MEMORANDUM

TO: CITY OF NOVI PLANNING COMMISSION

FROM: LINDSAY BELL, *AICP*, SENIOR PLANNER

THROUGH: BARBARA MCBETH, *AICP*, CITY PLANNER

SUBJECT: JSP18-66 TOWNEPLACE SUITES: PRELIMINARY SITE PLAN EXTENSION

DATE: JANUARY 9, 2026

This one-year extension is requested by the applicant Novi Superior Hospitality, LLC. The applicant received Preliminary Site Plan approval for a 120-room, five story hotel on December 13, 2023. The subject property is currently vacant and approximately 2.31 acres. It is located in the Adell Center Development, south of I-96 and west of Novi Road, which is covered by a PRO Agreement and Town Center District zoning.

The Planning Commission originally held a public hearing and approved the Preliminary Site Plan and Stormwater Management Plan at the June 26, 2019, meeting when the project was known as Fairfield Inn. The Planning Commission reconsidered the project at the December 13, 2023 meeting when it had changed to the TownePlace Suites brand.

Preliminary Site Plan approval is valid for two years. The applicant is requesting a one-year extension of their approvals, until December 13, 2026, as they need additional time to get through the corporate and municipal approval process. The Zoning Ordinance allows for three, one-year extensions of Site Plan approvals.

At this time, the Planning staff is not aware of any changes to the ordinances, or surrounding land uses, which would affect the approval of the requested extension for one year. Approval of the extension of is recommended.

Following list of items that are attached to this memo:

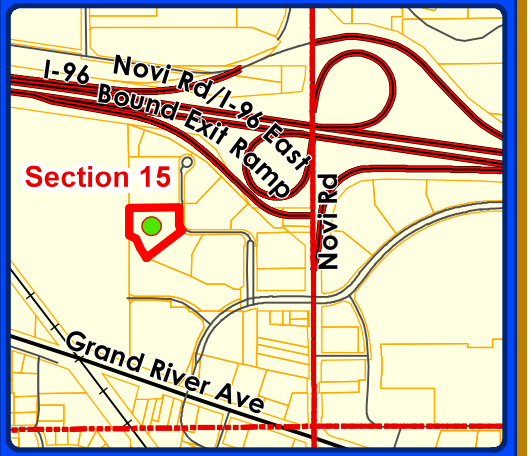
1. Letter of request for extension dated December 3, 2025 from Novi Superior Hospitality, LLC
2. A copy of the approved Preliminary Site Plan.
3. Minutes from December 13, 2023 Planning Commission meeting

MAP

TOWNEPLACE SUITES (fka FAIRFIELD INN & SUITES)

LOCATION





LEGEND

Subject Property

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

Map Author: Ian Hogg
Date: 9/19/23
Project: TOWNEPLACE SUITES
Version #: 1

Feet
0 40 80 160 240

1 inch = 186 feet

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.

SITE PLAN AND ELEVATIONS

TOWNEPLACE SUITES

ADELL CENTER

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

SITE PLAN APPROVAL

APPLICANT

NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326

CONTACT: JIMMY ASMAR
PHONE: (248) 419-5555

ARCHITECT

TSA HOSPITALITY
1420 WASHINGTON BLVD., #430
DETROIT, MI 48226

CONTACT: KEITH PHILLIPS
PHONE: (313) 974-6456

CIVIL ENGINEER

TRIUMPH ENGINEERING & DESIGN, INC.
10775 S. SAGINAW ST, SUITE D
GRAND BLANC, MI 48439

CONTACT: ANDREW ANDRE, P.E.
PHONE: (248) 419-5550

ANDREW ANDRE, P.E.
MICHIGAN PE 47380
(SEAL PERTAINS TO PLANS AS PREPARED BY TRIUMPH ENGINEERING & DESIGN, INC.)

DRAWING INDEX

C1.0	**COVER SHEET**

PLANS PREPARED BY GREENTECH ENGINERING, INC. (INCLUDED FOR REFERENCE)

ALTA/NSPS LAND TITLE SURVEY	
EXISTING CONDITIONS PLAN (NORTH)	
EXISTING CONDITIONS PLAN (SOUTH)	
SITE PLAN (OVERALL)	
GRADING PLAN (NORTH)	
GRADING PLAN (SOUTH)	
SANITARY & STORM SEWER UTILITY PLAN (SOUTH)	
WATER MAIN UTILITY PLAN (NORTH)	
WATER MAIN UTILITY PLAN (SOUTH)	
PROPOSED EASEMENT PLAN (OVERALL)	
STORM WATER DETAILS	
UNDERGROUND DETENTION "A"	

PLANS PREPARED BY STELLAR DEVELOPMENT, LLC

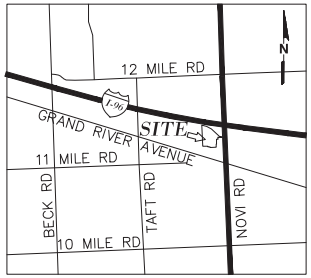
C2.0	**SURVEY PLAN - UNIT 3**
C3.0	**SITE LAYOUT AND PAVING PLAN**
C3.1	**SITE PHOTOMETRIC PLAN**
C3.2	**SITE CIRCULATION PLAN**
C4.0	**GRADING PLAN**
C4.1	**ENLARGED GRADING PLAN**
C4.2	**EROSION CONTROL PLAN**
C5.0	**UTILITY PLAN**
C5.1	**STORM MANAGEMENT PLAN**
C5.2	**STORM MANAGEMENT DETAILS**
C5.3	**UTILITY PROFILES**
C6.0	**SITE DETAILS**

PLANS PREPARED BY ALLEN DESIGN

L-1	**LANDSCAPE PLAN**
L-2	**LANDSCAPE DETAILS**

PLANS PREPARED BY TSA ARCHITECTS

A-101	**FIRST FLOOR PLANS**
A-200	**EXTERIOR ELEVATIONS**



LOCATION MAP (1"=4000' ±)

STANDARD LEGEND

DESCRIPTION	PROPOSED
BUILDING	
STORM SEWER	— 12" —
SANITARY SEWER	S
WATER	W
GAS LINE	G
ELECTRIC LINE	E
TELEPHONE LINE	T
MANHOLE	
CATCH BASIN	
ENDSECTION	
FIRE HYDRANT	
GATE VALVE & WELL	
UTILITY POLE	
UTILITY RISER	
SIGN	
LIGHT POLE	
CURB & GUTTER	
FENCE	
SILT FENCE	
TREE – DECIDUOUS	AS NOTED ON PLANS
TREE LINE	
SPOT ELEVATION	+ 100.00
CONTOUR LINE	100
SECTION CORNER	
FOUND PROPERTY IRON	
SET PROPERTY IRON	
GAS METER	
ELECTRICAL METER	
TELEPHONE RISER	
MAILBOX	
SOIL BORING LOCATION	

LEGAL DESCRIPTION

PROPERTY IN THE CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 3, ADELL CENTER, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 52318, PAGE 378, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 2254, AND ANY AMENDMENTS THERETO, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SET FORTH IN AFOREMENTIONED MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.

PARCEL IDENTIFICATION NO: 22-15-478-003
26775 ADELL CENTER DRIVE

BENCHMARKS

CITY OF NOVI BM 1642
"X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE #26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER.
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B.M. #2 -ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

B.M. #3 -ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER.
ELEV. 914.36 NAVD 88

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OF COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/27/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

811 Know what's below. Call before you dig.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

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Triumph Engineering & Design, Inc.
10775 S. SAGINAW ST. SUITE D
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362
PREPARED UNDER THE DIRECTION OF: ANDREW ANDRE, P.E. MI #47380

APPLICANT:
NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326
PH 248-419-5550
FX 248-553-4218

TOWNEPLACE SUITES
UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

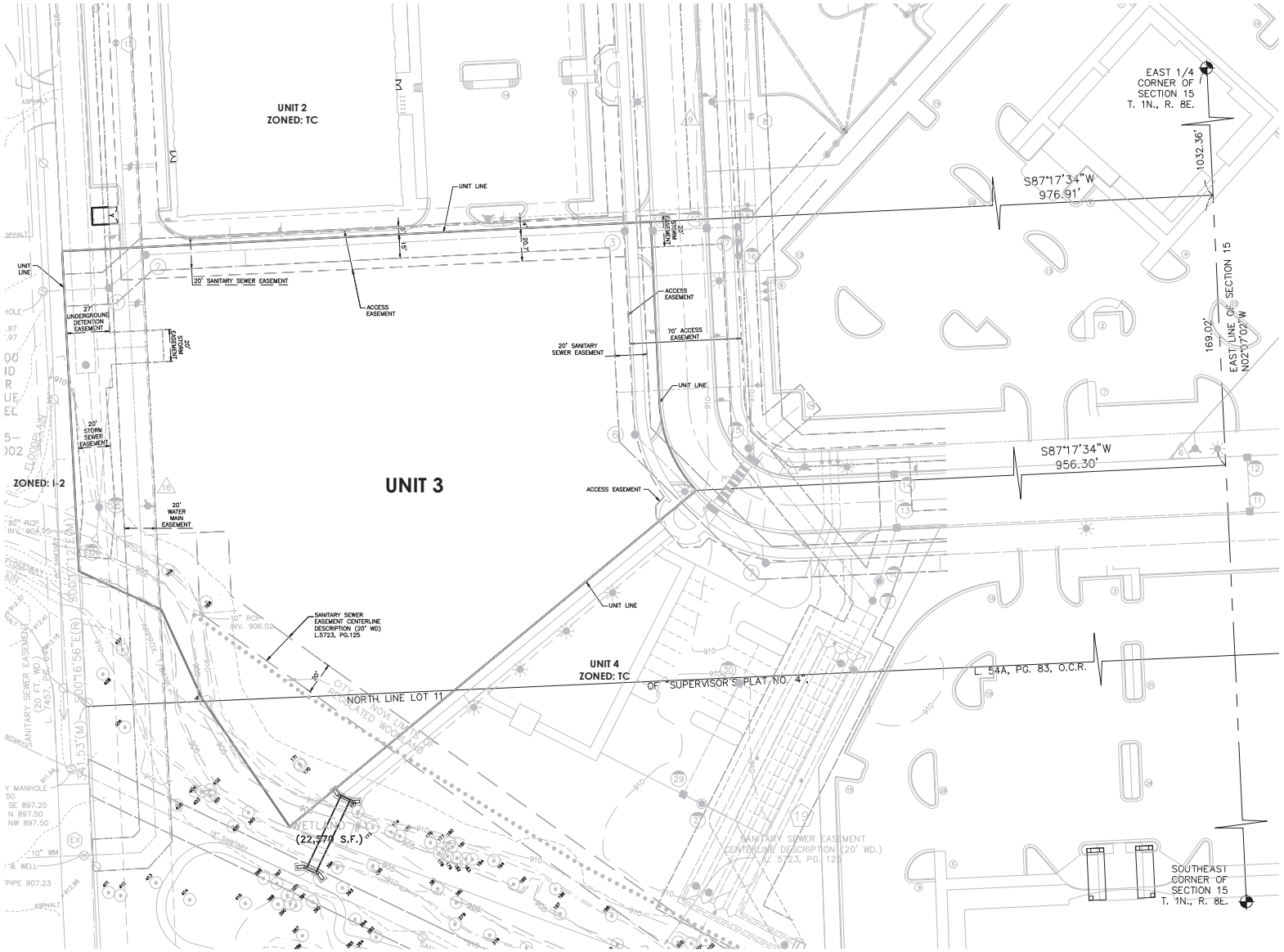
TOWNEPLACE SUITES MARRIOTT

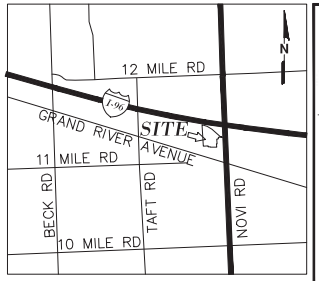
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ISSUED FOR	DATE
PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : NONE
JOB NO : SD-18-103
SHEET TITLE :
COVER SHEET

SHEET
C1.0





LOCATION MAP (1"=4000' ±)

N

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811 Know what's **below.** **Call** before you dig.

0' 30' 60' 90'
SCALE: 1" = 30'

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TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

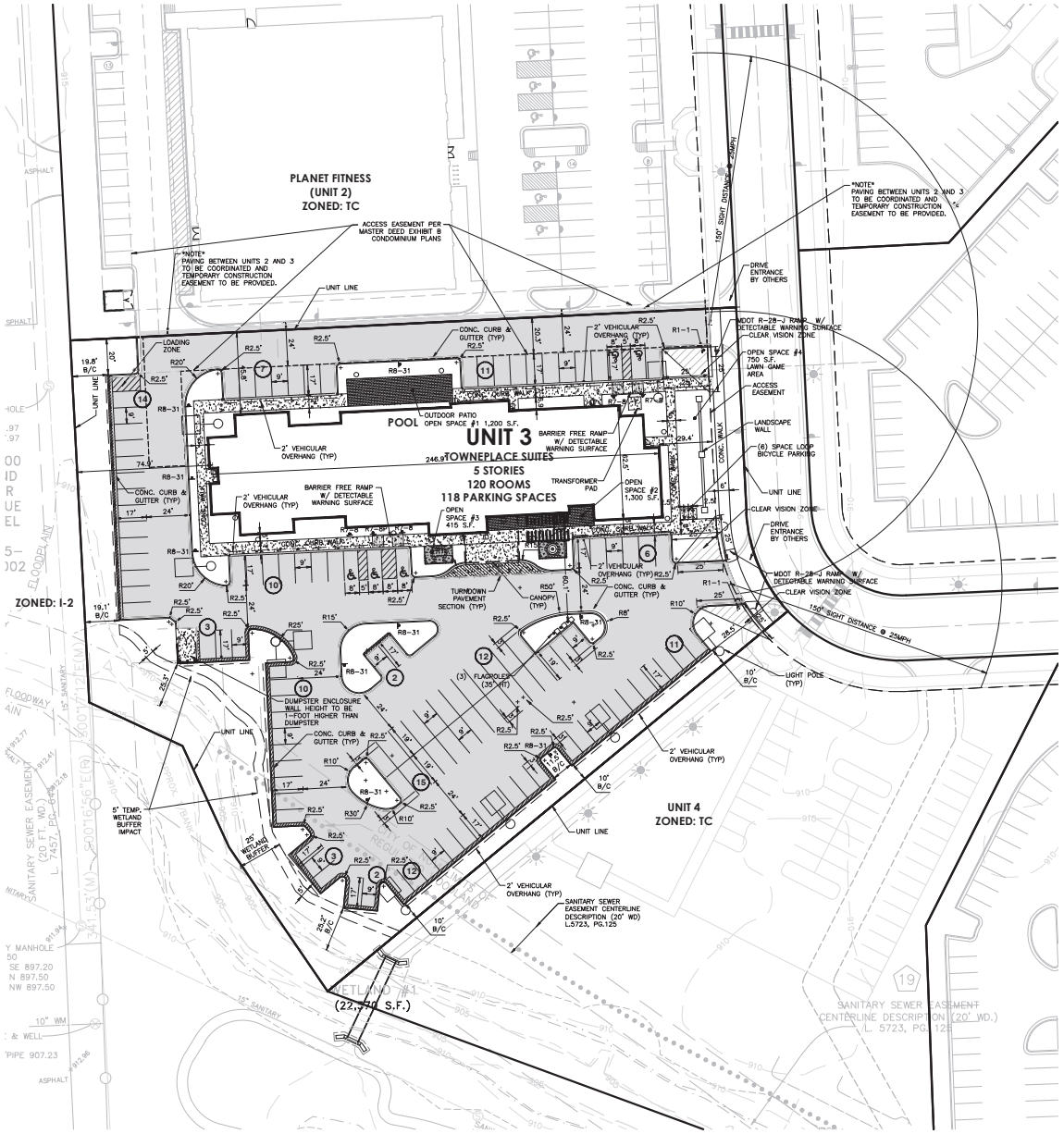
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DATE :
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SCALE : 1"=30'
JOB NO : SD-18-103

SHEET TITLE :
SURVEY PLAN - UNIT 3

SHEET
C2.0



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GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
5. DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
6. ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
7. PARKING STALL SPACES TO BE 4" SOLID WHITE PAINT STRIPES. HANDICAP PARKING TO BE 4" SOLID BLUE PAINT STRIPES W/ BARRIER FREE STRIPPING OF 4" SOLID BLUE @ 2' O.C. ON 45° ANGLE.
8. FROM REVIEW OF THE CITY OF NOVI WOODLAND MAP, IT DOES NOT APPEAR THAT REGULATED WOODLANDS EXIST ON THE SITE.
9. FROM REVIEW OF THE CITY OF NOVI WETLANDS MAP, IT DOES APPEARS THAT REGULATED WETLANDS EXIST ON THE SITE.
10. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION OF FOUNDATION.
11. THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS SHALL BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
12. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
13. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
14. DETECTABLE WARNING PLATES ARE REQUIRED AT ALL BARRIER FREE RAMPS, HAZARDOUS VEHICULAR CROSSINGS AND OTHER AREAS WHERE THE SIDEWALK IS FLUSH WITH THE ADJACENT DRIVE OR PARKING PAVEMENT. THE BARRIER-FREE RAMPS SHALL COMPLY WITH CURRENT MDOT SPECIFICATIONS FOR ADA SIDEWALK RAMPS. CONTRACTOR SHALL PROVIDE THE MOST CURRENT APPROVED MDOT DETECTABLE SURFACES.
15. WHERE A STANDARD SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND WHITE STRIPES SHALL BE INSTALLED.

SITE INFORMATION

RE-ZONING:
TOWN CENTER (TC)

UNIT DATA:
ADELL CENTER PRO – UNIT 3
SITE AREA = 2.3 ACRES (GROSS)

BUILDING DATA:
GROSS FLOOR AREA = 14,530 S.F.
BUILDING HEIGHT = 62'-10" HIGHEST PARAPET
PERMITTED HEIGHT = 5-STORIES OR 65'-FEET
BUILDING/LOT COVERAGE = 14,530 / 100,188 = 14.5%

OPERATIONAL DATA:
HOURS OF OPERATION: 24HR/DAY–365DAY/YEAR
NUMBER OF EMPLOYEES IN LARGEST SHIFT: 5
NUMBER OF EMPLOYEES TOTAL: 12 (3 SHIFTS)
TOTAL COST OF BUILDING & SITE IMPROVEMENTS: 8 MILLION
CONSTRUCTION JOBS: 80 (APPROXIMATELY)

LOADING ZONE:
DEDICATED LOADING ZONE IS LOCATED IN THE REAR OF THE BUILDING. THERE IS NO RESTAURANT AND ONLY CONTINENTAL BREAKFAST IS SERVED, THEREFORE FOOD SERVICE DELIVERIES ARE ONLY REQUIRED ON A WEEKLY BASIS. TYPICAL DELIVERY TRUCKS ARE "BOX TRUCKS" THAT ARE OF SIMILAR SIZE TO UPS TRUCKS AND CAN UTILIZE STANDARD PARKING SPACE. DELIVERY TIMES ARE COORDINATED WITH NON-PEAK GUEST HOURS.

OPEN SPACE:
REQUIRED = 30 S.F. / ROOM = 3,600 S.F.
PROVIDED = 3,665 S.F.

PARKING DATA:
REQUIRED
0.85 SPACE PER ROOM
ROOMS = 120
NUMBER OF EMPLOYEES IN LARGEST SHIFT: 5
NUMBER OF EMPLOYEES IN OVERNIGHT SHIFT: 1
PRO DEVIATION ALLOWS 15% REDUCTION IN REQUIRED PARKING
REQUIRED = (120*0.85) + 5 = 107 SPACES

PROVIDED
STANDARD SPACES = 113
BARRIER FREE SPACES = 5
TOTAL = 118 SPACES

BICYCLE PARKING DATA:
REQUIRED = 4
PROVIDED = 6

TRAFFIC CONTROL SIGN TABLE

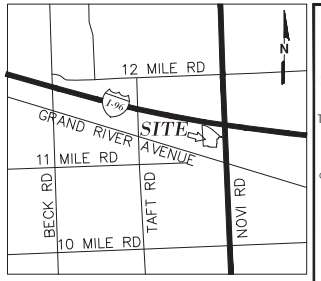
DESCRIPTION	MMUTCD	QUANTITY	SIZE
HANDICAP	R7-8	5	12x18
HANDICAP (VAN)	R7-8P	1	18x9
STOP SIGN	R1-1	2	30x30
NO PARKING FIRE LANE	R8-31	2	18x24

ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD STANDARDS

PAVEMENT QUANTITIES

PAVING		
Asphalt Pavement	1153	TON
Aggregate Base for asphalt	5240	SY
Concrete Curb and Gutter	2132	LF
Concrete sidewalks, raised pads & brick pavers	6594	SF
Aggregate Base for concrete sidewalks	733	SY
Reinforced Concrete (WWF or Fiber/Fiberglass)	220	SF
Aggregate Base for Reinforced Concrete	24	SY
Paint striping	2488	LF
Traffic Signs	7	EA

NOTE – QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO ACCURACY THEREOF.



LOCATION MAP (1"=4000' ±)

CITY OF NOVI SIGNAGE NOTES

1. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2LB U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3LB OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
2. THE SIGN SHALL BE MOUNTED 7-FEET FROM FINAL GRADE FOR ALL SIGNS INSTALLED.
3. ALL SIGNAGE SHALL BE PLACED 2-FEET FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

PAVEMENT INFORMATION

- BITUMINOUS PAVEMENT
- CONCRETE PAVEMENT
- BRICK PAVERS / STAMPED CONCRETE
- 4" CURB ADJACENT TO 17' PARKING
- 6" CURB *NOT* ADJACENT TO 17' PARKING

CONCRETE CURB & GUTTER SHALL FOLLOW CITY OF NOVI DETAIL 7D WITH "M" = 1'-6"

LEGAL DESCRIPTION

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TOWNEPLACE SUITES
MARRIOTT

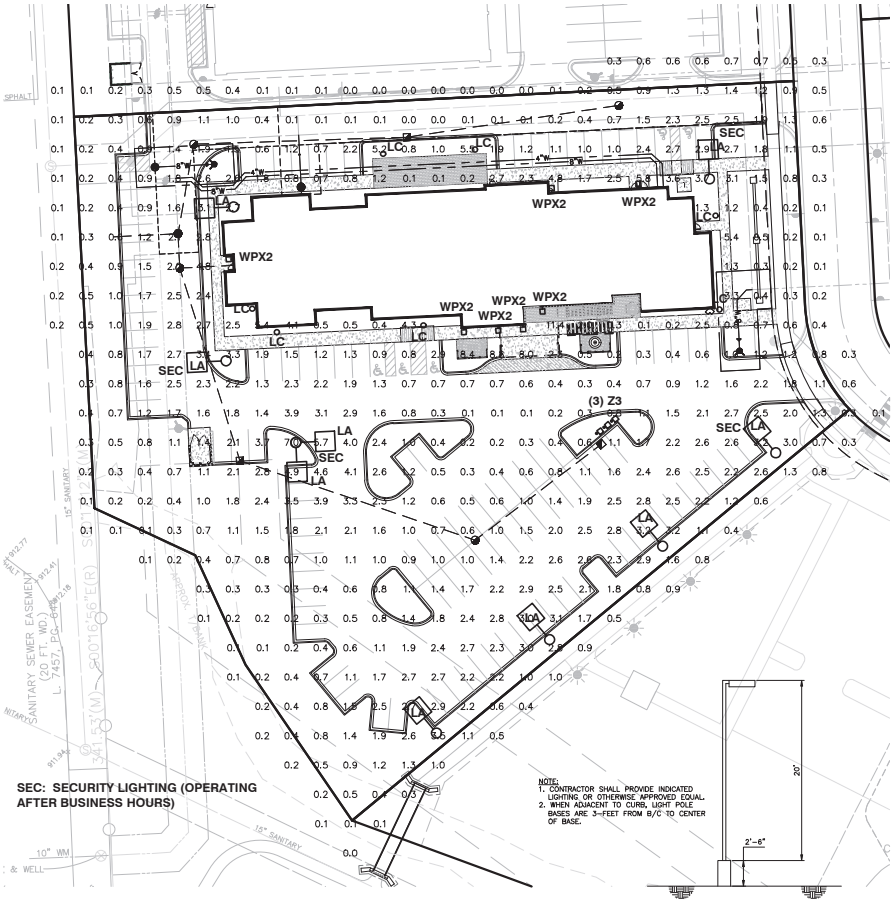
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PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : 1"=30'
JOB NO : SD-18-103

SHEET TITLE :
SITE LAYOUT AND PAVING PLAN

SHEET
C3.0



SEC: SECURITY LIGHTING (OPERATING AFTER BUSINESS HOURS)

NOTE:
1. CONTRACTOR SHALL PROVIDE INDICATED LIGHTING OR OTHERWISE APPROVED EQUAL.
2. WHEN ADJACENT TO CURB, LIGHT POLE BASES ARE 3-FEET FROM B/C TO CENTER OF BASE.

LIGHT POLE AND LAMP DETAIL
NO SCALE

LA	LED AREA LIGHT	LITHONIA	DSX1 LED P4 40K TFTM MVOLT PIRH1FC3V (BI-LEVEL, MOTION/AMBIENT SENSOR ENABLED @ 1 FOOT-CANDLE)
LC	EXTERIOR DECORATIVE BOLLARD	LITHONIA	KBC8 LED 16C 530 50K SYM MVOLT
WPX2	EXTERIOR BUILDING WALL MOUNT	LITHONIA	WPX2 LED P1 30K MVOLT DDBXD
Z3	FLAGPOLE LIGHTING	LITHONIA	PDX10 B 18LED WHTS3K NSP FLC

NOTE: CONTRACTOR SHALL PROVIDE INDICATED LIGHTING OR OTHERWISE APPROVED EQUAL.
NOTE: LIGHT LEVELS REDUCED FROM HOURS OF 10PM TO 6AM.

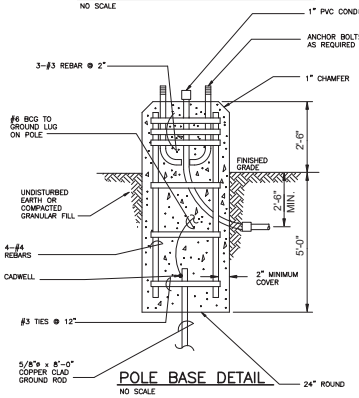
AVERAGE	MAXIMUM	MINIMUM	MAX TO MIN FC RATIO	AVG TO MIN FC RATIO	AVG TO MAX FC RATIO
1.2 FC	11.4 FC	0.3 FC (ON PROPERTY)	38:1	4:1	0.03:1

CITY OF NOVI ELECTRICAL NOTES
1. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
2. FLASHING LIGHT SHALL NOT BE PERMITTED.
3. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER THE MAIN HOTEL HOURS OF OPERATION.

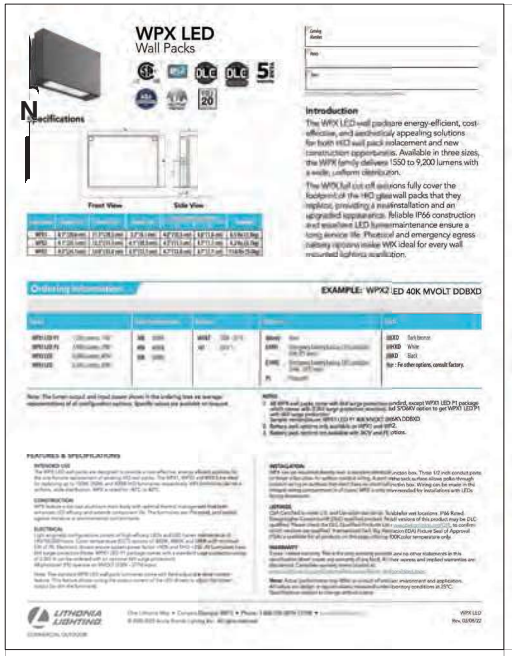
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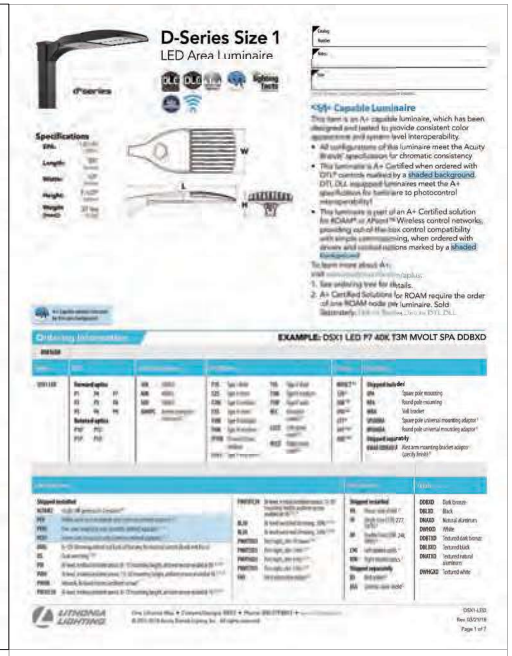
811 Know what's below. Call before you dig.

