SCALED OFF THE DOCUMENTS. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SLAB AND UNDERBED THICKNESS.

- MARKING / SIGNAGE LEGEND:**
- ① ACCESSIBLE SIGN (R7-8)
 - ② NO PARKING - LOADING ZONE (R7-6)
 - ③ NO PARKING - FIRE LANE
 - ④ PEDESTRIAN CROSSING (W11-2)
- NO PARKING / NO DRIVING AREAS
 4" WIDE WHITE PAINT STRIPING
 2" ON CENTER @ 45°. REFER TO PAVEMENT MARKING NOTE #2 FOR BARRIER FREE PARKING

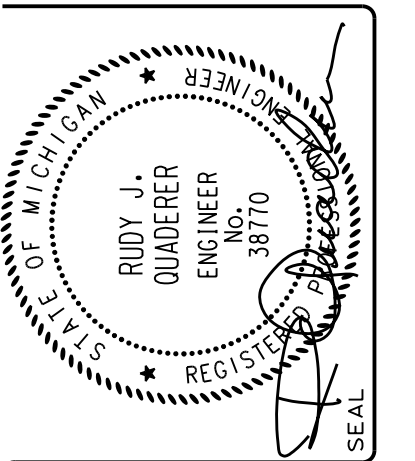
- PAVEMENT MARKING & SIGNAGE NOTES:**
- PARKING STALL WIDTH DIMENSIONS ARE TO CENTERLINE OF STRIPING.
 - ALL PAVEMENT MARKINGS SHALL BE 4" WIDE WHITE PAINT STRIPING UNLESS OTHERWISE INDICATED. ALL BARRIER FREE STRIPING SHALL BE COLORED BLUE AND IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN.
 - CONTRACTOR SHALL NOT APPLY TRAFFIC MARKING PAINT ON NEW CONCRETE UNTIL PAVEMENT HAS CURED A MINIMUM OF SEVEN (7) DAYS.
 - PAINT SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE UNIFORM STRAIGHT EDGES. APPLY IN TWO COATS AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM 10.0 TO 15.0 MILS WET THICKNESS.
 - ALL TRAFFIC CONTROL SIGNS SHALL CONFORM WITH ALL REQUIREMENTS AS STIPULATED IN THE MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). USE HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY.
 - SIGNS SHALL BE LOCATED 2 FEET FROM THE FACE OF CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
 - FHWA STANDARD ALPHABET SERIES SHALL BE USED FOR ALL SIGN LANGUAGE.
 - [] NUMBER OF PARKING SPACES (FOR INFORMATION ONLY)

SIGNAGE TABLE:

SIGN	MUTCD CODE	SHAPE	SIZE	QUANTITY
ACCESSIBLE SIGN	R7-8	RECTANGLE	12"x 18"	1
VAN ACCESSIBLE SIGN	R7-8B	RECTANGLE	9"x 18"	1
NO PARKING LOADING ZONE	R7-6	RECTANGLE	12"x 18"	1
NO PARKING FIRE LANE	R7-6	RECTANGLE	12"x 18"	2
PEDESTRIAN CROSSING	W11-2	DIAMOND	24"x 24"	2

PAVING MATERIAL LIST:

ITEM	MATERIAL TYPE	QUANTITY
CONC. PAVEMENT (MOTORIZED SECTION)	9" DP, 3,500 PSI MDOT GRADE P1 CONC.	670 CY
	8" DP, AGG. BASE MDOT 21AA LIMESTONE	595 CY
CONC. PAVEMENT (NON-MOTORIZED SECT.)	4" DP, 3,500 PSI MDOT GRADE P1 CONC.	11 CY
	4" DP, AGG. BASE MDOT 21AA LIMESTONE	11 CY



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08-17-23	PRE-APPLICATION MEETING	FIELD CREW	CB / RO	
07-06-23	OWNER REVIEW MEETING			

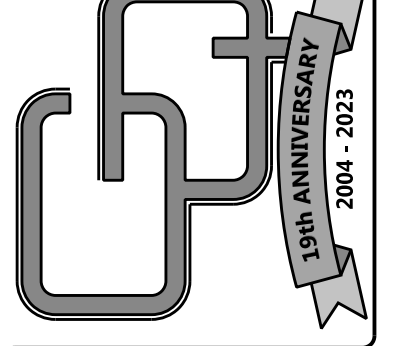
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CITY OF NOVI	DESIGNED	BRZEZINSKI
OAKLAND COUNTY	CHECKED	QUADERER
MICHIGAN	FIELD CREW	CB / RO
SOUTHFIELD		
SECTION 35		
TOWNSHIP RANGE-BE		