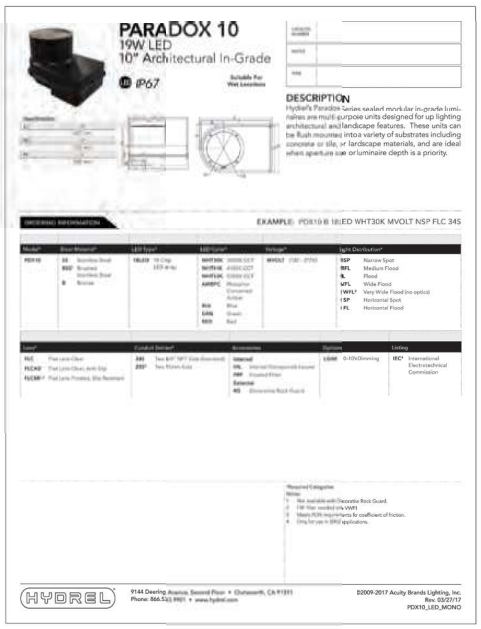
0' 30' 60' 90'
SCALE: 1" = 30'

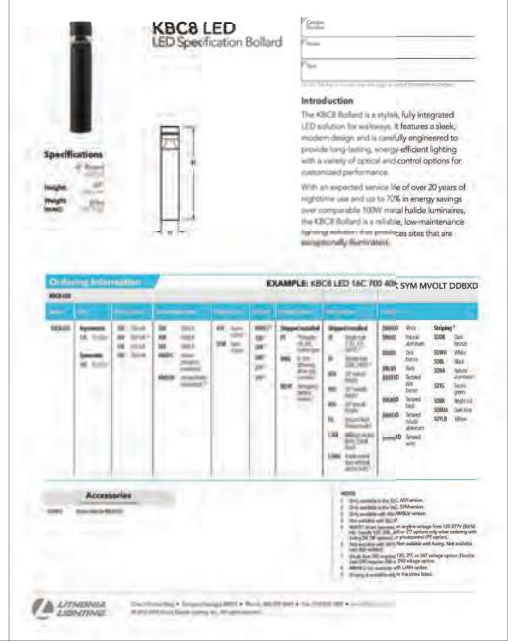


POLE BASE DETAIL
NO SCALE









TRIUMPH
Triumph Engineering & Design, Inc.
10775 S. SAGINAW ST. SUITE D
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362
PREPARED UNDER THE DIRECTION OF: ANDREW ANDRE, P.E. MI #47380

APPLICANT:
NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326
PH 248-419-5550
FX 248-553-4218

TOWNEPLACE SUITES
UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

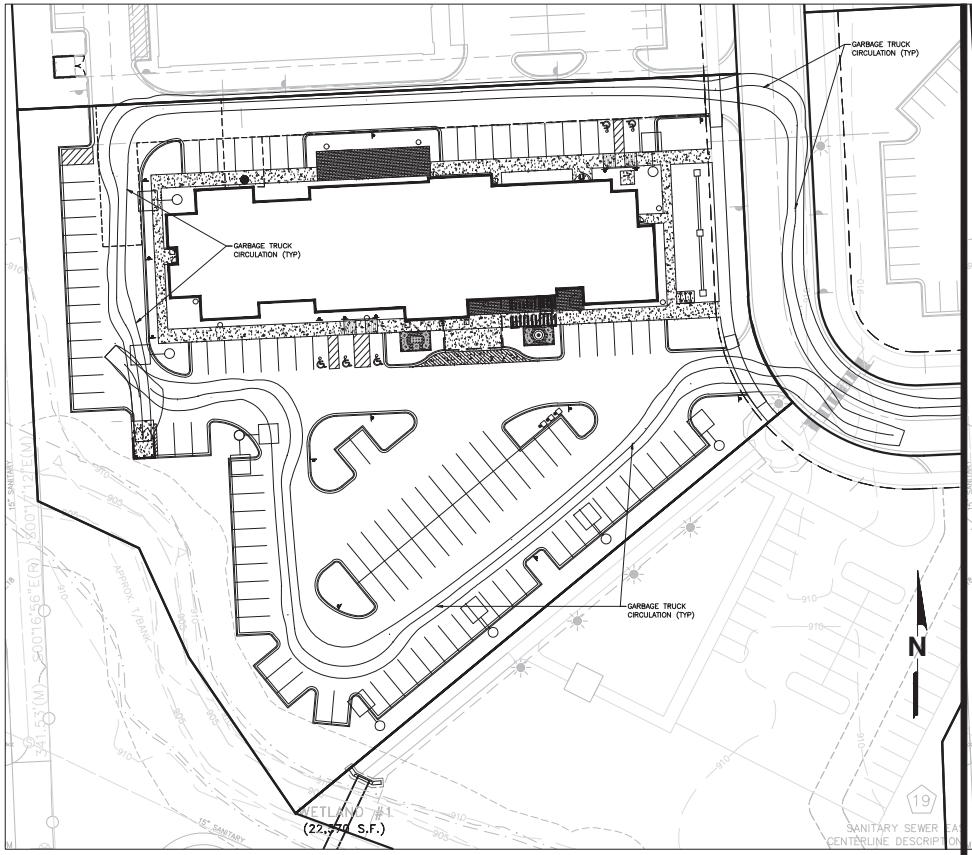
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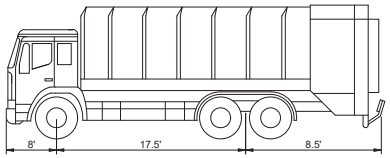
SHEET TITLE :
SITE LIGHTING AND PHOTOMETRIC PLAN

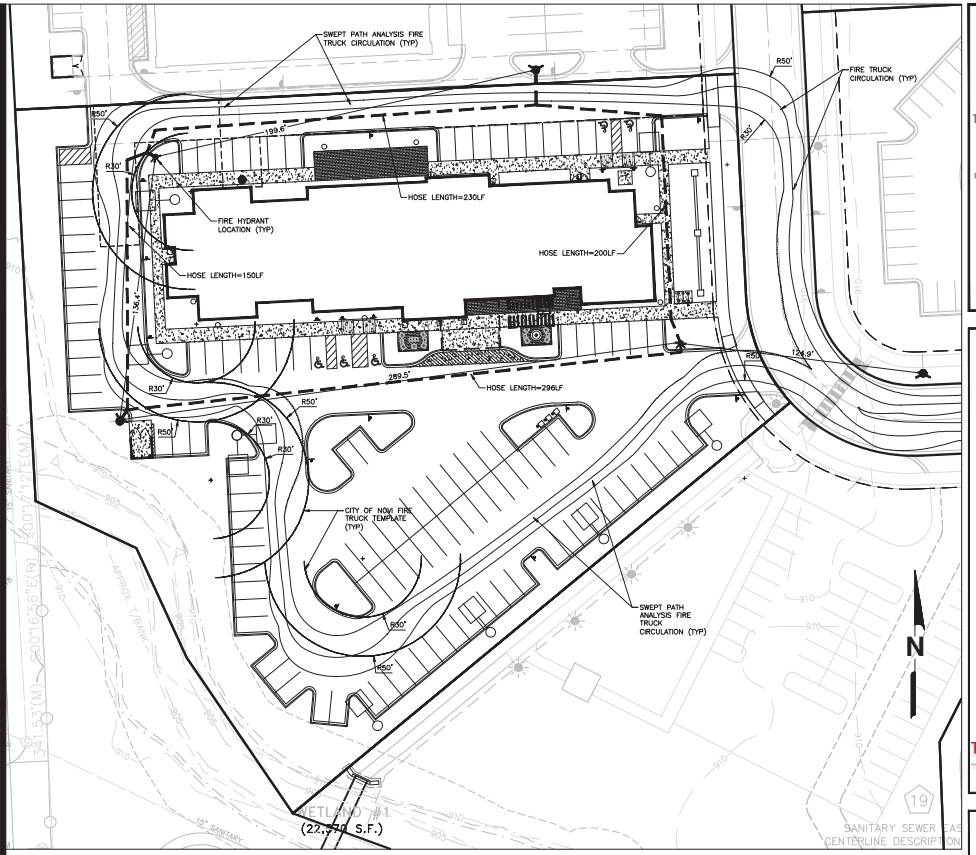
SHEET
C3.1



GARBAGE TRUCK CIRCULATION

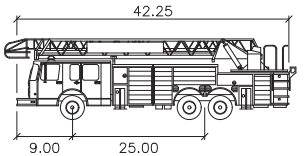
SCALE: 1" = 40'





FIRE TRUCK CIRCULATION

SCALE: 1" = 40'



AERIAL FIRE TRUCK 46'	
OVERALL LENGTH	42.25'
OVERALL WIDTH	8.20'
TRACK WIDTH	8.50'
LOCK-TO-LOCK TIME	6.00 sec
STEERING ANGLE	36.10

TRUCK SPECIFICATIONS FOR A 2001 AMERICAN LAFRANCE AH100
TURNING RADII: 50' OUTSIDE AND 30' INSIDE

811 Know what's below. Call before you dig.

0' 30' 60' 90'
SCALE: 1" = 30'

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TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

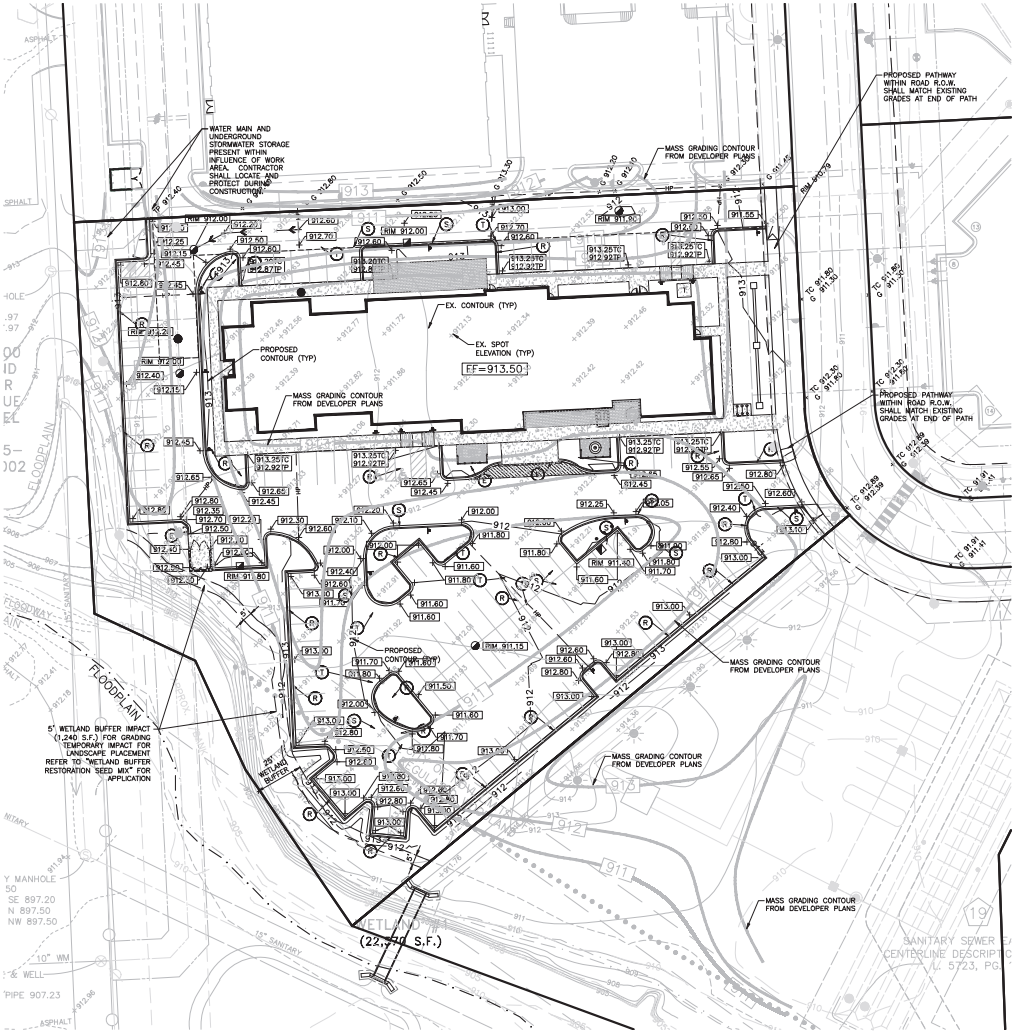
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SITE CIRCULATION PLAN

SHEET
C3.2



BENCHMARKS

CITY OF NOVI BM 1642
"X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE #26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

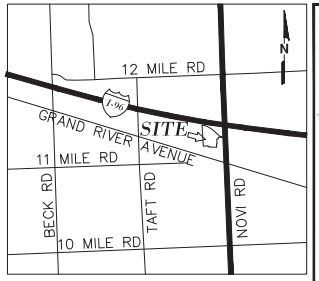
B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER.
ELEV. 915.58 NAVD 88

B.M. #2 -ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

B.M. #3 -ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER.
ELEV. 914.36 NAVD 88

GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF NOVI AND MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. SPOT ELEVATIONS INDICATE TOP OF PAVEMENT UNLESS OTHERWISE INDICATED:
   TC = TOP OF CURB
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   BW = BOTTOM OF WALL
3. CURB AND GUTTER LEGEND
   (S) = STANDARD CURB AND GUTTER
   (R) = REVERSE SLOPE CURB AND GUTTER
   (T) = 5' TRANSITION FROM STANDARD TO REVERSE
   (E) = CURB END TRANSITION
4. REFER TO LANDSCAPE PLAN FOR LANDSCAPE TREATMENT AND PLACEMENT.



LOCATION MAP (1"=4000' ±)

BUFFER SEED MIX AND SITE PREPARATION

Botanical Name	Common Name	PLS Oz/Acre
Permanent Grasses		
Schizachyrium scoparium	Little Bluestem	36.00
Sorghastrum nutans	Indian Grass	2.00
Sporobolus heterolepis	Prairie Dropseed	6.00
	Total	**44.00**
Forbs		
Agastache foeniculum	Lavender Hyssop	2.00
Amorpha canescens	Lead Plant	2.00
Asclepias syriaca	Common Milkweed	11.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia bracteata	Cream Wild Indigo	1.00
Chamaecrista fasciculata	Partridge Pea	8.00
Cirsium discolor	Field Thistle	2.00
Dalea candida	White Prairie Clover	2.50
Echinacea pallida	Pale Purple Coneflower	3.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Eryngium yuccifolium	Rattlesnake Master	4.00
Liatris aspera	Rough Blazing Star	1.00
Lupinus perennis	Wild Lupine	4.00
Monarda istulosa	Wild Bergamot	2.00
Pensiemon digitalis	Foxglove Beard Tongue	1.50
Pycnanthemum virginianum	Common Mountain Mint	0.50
Silphium perfoliatum	Cup Plant	0.50
Solidago speciosa	Showy Goldenrod	2.00
Symphyotrichum ericoides	Heath Aster	0.50
Symphyotrichum laeve	Smooth Blue Aster	1.50
Tradescantia ohiensis	Common Spiderwort	2.00
Verbena stricta	Hoary Vervain	2.00
Verbesina alternifolia	Wingstem	2.00
Vernonia fasciculata	Common Ironweed	1.00
	Total	**66.50**

Midwest Pollinator Seed Mix by JF New

1,240 s.f. of Seed Area

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/25/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

UTILITY CONTACTS

TELEPHONE	**GAS AND ELECTRIC**
SBC	CONSUMERS ENERGY
PONTIAC/SOUTHFIELD ENG.	GAS INFORMATION MGMT.
84 N. MILL ST	680 W. WILLOW ST.
PONTIAC, MI 48342	LANSING, MI 48906
GREG HILLS	BRENON KEZELE
(248) 452-0606	(877) 840-6020
ZONING	**WATER/SEWER**
CITY OF NOVI	CITY OF NOVI
PLANNING & BUILDING	PUBLIC WORKS
45175 WEST 10 MILE RD	45175 WEST 10 MILE RD
NOVI, MICHIGAN 48375	NOVI, MICHIGAN 48375
(248) 347-0466	(248) 347-0466

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0' 30' 60' 90'
SCALE: 1" = 30'

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GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362
PREPARED UNDER THE DIRECTION OF: ANDREW ANDRE, P.E. MI #47380

APPLICANT:
NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326
PH 248-419-5550
FX 248-553-4218

TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

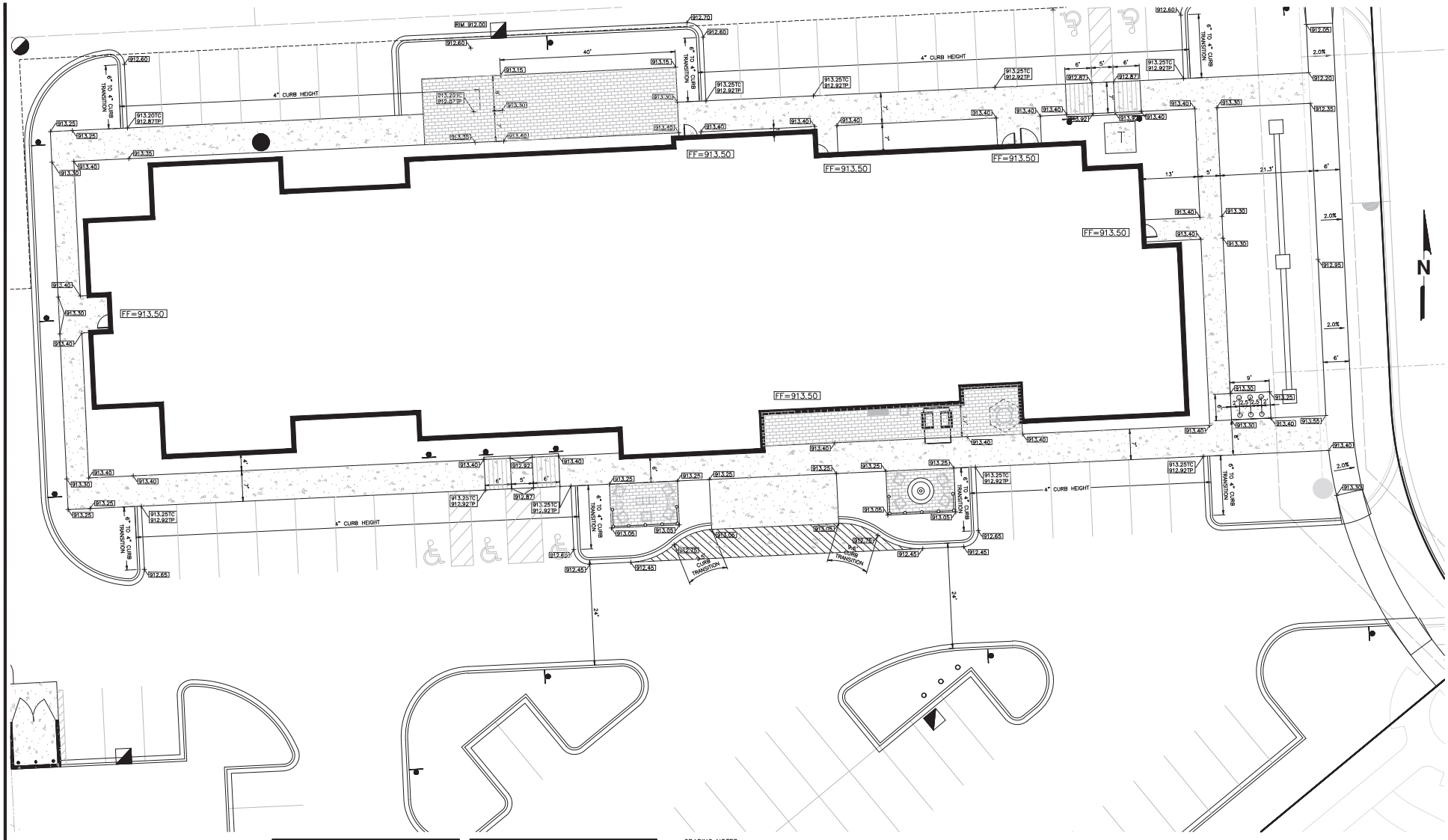
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SHEET TITLE :
GRADING PLAN

SHEET
C4.0



BENCHMARKS

CITY OF NOVI BM 1642
"X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE #26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

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TELEPHONE
SBC
PONTIAC/SOUTHFIELD DIST.
54 N. MILL ST
PONTIAC, MI. 48342
GREG HILS
(248) 456-5806

ZONING
CITY OF NOVI
PLANNING & BUILDING
45175 WEST 10 MILE RD
NOVI, MICHIGAN 48375
(248) 347-0459

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680 W. WILLOW ST.
LANSING, MI 48906
MONON KEZELE
(877) 840-6020

WATER/SEWER
CITY OF NOVI
PUBLIC WORKS
45175 WEST 10 MILE RD
NOVI, MICHIGAN 48375
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COORDINATION NOTE

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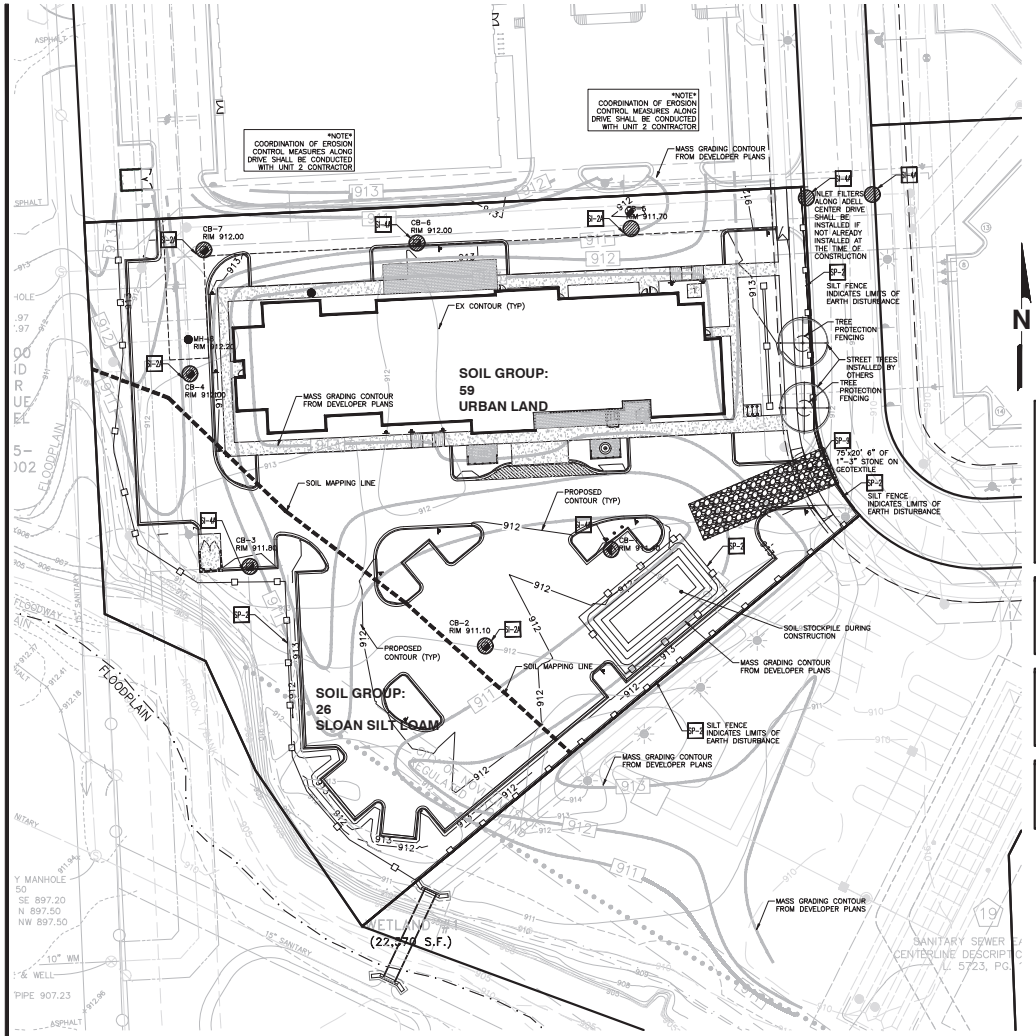
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ENLARGED GRADING PLAN

SHEET
C4.1

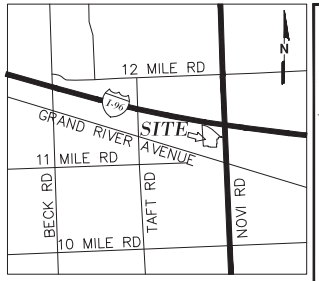


ULTIMATE DRAINAGE OUTLET

ULTIMATE DRAINAGE OUTLET IS WALLED LAKE BRANCH OF THE MIDDLE ROUGE RIVER.
DISTANCE FROM SITE TO BISHOP REGIONAL BASIN IS APPROXIMATELY 50-FEET ±.

SOIL EROSION & SEDIMENTATION CONTROL OPERATION TIME SCHEDULE — DISTURBED AREA = 2.1 ± ACRES

CONSTRUCTION SEQUENCE	JUL 2024	AUG	SEP	OCT	NOV	DEC	JAN 2025	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
TEMPORARY EROSION CONTROL MEASURES																
STRIP & STOCKPILE TOPSOIL / ROUGH GRADE																
STORM SEWER																
FOUNDATION / BLDG. CONSTRUCTION																
SANITARY SEWER & WATER MAIN																
INSTALL ALL OTHER UTILITIES																
SITE CONSTRUCTION & PAVEMENT																
PERMANENT EROSION CONTROL MEASURES																
FINISH GRADING																
LANDSCAPING																



LOCATION MAP (1"=4000' ±)

LEGAL DESCRIPTION

PROPERTY IN THE CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 3, ADELL CENTER, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 52318, PAGE 378, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 2254, AND ANY AMENDMENTS THERETO, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SET FORTH IN AFOREMENTIONED MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.

PARCEL IDENTIFICATION NO: 22-15-478-003
26775 ADELL CENTER DRIVE

OWNER INFORMATION

NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326
CONTACT: JIMMY ASMAR
PH 248-419-5555

SOIL INFORMATION

26: SLOAN SILT LOAM
59: URBAN LAND

SOIL INFORMATION FROM USDA-NRCS WEB SOIL SURVEY, OAKLAND COUNTY, MICHIGAN (MI125)

STABILIZATION NOTE

IT IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO THE INSTALLATION OF PUBLIC UTILITIES.

MAINTENANCE NOTES

1. GRAVEL ACCESS DRIVE
PROPER MAINTENANCE MAY INCLUDE ADDING ADDITIONAL LAYERS OF STONE WHEN THE ORIGINAL STONE BECOMES COVERED WITH MUD. AFTER EACH STORM EVENT, INSPECT THE ROAD FOR EROSION AND MAKE ANY NECESSARY REPAIRS. ALL SEDIMENT DROPPED OR ERODED ONTO PUBLIC RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY SWEEPING.

2. SOIL STOCKPILES
PERIODIC INSPECTIONS SHOULD BE DONE TO ENSURE EXCESSIVE EROSION HAS NOT OCCURRED. IF RUNOFF OR WIND EROSION HAS OCCURRED, REDUCE THE SIDE SLOPES OF THE SPOIL PILE, OR RE-STABILIZE THE STOCKPILE BY PROVIDING TEMPORARY SEEDING.

WHEN FILTER FENCING IS USED AROUND A SPOIL PILE, PERIODIC CHECKS SHOULD BE MADE TO ENSURE THAT PIPING HAS NOT OCCURRED UNDER THE FENCING, AND TO ENSURE THE FENCE HAS NOT COLLAPSED DUE TO SOIL SLIPPAGE OR ACCESS BY CONSTRUCTION EQUIPMENT. REPAIR ANY DAMAGED FENCING IMMEDIATELY.

BERMS AT THE BASE OF THE SPOIL PILE WHICH BECOME DAMAGED SHOULD BE REPLACED.

3. DUST CONTROL
TO PREVENT DUST FROM BECOMING A PUBLIC NUISANCE AND CAUSING OFF-SITE DAMAGES, DUST CONTROL SHOULD BE ONGOING DURING EARTH CHANGE ACTIVITIES.

4. SILT FENCE
SILT FENCE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SILT FENCES SHOULD BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND SEVERAL TIMES DURING PROLONGED RAINFALLS.

IF THE FENCE IS SAGGING OR THE SOIL HAS REACHED ONE HALF (1/2) THE HEIGHT OF THE FABRIC, THE SOIL BEHIND THE FABRIC MUST BE REMOVED AND DISPOSED OF IN A STABLE UPLAND SITE. THE SOIL CAN BE ADDED TO THE SOIL STOCKPILE.

IF THE FABRIC IS BEING UNDERCUT (I.E. IF WATER IS SEEPING UNDER THE FENCE), THE FENCE SHOULD BE REMOVED AND REINSTALLED FOLLOWING THE PROCEDURES GIVEN ABOVE.

FABRIC WHICH DECOMPOSES OR OTHERWISE BECOMES INEFFECTIVE SHOULD BE REMOVED AND REPLACED WITH NEW FILTER FABRIC IMMEDIATELY.

SILT FENCES SHOULD BE REMOVED ONCE VEGETATION IS WELL ESTABLISHED AND THE UP-SLOPE AREA IS FULLY STABILIZED.

5. INLET FILTERS
PERIODIC INSPECTIONS SHOULD BE DONE TO ENSURE THAT THE INTEGRITY OF THE FILTER STONE IS MAINTAINED. THE STONE SHALL BE REMOVED AND REPLACED SHOULD IT BECOME SEDIMENT LADEN.

THE INLET FILTER STONE AND GEOTEXTILE SHALL BE REMOVED AFTER THE ESTABLISHMENT OF FINAL GRADE AND PRIOR TO PAVEMENT INSTALLATION.

CONSTRUCTION SEQUENCE

1. PROVIDE EROSION CONTROL MEASURES THAT WILL BE USED AS PART OF THIS WORK. INSTALL GRAVEL ACCESS DRIVE PRIOR TO START OF CONSTRUCTION. INSTALL ADDITIONAL MEASURES AS REQUIRED BY THESE DRAWINGS AND AS FIELD CONDITIONS DICTATE IN ACCORDANCE WITH THE CITY OF NOVI AND OAKLAND COUNTY DRAIN COMMISSION STANDARDS.
2. REMOVE PAVEMENT AND THE INDICATED UTILITY STRUCTURES FULL-DEPTH. REMOVE TREES, SHRUBS, STUMPS AND ROOT SYSTEMS TO MINIMUM DEPTH OF 42" AND LEGALLY DISPOSE OFF-SITE. PROTECT TREES TO REMAIN WITH CONSTRUCTION FENCING PLACED AROUND PERIPHERY OF TREE DRIP-LINE.
3. IMPLEMENT TEMPORARY SOIL EROSION CONTROL MEASURES, INCLUDING SILT FENCE INSTALLATION.
4. STRIP TOPSOIL AND STOCKPILE.
5. CONSTRUCT STORM SEWER SYSTEM COMPLETE. IMMEDIATELY INSTALL INLET FILTERS ON ALL CATCH BASINS.
6. BEGIN FOUNDATION INSTALLATION.
7. INSTALL SANITARY SEWER AND WATERMAIN.
8. INSTALL ALL OTHER UTILITIES.
9. INSTALL ALL PAVEMENT.
10. BEGIN PERMANENT AND TEMPORARY SEEDING AND MULCHING. ALL CUT AND FILL SLOPES SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADING.
11. DAILY, OR AS REQUIRED, CONSTRUCT AND MAINTAIN TEMPORARY BERMS, DRAINS, SILT FENCE, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED.
12. COMPLETE INSTALLATION OF PERMANENT EROSION CONTROL MEASURES, INCLUDING SEEDING OPERATIONS. PERFORM PAVEMENT INSTALLATION.
13. FINISH GRADE, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION ON ALL DISTURBED GROUND AREAS.
14. CLEAN PAVEMENT AND STORM SEWERS OF ALL SEDIMENT.
15. REMOVE SOIL EROSION CONTROL MEASURES AFTER PERMANENT VEGETATION HAS BEEN ESTABLISHED.
16. INSTALL LANDSCAPING.
17. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO ENSURE THAT ALL SOIL EROSION CONTROL MEASURES ARE INSTALLED AND MAINTAINED.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF NOVI AND OAKLAND COUNTY DRAIN COMMISSIONER STANDARDS.
2. PROVIDE METHODS FOR DEWATERING SITE, AS NECESSARY, ACCORDING TO FIELD CONDITIONS. A DEWATERING PLAN, APPROVED BY THE CITY OF NOVI, SHALL BE REQUIRED IF DEWATERING IS REQUIRED.
3. CONSTRUCT AND MAINTAIN INLET FILTER AT ALL CATCH BASINS UNTIL PERMANENT MEASURES ARE IN PLACE.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
5. ANY EROSION OR SEDIMENT FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MANMADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
6. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER EARTH CHANGES HAVE BEEN ESTABLISHED.
7. GRAVEL ACCESS DRIVE SHALL BE USED FOR CONSTRUCTION ENTRANCE. REPLACE THE GRAVEL WHEN IT BECOMES PLUGGED.
8. DUST CONTROL WILL BE EXERCISED AT ALL TIMES WITHIN THE PROJECT BY THE CONTRACTOR.
9. ALL MUD, DIRT AND DEBRIS TRACKED ONTO EXISTING ROADS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR NO LESS THAN ON A DAILY BASIS. ALL MUD, DIRT AND DEBRIS TRACKED OR SPILLED ONTO PAVED SURFACES WITHIN THIS SITE SHALL BE PROMPLY REMOVED BY THE CONTRACTOR.
10. THE GOVERNMENT AGENCY OF JURISDICTION SHALL INSPECT ALL SOIL EROSION CONTROL MEASURES. UPON THEIR DIRECTION, ADDITIONAL MEASURES SHALL BE CONSTRUCTED AND MAINTENANCE WORK SHALL BE PERFORMED TO ENSURE COMPLIANCE WITH ALL PERMIT REQUIREMENTS.
11. IS IS THE DEVELOPER'S RESPONSIBILITY TO GRADE AND STABILIZE DISTURBANCES DUE TO THE INSTALLATION OF PUBLIC UTILITIES.
12. VEGETATION SHALL BE ESTABLISHED WITHIN 5 DAYS OF FINAL GRADE, OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. 3-4" OF TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
13. STREET SWEEPING AND DUST CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR.

SOIL EROSION CONTROL MEASURES

REFERENCE: OAKLAND COUNTY WATER RESOURCES COMMISSIONER STANDARDS

SP-2 SILT FENCE
SI-2A LOW POINT INLET FILTER ALT. "A"
SI-4A CURB AND GUTTER INLET FILTER ALTERNATIVE "A"
SP-9 TEMPORARY STONE ACCESS DRIVE (75' X 20')

CITY OF NOVI NOTES:

1. PRETREATMENT STRUCTURES: INSPECT WEEKLY FOR SEDIMENT ACCUMULAQTION UNTIL SITE IS STABALIZED, AND WILL CLEAN AS REQUIRED.
2. SLOPES STEEPER THAN 6H:1V (16%) SHALL BE STABALIZED WITH EROSION CONTROL BLANKET.
3. ALL CULVERT AND END SECTIONS MUST CONTAIN GROUTED RIP-RAP IN ACCORDANCE WITH ORDINANCE SPECIFICATIONS.
4. INSTALLATION OF SILT FENCING OR TREE PROTECTION FENCING SHALL NOT OCCUR PRIOR TO THE INITIAL CITY PRE-CONSTRUCTION MEETING. DELAY.

EARTHWORK BALANCING NOTE

THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THE PROJECT TO THE FINISHED GRADE ELEVATIONS SHOWN ON THE APPROVED PLANS. THE EARTHWORK CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TOT HE OWNER.

RESTORATION NOTE

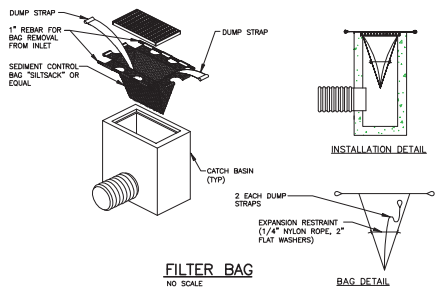
THE EARTHWORK CONTRACTOR SHALL RESTORE AREAS DISTURBED FROM CONSTRUCTION OPERATIONS TO THE ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LANDSCAPE AREAS REQUIRING RESTORATION SHALL INCLUDE MIN. 4" TOPSOIL AND SEED PER MDOT REQUIREMENTS. PAVEMENT ARES SHALL BE RESTORED TO THE ORIGINAL CONDITION, WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.

TEMPORARY SEEDING GUIDE

TYPE OF SEED	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	*RATE OF APPLICATION PER/1000 SQ.FT.	PER ACRE
SPRING OATS/BARLEY OR DOMESTIC RYEGRASS								2 LBS.	3 BU.
SUDANGRASS								1/2 LB.	20-25 LBS.
RYE OR PERENNIAL RYE								1 LB.	30-40 LBS.
WHEAT								1/2 LB.	2-3 BU.
								1 LB.	20-25 LBS.
								3 LBS.	2-3 BU.

THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR ALL THE SITE CUT AND/OR FILL. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO PROVIDING A BALANCED SITE.

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



FILTER BAG
NO SCALE

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UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

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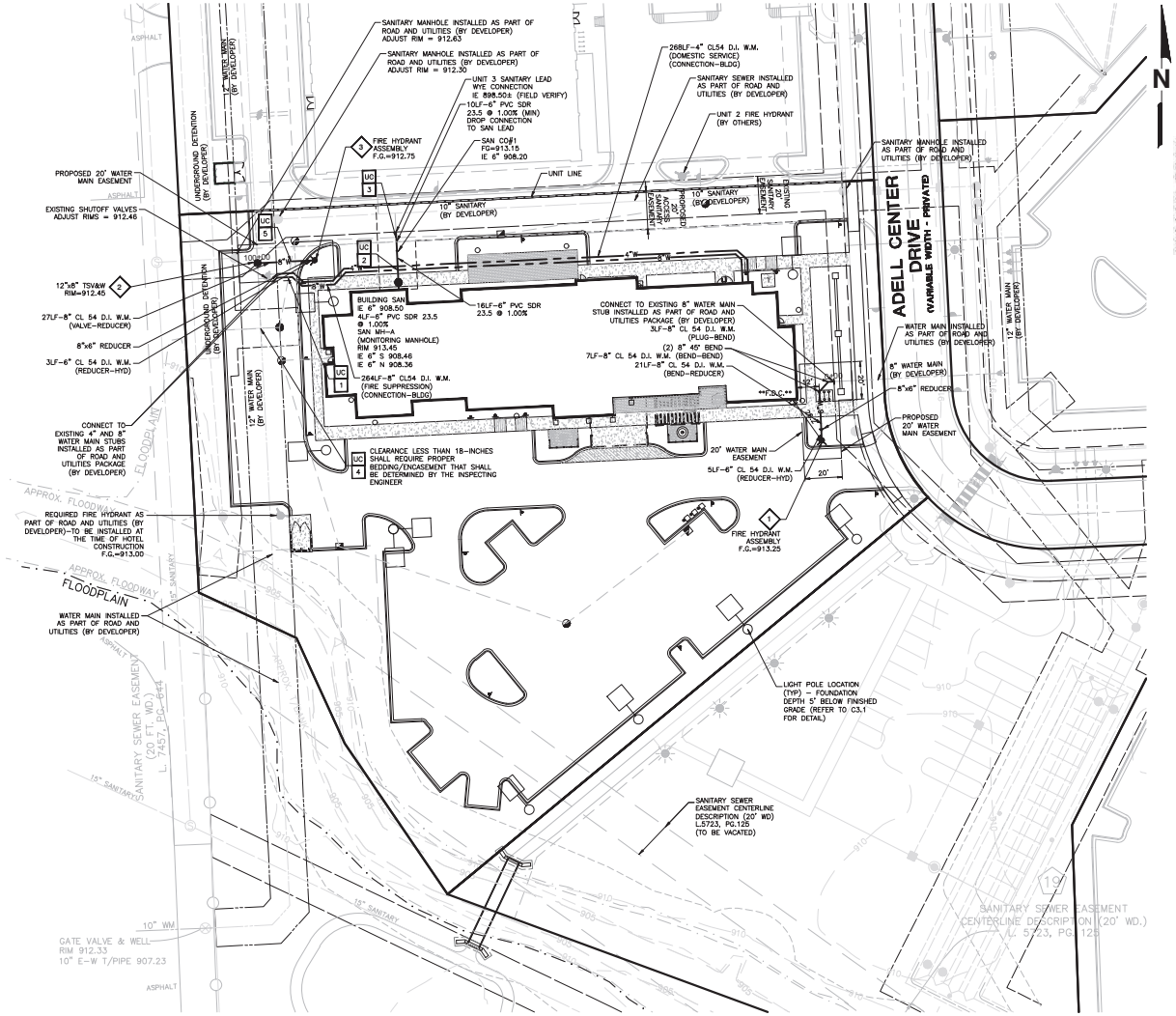
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SHEET TITLE :
EROSION CONTROL PLAN

SHEET
C4.2

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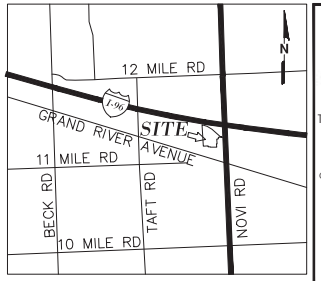
0' 30' 60' 90'
SCALE: 1" = 30'



SANITARY USE CALCULATIONS

USAGE	AREA		UNIT FACTOR		R.E.U.
Hotel	129	rooms	0.38 units per room		49.02
Pool	375	s.f.	3 units per 1000 s.f.		1.13
			Total =		50.15

POPULATION EQUIVALENT =	3.2	Persons per R.E.U.			
POPULATION =	160.5	Persons			
AVERAGE FLOW RATE =	100	Gallons per capita per day			
AVERAGE FLOW =	16,046	GPD =	0.024	CFS	
PEAK FACTOR =	4				
PEAK FLOW =	64,185.60	GPD =	0.096	CFS	6"@1.00%(cfs) = 0.73



LOCATION MAP (1"=4000' ±)

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF NOVI WATER AND SANITARY STANDARDS AND SPECIFICATIONS.
2. MAINTAIN A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND ANY OTHER UTILITY OF 10–FEET. THE MINIMUM VERTICAL CLEARANCE BETWEEN A WATER MAIN AND A SEWER SHALL BE 18–INCHES.
3. NO GROUNDWATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.
4. REFER TO PLUMBING PLANS TO VERIFY BUILDING UTILITY CONNECTION LOCATIONS. SITE UTILITY LOCATIONS TO TERMINATE 5' OUTSIDE OF BUILDING.
5. SANITARY CLEANOUT ASSEMBLIES TO BE ZURN 1402–HD, OR OTHERWISE APPROVED EQUAL.
6. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION OF FOUNDATION.
7. ALL WATER MAIN AND FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE CONSTRUCTION OF THE FOUNDATION.
8. THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS SHALL BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
9. CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATING SERVICE TO IDENTIFY ALL UTILITIES WITHIN THE INFLUENCE OF WORK ASSOCIATED WITH THE PROJECT. ALL FINDINGS SHALL BE REPORTED, IN WRITTEN FORM, TO THE ENGINEER.
10. COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
11. A CITY OF NOVI RIGHT–OF–WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT–OF–WAY AND/OR CITY EASEMENT.
12. SANITARY LEAD SHALL BE BURIED AT LEAST 5–FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
13. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY OF NOVI ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
14. PER THE TEN STATES STANDARDS ARTICLE 8.8.3, ONE FULL 20–FOOT PIPE LENGTH OF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SANITARY SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING, IN ORDER TO ENSURE 10–FOOT SEPARATION BETWEEN WATER MAIN AND SEWERS.

UTILITY CROSSING SCHEDULE

UC 1	BOTTOM OF STORM = 906.98 TOP OF WATER = 905.48 (DEFLECT WATER MAIN) (18" MIN VERTICAL CLEARANCE)
UC 2	BOTTOM OF SANITARY = 908.23 TOP OF WATER = 906.73 (DEFLECT WATER MAIN) (18" MIN VERTICAL CLEARANCE)
UC 3	BOTTOM OF STORM = 907.50 TOP OF SANITARY = 902.00±
UC 4	BOTTOM OF STORM = 906.40 TOP OF EX. WATER = 905.4± (FIELD VERIFY) (CLEARANCE LESS THAN 18–INCHES SHALL REQUIRE PROPER BEDDING/ENCASEMENT THAT SHALL BE DETERMINED BY THE INSPECTING ENGINEER)
UC 5	BOTTOM OF STORM = 907.02 TOP OF WATER = 905.52 (DEFLECT WATER MAIN) (18" MIN VERTICAL CLEARANCE)

CITY OF NOVI FIRE DEPARTMENT NOTES

1. ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY BUILDING CONSTRUCTION BEGINS.
2. PROJECT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE SECTION 510 FOR EMERGENCY RADIO COVERAGE. THIS SHALL BE COMPLETED BY THE TIME THE FINAL INSPECTION OF THE FIRE ALARM AND FIRE SUPPRESSION PERMITS.
3. FIRE LANES WILL BE DESIGNATED BY THE FIRE CHIEF OR HIS DESIGNEE WHEN IT IS DEEMED NECESSARY AND SHALL COMPLY WITH THE FIRE PREVENTION ORDINANCES ADOPTED BY THE CITY OF NOVI.
4. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
5. CANOPY CLEARANCE SHALL BE 14–FEET FROM THE HIGHEST FINISHED GRADE AND CLEARANCE SHALL BE POSTED ON THE CANOPY.
6. ON–SITE DRIVES SHALL MEET THE CITY OF NOVI WEIGHT REQUIREMENTS OF 35–TONS.

UTILITY NOTE

ALL UTILITIES LABELED AS "BY OTHERS" ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE.

UTILITY STUB LEADS FOR LOTS ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE. ALL UTILITY LEADS SHOWN ARE APPROXIMATE LOCATIONS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO ENGINEER.

SANITARY SEWER QUANTITIES

1EA	MONITORING MANHOLE (PRIVATE)
1EA	6" CLEAN OUT (PRIVATE)
34LF	6" PVC SDR 23.5 (PRIVATE)

NOTE – QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO ACCURACY THEREOF.

WATER MAIN QUANTITIES

268LF	4" CL 54 D.I. (PRIVATE–DOMESTIC SERVICE)
264LF	8" CL 54 D.I. (PRIVATE–FIRE SUPPRESSION)
8LF	6" CL 54 D.I. (PUBLIC)
58LF	8" CL 54 D.I. (PUBLIC)
1EA	12"x8" TSV&W (PUBLIC)
2EA	8"x6" REDUCER (PUBLIC)
2EA	FIRE HYDRANT (PUBLIC)

NOTE – QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO ACCURACY THEREOF.

Know what's below. Call before you dig.

0' 30' 60' 90'

SCALE: 1" = 30'

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BENCHMARKS

CITY OF NOVI BM 1042
"X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE @26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER.
ELEV. 915.58 NAVD 88

B.M. #2 -ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

B.M. #3 -ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER.
ELEV. 914.36 NAVD 88

CITY OF NOVI IRRIGATION SYSTEM NOTE

1. FOR COMMON AREA IRRIGATION SYSTEMS CONNECTED TO PUBLIC WATER SUPPLIES, INSTALL A BACKFLOW PREVENTION REDUCED PRESSURE ZONE ASSEMBLY (RPZ) WITH AN ASSE 1013 LISTING APPROVAL AT EACH TAP TO THE PUBLIC WATER SUPPLY. A MINIMUM CLEARANCE OF 12–INCHES MEASURED FROM THE BOTTOM OF PRESSURE RELIEF VALVE TO THE FINISHED LANDSCAPED GRADE SHALL BE REQUIRED. INFORMATION AND DETAIL PROVIDED ON PLUMBING PLANS.

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/27/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

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DEVELOPER

ORVILLE PROPERTIES, LLC
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TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

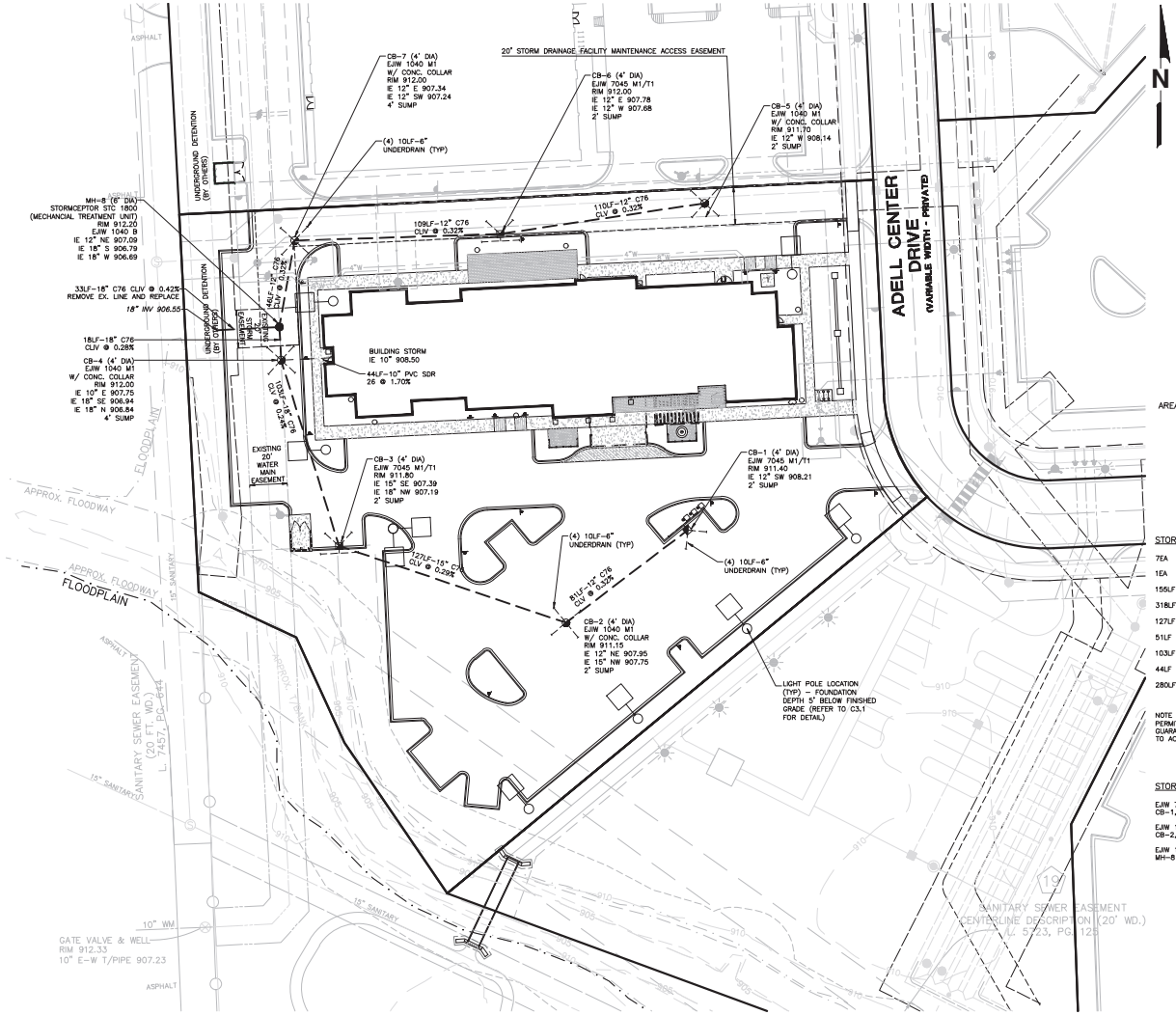
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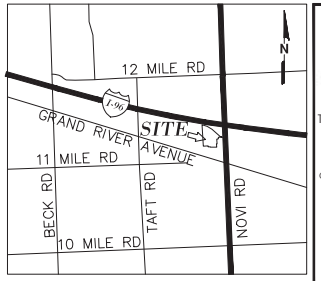
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UTILITY PLAN

SHEET
C5.0



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3. NO GROUNDWATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.
4. REFER TO PLUMBING PLANS TO VERIFY BUILDING UTILITY CONNECTION LOCATIONS. SITE UTILITY LOCATIONS TO TERMINATE 5' OUTSIDE OF BUILDING.
5. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION OF FOUNDATION.
6. THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS SHALL BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
9. CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATING SERVICE TO IDENTIFY ALL UTILITIES WITHIN THE INFLUENCE OF WORK ASSOCIATED WITH THE PROJECT. ALL FINDINGS SHALL BE REPORTED, IN WRITTEN FORM, TO THE ENGINEER.
10. COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
11. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY OF NOVI ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.



LOCATION MAP (1"=4000' ±)

DRAINAGE AREAS

Drainage Area	Area Total (S.F.)	Pervious Area (S.F.)	Impervious Area (S.F.)	C Perv	C Pavement	Area Total (acres)	Cw
DA1	16912	1775	15136	0.35	0.95	0.39	0.89
DA2	22849	3146	19703	0.35	0.95	0.52	0.87
DA3	3378	625	2753	0.35	0.95	0.08	0.84
DA4	22840	2761	20080	0.35	0.95	0.52	0.88
DA5	7214	1515	5699	0.35	0.95	0.17	0.82
DA6	4803	1085	3718	0.35	0.95	0.11	0.81
DA7	3985	758	3227	0.35	0.95	0.09	0.84



DRAINAGE AREA KEY

STORM SEWER QUANTITIES

7EA	4' DIA CATCH BASIN
1EA	MECHANICAL TREATMENT UNIT
155LF	12" C76 CLV RCP
318LF	12" C76 CLV RCP
127LF	15" C76 CLV RCP
51LF	18" C76 CLV RCP
103LF	18" C76 CLV RCP
44LF	10" PVC SDR 26
28OLF	6" UNDERDRAIN

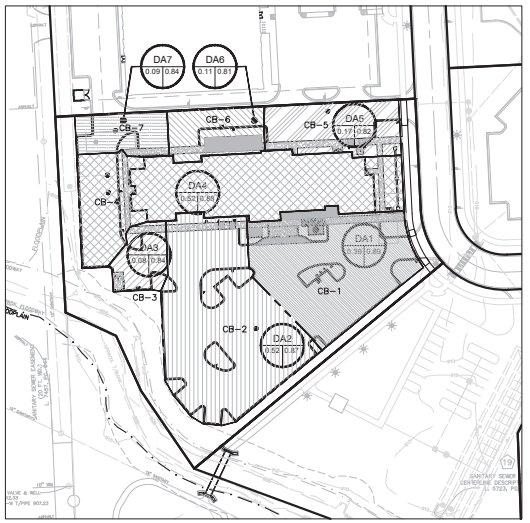
NOTE – QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO ACCURACY THEREOF.

STORM STRUCTURE CASTING SCHEDULE

EJIW 7045 M1/T1
CB-1, CB-3, CB-6

EJIW 1040 M1
CB-2, CB-4, CB-5, CB-7

EJIW 1040 B
MH-8



DRAINAGE AREA PLAN
SCALE: 1" = 60'

811
Know what's below.
Call before you dig.

0' 30' 60' 90'
SCALE: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

BENCHMARKS

CITY OF NOVI BM 1042
"X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE @26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER.
ELEV. 915.58 NAVD 88

B.M. #2 -ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

B.M. #3 -ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER.
ELEV. 914.36 NAVD 88

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/27/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

UTILITY NOTE

ALL UTILITIES LABELLED AS "BY OTHERS" ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE.

UTILITY STUB LEADS FOR LOTS ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE. ALL UTILITY LEADS SHOWN ARE APPROXIMATE LOCATIONS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO ENGINEER.

STORM SEWER CALCULATIONS

$Q_p = C * I * A$
$Q_p = A \times 1.486/n \times R^{2/3} \times S^{1/2}$
$I = 175/(25 + t_c)$ for **10 year storm event**

AREA NO.	FROM MH/CB	TO MH/CB	AREA A acres	COEFF. C	A x C	AREA TOTAL At acres	COEFF. Wt Cw	At x Cw	TIME t_c min	INT. I in/hr	n	FLOW Q_a Q<Q/A c.f.s.	PIPE CAP. Q_p c.f.s.	PIPE LENGTH ft	PIPE DIA. in	PIPE SLOPE %	VEL. FULL ft/sec	TIME FLOW min	RIM ELEV HIGH ft	RIM ELEV LOW ft	H.G.L. HIGH END HGL	H.G.L. LOW END HGL	INVERT ELEV. HIGH END INV	INVERT ELEV. LOW END INV	PIPE COVER HIGH END ft	PIPE COVER LOW END ft	RIM-H.G.L. HIGH END ft	RIM-H.G.L. LOW END ft
DA1	1	2	0.39	0.89	0.34	0.39	0.89	0.34	15.00	4.38	0.013	1.51	2.02	81	12	0.32%	2.57	0.53	911.50	911.15	909.65	909.32	908.21	907.95	2.19	2.10	1.85	1.83
DA2	2	3	0.52	0.87	0.45	0.91	0.88	0.80	15.53	4.32	0.013	3.45	3.48	127	15	0.29%	2.83	0.75	911.15	911.80	909.12	908.66	907.75	907.39	2.02	3.04	2.03	3.14
DA3	3	4	0.08	0.84	0.07	0.99	0.87	0.86	16.27	4.24	0.013	3.67	5.15	103	18	0.24%	2.91	0.59	911.80	912.00	908.46	908.17	907.19	906.94	2.96	3.41	3.34	3.83
DA4	4	8	0.52	0.88	0.46	1.51	0.87	1.32	16.86	4.18	0.013	5.54	5.56	18	18	0.28%	3.15	0.10	912.00	912.20	908.07	908.01	906.84	906.79	3.51	3.76	3.93	4.19
DA5	5	6	0.17	0.82	0.14	0.17	0.82	0.14	15.00	4.38	0.013	0.60	2.02	110	12	0.32%	2.57	0.71	911.70	912.00	909.60	909.15	908.14	907.78	2.46	3.12	2.10	2.85
DA6	6	7	0.11	0.81	0.09	0.28	0.82	0.23	15.71	4.30	0.013	0.97	2.02	109	12	0.32%	2.57	0.71	912.00	912.00	909.05	908.60	907.68	907.34	3.22	3.56	2.95	3.40
DA7	7	8	0.09	0.84	0.08	0.37	0.82	0.30	16.42	4.22	0.013	1.28	2.02	46	12	0.32%	2.57	0.30	912.00	912.20	908.50	908.31	907.24	907.09	3.66	4.01	3.50	3.89
----	8	EX	0.00	0.00	0.00	1.88	0.86	1.63	16.96	4.17	0.013	6.79	6.81	33	18	0.42%	3.85	0.14	912.20	911.80	907.91	907.75	906.69	906.55	3.86	3.60	4.29	4.05

TRIUMPH
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TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

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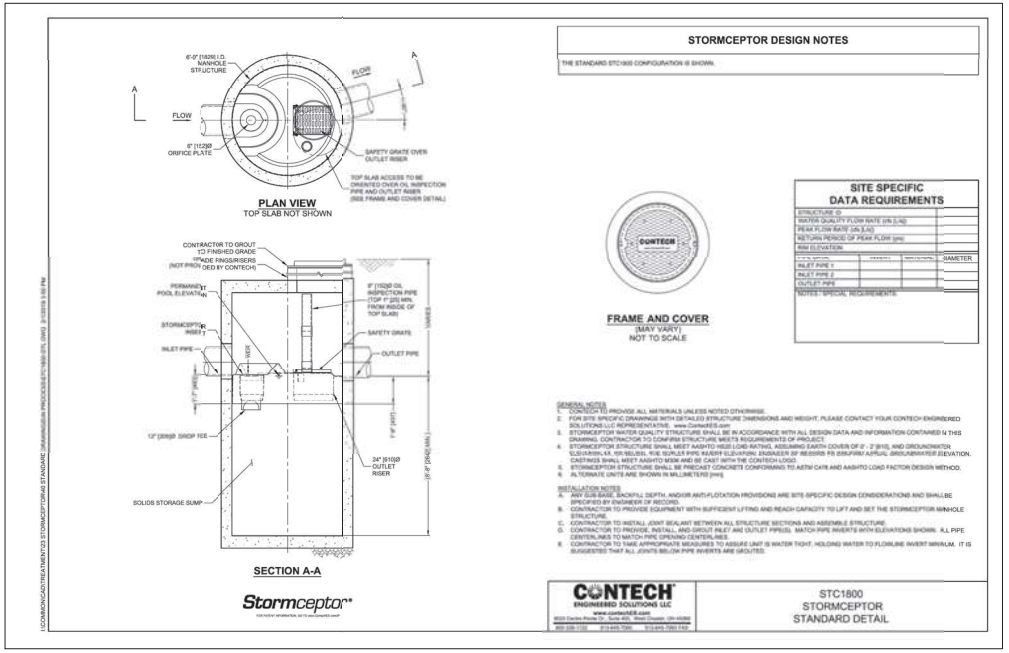
ISSUED FOR	DATE
PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : 1"=30'
JOB NO : SD-18-103

SHEET TITLE :
STORM MANAGEMENT PLAN

SHEET
C5.1

STORMCEPTOR DESIGN INFORMATION



STORMCEPTOR DESIGN NOTES

THE STANDARD STC1800 CONFIGURATION IS SHOWN.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	
WATER QUALITY FLOW RATE (cfs [L/s])	
PEAK FLOW RATE (cfs [L/s])	
RETURN PERIOD OF PEAK FLOW (yrs)	
RIM ELEVATION	
INLET PIPE 1	DIAMETER
INLET PIPE 2	
OUTLET PIPE	
NOTES / SPECIAL REQUIREMENTS:	

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' (0 m), AND GROUNDWATER ELEVATION AT, OR BELOW, RISE SURFACE PIPE INVERT ELEVATION. ENGINEER OF RECORD IS RESPONSIBLE FOR ENSURING ASPHALT, GROUNDWATER ELEVATION, CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S), MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

DEVELOPER APPROVED OUTLET CALCULATIONS

RESTRICTED OUTLET NOTE

RESTRICTED OUTLET CALCULATIONS FROM "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/27/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. SHEET 33A.