21000 NOVI ROAD
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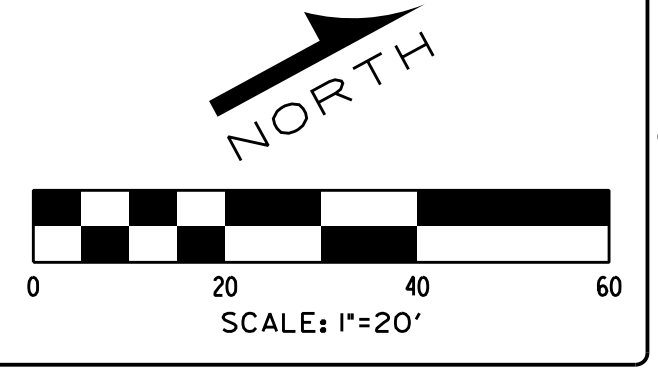
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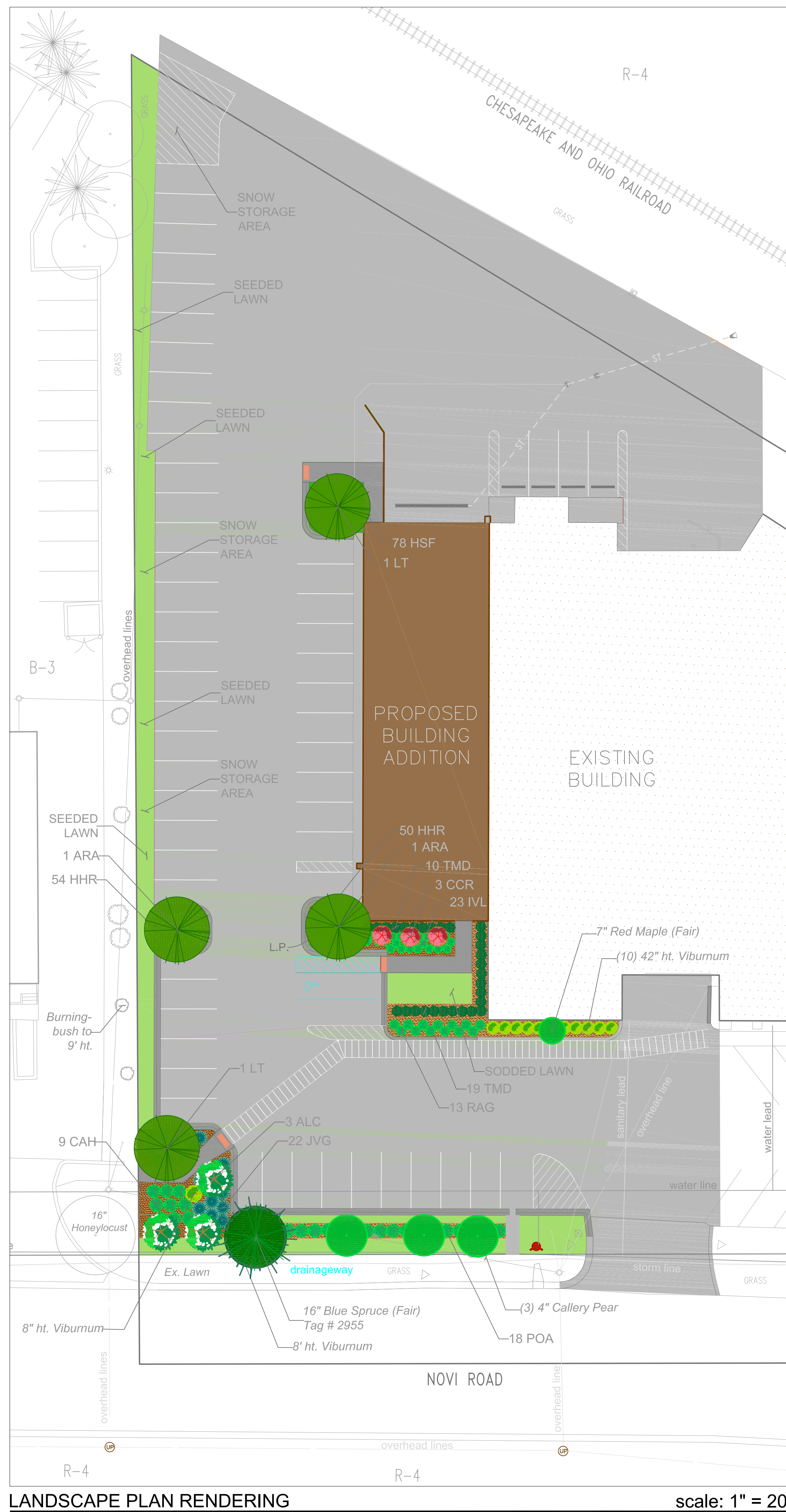
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 SITE PLANNING