DETENTION A (UNIT 1, 2, 3, & 9)

NOVI STORM WATER DETENTION BASIN DESIGN
BANK FULL STORM

PROJECT: OAKLAND COUNTY / NOVI
DETENTION BASIN DESIGN

DESIGN VARIABLES: Tributary Area (A) = 6.26 acres; Run-Off Coefficient (C) = 0.85

BANKFULL STORAGE VOLUME REQUIRED
1. ALLOWABLE DISCHARGE (Qa):
Qa = 0.15 cfs/acre * A = 0.94 cfs

2. ALLOWABLE DISCHARGE PER ACRE IMPERVIOUS (Qo):
Qo = Qa / (A * C) = 0.18 cfs/acre impervious

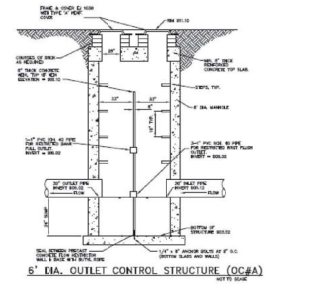
3. MAXIMUM STORAGE TIME (T):
T100 = -25 + SQRT(10312.5 / Qo) = 216.74 minutes

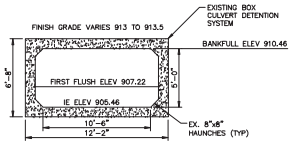
4. MAXIMUM STORAGE VOLUME PER ACRE IMPERVIOUS (Vs):
Vs100 = (16500 * T) / (T + 25) - (40 * Qo * T) = 13,264 cf/acre impervious

5. STORAGE VOLUME REQUIRED (Vt):
Vt100 = Vs100 * A * C = 70,576 cf

FIRST FLUSH VOLUME
Vff = 1815 * A * C = 9,658 cf

BANKFULL FLOOD VOLUME
Vbf = 5160 * A * C = 27,456 cf (Required Volume)





NOTE: REFER TO GREENTECH PLANS, SHEET 41 FOR FURTHER INFORMATION ON BOX CULVERT

EX. DETENTION "A" BOX CULVERT SECTION

SCALE: 1" = 5'

DETENTION CALCULATIONS

APPROVED ADELL CENTER DEVELOPMENT PLANS (DETENTION "A")

TRIBUTARY AREA = 6.26 acres
RUNOFF COEFFICIENT C = 0.85

BANKFULL STORAGE VOLUME REQUIRED

Qa = 0.15 cfs / acre * A = 0.94 cfs

2. ALLOWABLE DISCHARGE PER ACRE IMPERVIOUS (Qo):
Qo = Qa / (A * C) = 0.18 cfs/acre impervious

3. MAXIMUM STORAGE TIME (T):
T100 = -25 + SQRT(10312.5 / Qo) = 216.74 minutes

4. MAXIMUM STORAGE VOLUME PER ACRE IMPERVIOUS (Vs):
Vs100 = (16500 * T100)/(T100+25))-40(QO)(T100) = 13,264 cf/acre imperv

5. STORAGE VOLUME REQUIRED (Vt):
Vt100 = Vs100 * A * C = 70,576 cf

FIRST FLUSH VOLUME
Vff = 1815 * A * C = 9,658 cf @ Elev 907.22

BANKFULL FLOOD VOLUME
Vbf = 5160 * A * C = 27,456 cf @ Elev 910.46

TOTAL STORAGE PROVIDED = 27,456 cf

PROPOSED TPS HOTEL (DETENTION "A")

TRIBUTARY AREA = 1.88 acres
RUNOFF COEFFICIENT C = 0.85

BANKFULL STORAGE VOLUME REQUIRED
1. ALLOWABLE DISCHARGE (Qa):
Qa = 0.15 cfs / acre * A = 0.28 cfs

2. ALLOWABLE DISCHARGE PER IMPERVIOUS (Qo):
Qo = Qa / (A * C) = 0.18 cfs/acre impervious

3. MAXIMUM STORAGE TIME (T):
T100 = -25 + SQRT(10312.5 / Qo) = 217.39 minutes

4. MAXIMUM STORAGE VOLUME PER ACRE IMPERVIOUS (Vs):
Vs100 = (16500 * T100)/(T100+25))-40(QO)(T100) = 13,272 cf/acre imperv

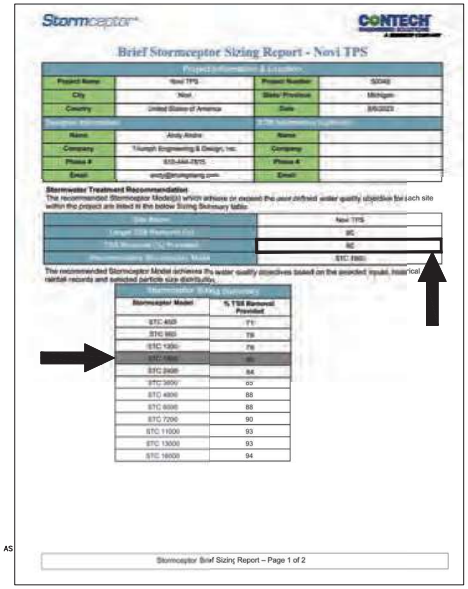
5. STORAGE VOLUME REQUIRED (Vt):
Vt100 = Vs100 * A * C = 21,346

FIRST FLUSH VOLUME
Vff = 1815 * A * C = 2,919 cf @ Elev 905.99

BANKFULL FLOOD VOLUME
Vbf = 5160 * A * C = 9,299 cf @ Elev 906.97

TOTAL STORAGE PROVIDED = 27,456 cf

STORMCEPTOR SIZING CALCULATION



MECHANICAL TREATMENT UNIT

REQUIRED TREATMENT VOLUME (1-YEAR EVENT)

A_T = 1.88 ACRES
C_{VF} = 0.86
I = 72 / T + 25 = 1.726
T = 16.72 MIN
Q = C * I * A
Q = 2.80 CFS

1-YEAR STORM EVENT @ 1.8 in/hr
Q = 2.93 CFS

MECHANICAL PRE-TREATMENT UNIT

Stormceptor 1800

Refer to Contech sizing calculations
Sediment Capacity = 37 cubic feet
Oil Capacity = 251 gallons
Total Holding Capacity = 1,833 gallons

Tc CALCULATION

1. Surface Description (Table 3-1)		
2. NRCS Curve Number	96	
3. S = 1000/CN - 10	0.42	
4. Hydraulic Length, Lh	445	ft
5. Watercourse Land Slope, Y (%)	0.2472	%
6. $La = Lh^{0.8} * (S + 1)^{0.7} / (1900 * Y^{0.5})$	0.18	hr
7. Tc = 1.67 * La	0.30	hr = 17.79 min

Calculation to determine land slope:

Elevation of high point =	913.1	ft
Elevation of low point =	912.0	ft
Difference in Elevation =	1.1	ft
Slope (based on cell B9, Hyd Length) =	0.002472	ft/ft = 0.247191 %

811 Know what's **below.** **Call** before you dig.

0' 30' 60' 90'
SCALE: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

TASK:	STREETS	STORM SEWER SYSTEM	CATCH BASIN INLET CASINGS	OUTLOW CONTROL STRUCTURES	MECHANICAL TREATMENT UNIT	UNDERGROUND DETENTION	COMPONENTS: SCHEDULE:
INSPECT FOR SEDIMENT ACCUMULATION		X		X	X	X	WEEKLY
REMOVAL OF SEDIMENT ACCUMULATION		X		X	X	X	AS NEED & PRIOR TO TURNOVER
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	X	X	QUARTERLY
CLEANING OF FLOATABLES AND DEBRIS		X	X	X	X	X	QUARTERLY AND AT TURNOVER
INSPECTION FOR EROSION				X	X	X	WEEKLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES					X	X	AS NEEDED & PRIOR TO TURNOVER
REPLACEMENT OF GRAVEL JACKETS				X			AS NEEDED
MOWING	X				X	X	0-2 TIMES PER YEAR
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER)		X		X	X	X	ANNUALLY AND AT TURNOVER
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X		X	X	X	AS NEEDED

AS NEEDED = WHEN SEDIMENT HAS ACCUMULATED TO A MAXIMUM OF ONE (1) FOOT DEPTH.

CONSTRUCTION MAINTENANCE SCHEDULE

TASK:	STREETS	STORM SEWER SYSTEM	CATCH BASIN INLET CASINGS	OUTLOW CONTROL STRUCTURES	MECHANICAL TREATMENT UNIT	UNDERGROUND DETENTION	COMPONENTS: SCHEDULE:
INSPECT FOR SEDIMENT ACCUMULATION		X		X	X	X	ANNUALLY
REMOVAL OF SEDIMENT ACCUMULATION		X		X	X	X	EVERY 5-10 YEARS AS NEEDED
INSPECT FOR FLOATABLES AND DEBRIS		X	X	X	X	X	ANNUALLY
CLEANING OF FLOATABLES AND DEBRIS		X	X	X	X	X	ANNUALLY
INSPECTION FOR EROSION				X	X	X	ANNUALLY
REESTABLISH PERMANENT VEGETATION ON ERODED SLOPES					X	X	AS NEEDED
REPLACEMENT OF GRAVEL JACKETS				X			EVERY 3-5 YEARS AS NEEDED
CLEAN STREETS	X						SEMI-ANNUALLY
MOWING	X						0-2 TIMES PER YEAR
INSPECT STRUCTURAL ELEMENTS DURING WET WEATHER AND COMPARE TO AS-BUILT PLANS (BY PROFESSIONAL ENGINEER REPORTING TO THE APPLICANT)		X		X	X	X	ANNUALLY
MAKE ADJUSTMENTS OR REPLACEMENTS AS DETERMINED BY ANNUAL WET WEATHER INSPECTION		X		X	X	X	AS NEEDED
KEEP RECORDS OF ALL INSPECTIONS AND MAINTENANCE ACTIVITIES ARE REPORT TO CITY (IF REQUESTED)		X	X	X	X	X	ANNUALLY
KEEP RECORDS OF ALL COSTS FOR INSPECTIONS, MAINTENANCE AND REPAIRS, REPORT TO CITY (IF REQUESTED)		X	X	X	X	X	ANNUALLY
APPLICANT'S ENGINEER REVIEW COST EFFECTIVENESS OF THE PREVENTATIVE MAINTENANCE PROGRAM AND MAKES ADJUSTMENTS AS NEEDED		X	X	X	X	X	ANNUALLY
CITY TO HAVE A PROFESSIONAL ENGINEER CARRY-OUT EMERGENCY INSPECTIONS UPON IDENTIFICATION OF SEVERE PROBLEMS		X	X	X	X	X	AS NEEDED

MAINTENANCE AFTER CONSTRUCTION WILL BE RESPONSIBILITY OF THE APPLICANT.

MAINTENANCE SCHEDULE

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/27/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

TRIUMPH

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PREPARED UNDER THE DIRECTION OF: ANDREW ANDRE, P.E. MI #47380

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AUBURN HILLS, MI 48326
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TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

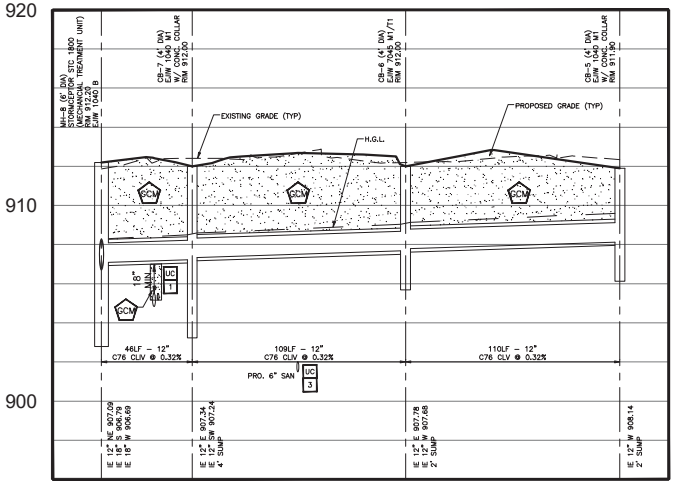
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ISSUED FOR	DATE
PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : NO SCALE
JOB NO : SD-18-103

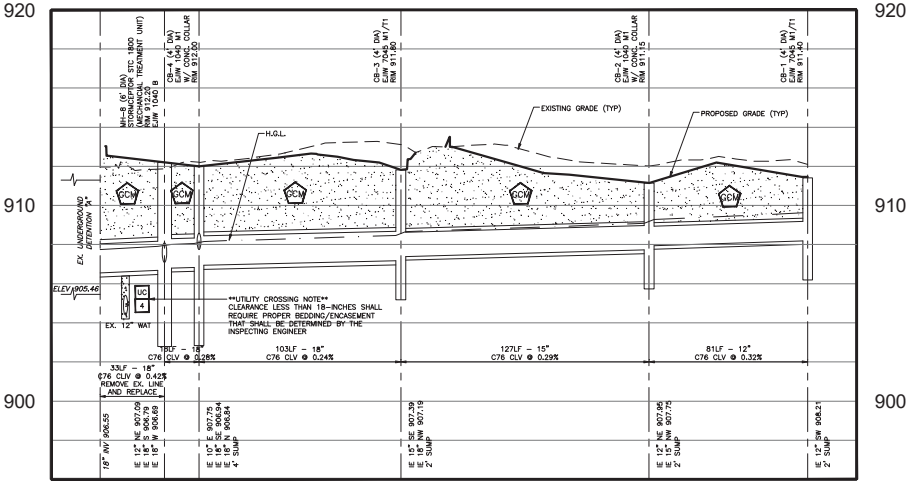
SHEET TITLE :
STORM MANAGEMENT DETAILS

SHEET
C5.2



CB-5 TO MH-8

SCALE: 1"=30' HOR / 1'=3' VERT



CB-1 TO DETENTION

SCALE: 1"=30' HOR / 1'=3' VERT

KEY NOTES

GCM GRANULAR COMPACTED MATERIAL MDOT SPEC. CLASS II, COMPACTED TO 95% MAXIMUM DRY DENSITY. (TYP)

UC UTILITY CROSSING REFER TO C5.0 FOR DETAIL.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF NOVI WATER AND SANITARY STANDARDS AND SPECIFICATIONS.
2. MAINTAIN A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND ANY OTHER UTILITY OF 10-FEET. THE MINIMUM VERTICAL CLEARANCE BETWEEN A WATER MAIN AND A SEWER SHALL BE 18-INCHES.
3. NO GROUNDWATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.
4. REFER TO PLUMBING PLANS TO VERIFY BUILDING UTILITY CONNECTION LOCATIONS. SITE UTILITY LOCATIONS TO TERMINATE 5' OUTSIDE OF BUILDING.
5. SANITARY CLEANOUT ASSEMBLIES TO BE ZURN 1402-HD, OR OTHERWISE APPROVED EQUAL.
6. ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION OF FOUNDATION.
7. ALL WATER MAIN AND FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE CONSTRUCTION OF THE FOUNDATION.
8. THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS SHALL BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
9. CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATING SERVICE TO IDENTIFY ALL UTILITIES WITHIN THE INFLUENCE OF WORK ASSOCIATED WITH THE PROJECT. ALL FINDINGS SHALL BE REPORTED, IN WRITTEN FORM, TO THE ENGINEER.
10. COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
11. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
12. SANITARY LEAD SHALL BE BURIED AT LEAST 5-FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
13. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY OF NOVI ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
14. PER THE TEN STATES STANDARDS ARTICLE 8.8.3, ONE FULL 20-FOOT PIPE LENGTH OF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SANITARY SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING, IN ORDER TO ENSURE 10-FOOT SEPARATION BETWEEN WATER MAIN AND SEWERS.

UTILITY NOTE

ALL UTILITIES LABELED AS "BY OTHERS" ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE.

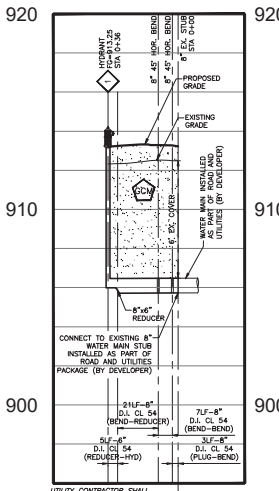
UTILITY STUB LEADS FOR LOTS ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE. ALL UTILITY LEADS SHOWN ARE APPROXIMATE LOCATIONS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO ENGINEER.

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/27/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

UTILITY LOCATION NOTE

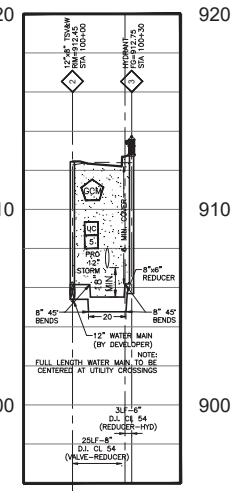
UTILITY CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SITE UTILITIES PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO THE ENGINEER.



UTILITY CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF SITE UTILITIES PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO THE ENGINEER.

WATER MAIN 0+00

SCALE: 1"=30' HOR 1'=3' VERT



WATER MAIN 100+00

SCALE: 1"=30' HOR 1'=3' VERT

KEY NOTES

GCM GRANULAR COMPACTED MATERIAL MDOT SPEC. CLASS II, COMPACTED TO 95% MAXIMUM DRY DENSITY. (TYP)

UC 1 UTILITY CROSSING REFER TO C5.0 FOR DETAIL.

811 Know what's below. Call before you dig.

0' 30' 60' 90'

SCALE: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

BENCHMARKS

CITY OF NOVI BM 1042
"X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE #26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER.
ELEV. 915.58 NAVD 88

B.M. #2 -ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

B.M. #3 -ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER.
ELEV. 914.36 NAVD 88

TRIUMPH

Triumph Engineering & Design, Inc.
10775 S. SAGINAW ST.
SUITE D
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362

PREPARED UNDER THE DIRECTION OF:
ANDREW ANDRE, P.E.
MI #47380

APPLICANT:
NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326
PH 248-419-5550
FX 248-553-4218

TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

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ISSUED FOR	DATE
PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : 1"=30'
JOB NO : SD-18-103
SHEET TITLE :
UTILITY PROFILES

SHEET
C5.3

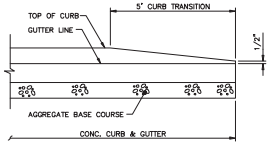
NOTE: REFER TO NOVI PAVING STANDARD DETAILS

BITUMINOUS PAVEMENT

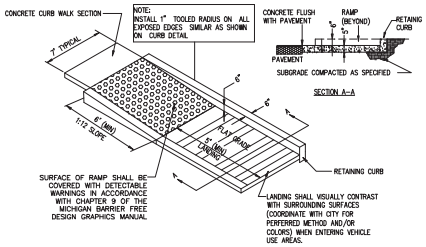
CONCRETE CURB WALK

CONC. CURB & GUTTER

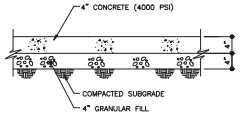
CATCH BASIN UNDERDRAINS



TYPICAL CURB END TRANSITION
NO SCALE



BARRIER FREE RAMP
NO SCALE

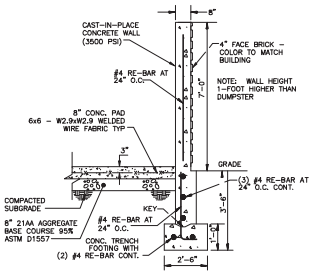


NOTE:
CONTRACTION JOINT SHALL BE 1/4"x2 3/4" DEEP, SPACED AT 5'-0" INTERVALS. EXPANSION JOINTS SHALL BE 1/2" PREMOLDED FILLER, SPACED AT A MAXIMUM 30' APART. EXPANSION JOINTS TO BE PLACED BETWEEN NEW AND EXISTING CONCRETE.

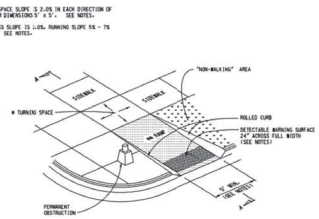
CONCRETE WALK
NO SCALE

CITY OF NOVI SIGNAGE NOTES

1. SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2LB U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3LB OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
2. THE SIGN SHALL BE MOUNTED 7-FEET FROM FINAL GRADE FOR ALL SIGNS INSTALLED.
3. ALL SIGNAGE SHALL BE PLACED 2-FEET FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
4. TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
5. TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.

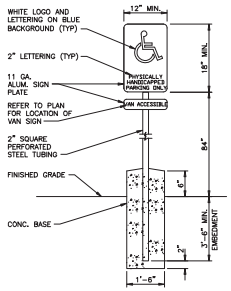


DUMPSTER WALL
NO SCALE

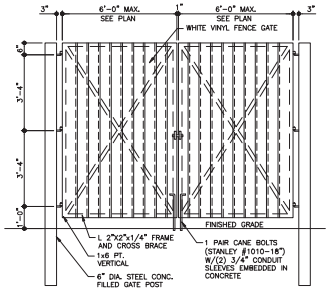


SIDEWALK RAMP TYPE R
(ROLLED SIDES)

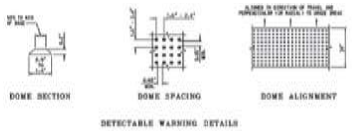
R-28-J TYPE R RAMP
NO SCALE



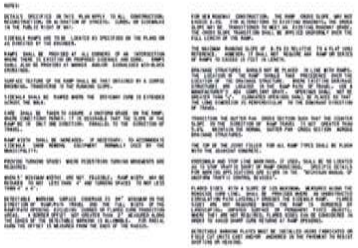
TYPICAL HANDICAP SIGN
NO SCALE



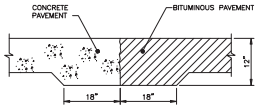
DUMPSTER GATE DETAIL
NO SCALE



DETECTABLE WARNING DETAILS



DETECTABLE WARNING
NO SCALE

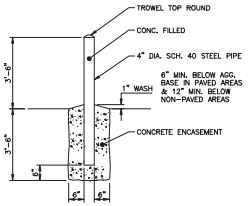


TURNDOWN PAVEMENT SECTION
NO SCALE

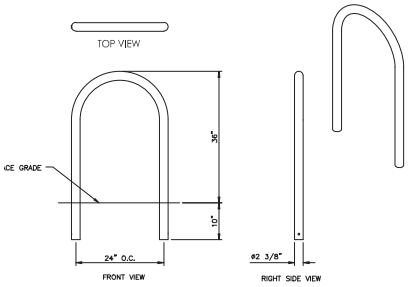


NOTE: SYMBOL SHALL BE WHITE OR WHITE WITH A BLUE BACKGROUND AND WHITE BORDER WITH ROUNDED CORNERS

HANDICAP PARKING PAVEMENT SYMBOL
NO SCALE



BOLLARD
NO SCALE



BIKE RACK
NO SCALE

MATERIAL LIST:
1. TUBING- ø 2 3/8"x.154" WALL STEEL TUBING

NOTES:
APEX BIKE RACK BY SITE SCAPES,
PRODUCT NO. AP2-02-6M
PLACE RACK MINIMUM OF 24" FROM WALL

TRIUMPH
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TOWNEPLACE SUITES
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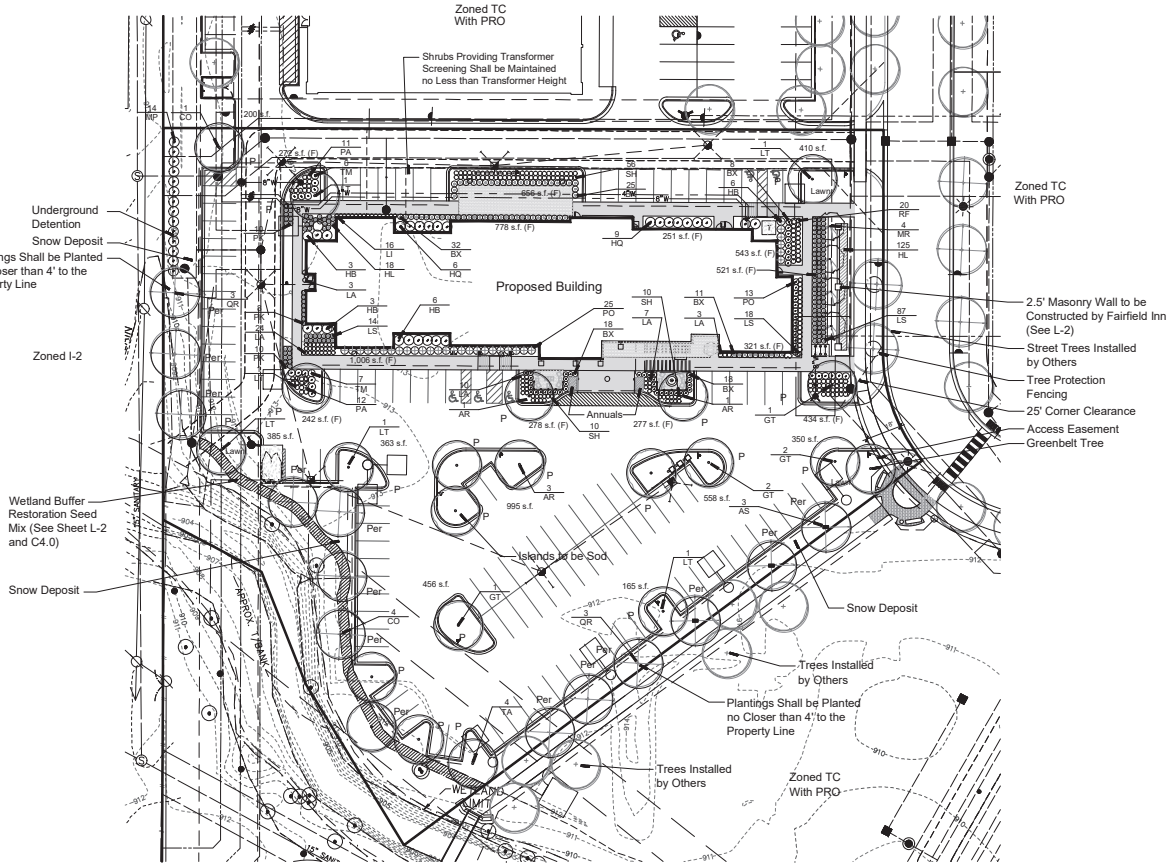
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ISSUED FOR	DATE
PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE :
DRAWN : ACA
CHECKED : ACA
SCALE : NO SCALE
JOB NO : SD-18-103

SHEET TITLE :
SITE DETAILS

SHEET
C6.0



Plant List

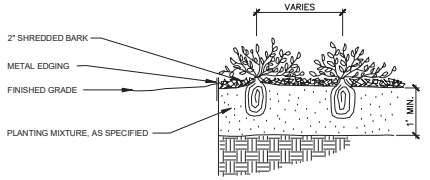
sym	qty	botinical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total
Trees										15% max	25% max		
AR	5	Acer rubrum 'October Glory'	October Glory Red Maple	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	13%	21%	1	1
AS	3	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0"	as shown	B&B		$ 400.00	$ 1,200.00	8%		1	1
CO	5	Celtis occidentalis	Northern Hackberry	3.0"	as shown	B&B		$ 400.00	$ 2,000.00	13%	13%	1	1
GT	6	Gleditsia triacanthos var. inermis	Honey Locust	3.0"	as shown	B&B		$ 400.00	$ 2,400.00	15%	15%	1	1
LT	6	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		$ 400.00	$ 2,400.00	15%	15%	1	1
MR	4	Malus 'Royal Raindrops'	Royal Raindrops Crab	2.5"	as shown	B&B		$ 250.00	$ 1,000.00	10%	10%		1
QR	6	Quercus rubra	Red Oak	3.0"	as shown	B&B		$ 400.00	$ 2,400.00	15%	15%	1	1
TA	4	Tilia americana	Basswood	3.0"	as shown	B&B		$ 400.00	$ 1,600.00	10%	10%	1	1
	39	Total Trees											
BX	112	Buxus x. 'Green Velvet'	Green Velvet Boxwood		as shown	cont.	24"	$ 50.00	$ 5,600.00				1
HB	18	Hydrangea paniculata 'Limelight'	Limelight Hydrangea		as shown	B&B	36"	$ 50.00	$ 900.00				1
HL	143	Hemerocallis 'Little Grapette'	Little Grapette Daylily		18" o.c.		#2 cont.	$ 15.00	$ 2,145.00				1
HQ	15	Hydrangea quercifolia	Oakleaf Hydrangea		as shown	B&B	36"	$ 50.00	$ 750.00			1	1
LA	47	Lavandula angustifolia 'Dwarf Blue'	Dwarf Blue Lavender		as shown	cont	#2						1
LI	16	Liriope muscari 'Big Blue'	Big Blue Lirope		as shown		#2 cont.	$ 15.00	$ 240.00				1
LS	119	Leucanthemum 'Snow Lady'	Shirt