PHASE: SPA
 JOB NO.: 210201
 SCALE: 1"=20'

PRELIMINARY
 NOT FOR CONSTRUCTION





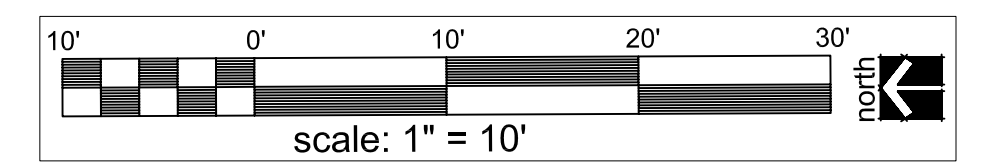
LANDSCAPE PLAN RENDERING

scale: 1" = 20'



LANDSCAPE PLAN RENDERING DETAIL

scale: 1" = 10'



PLANT LIST

KEYQTY.	BOTANICAL NAME	COMMON NAME	SIZE
LANDSCAPING ADJACENT TO ROADS - Novi Road			
ALC 3	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Allegheny Serviceberry	2" cal. B&B
JVG 11	<i>Juniperus virginiana</i> 'Grey Guardian'	Grey Guardian Spr. Juniper	24" spr., 3 gal. pot
POA 18	<i>Physocarpus opulifolius</i> 'Amber Jubilee'	Amber Jubilee Eastern Ninebark	30" ht., 5 gal. pot
PARKING LOT PLANTINGS			
ARA 2	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	3" cal. B&B
CAH 9	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot
JVG 11	<i>Juniperus virginiana</i> 'Grey Guardian'	Grey Guardian Spr. Juniper	24" spr., 3 gal. pot
LT 2	<i>Liriodendron tulipifera</i>	Tuliptree	3" cal. B&B
HHR 122	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 30" o.c.
HSF 78	<i>Hosta</i> sp. 'Francee'	Francee Hosta	1 gal. pot, 30" o.c.
FOUNDATION PLANTINGS			
CCR 3	<i>Cercis canadensis</i> 'Ruby Falls'	Ruby Falls Eastern Redbud	2" cal. B&B
IVL 23	<i>Itea virginiana</i> 'Little Henry'	Little Henry Sweetspire	24" ht., 3 gal. pot
RAG 13	<i>Rhus aromatica</i> 'Gro-Low'	Gro-low Fragrant Sumac	24" ht., 3 gal. pot
TMD 29	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	24" ht. B&B

NOTES:

- * See Sheet LP-1: LANDSCAPE PLANTING PLAN for overall landscape planting plan, plant list, cost estimate, and calculations for landscape requirements.
- * See Sheet LP-2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, and landscape construction details.

date: December 30, 2023
 revised:
 01-12-2024 Revise for minor site plan change.

scale: as indicated



LANDSCAPE PLAN FOR:
Guernsey Farms Dairy
21300 Novi Road
Novi, Michigan 48167
Mr. Joe Kinville
(248) 349-1466

PROJECT LOCATION:
North Building Addition
Guernsey Farms Dairy
21300 Novi Road
Novi, Michigan
48167

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



LP - 3: LANDSCAPE PLAN RENDERING

* Base data provided by Griggs Quaderer, Inc.

CITY OF NOVI PROJECT NUMBER: JSP22-0039

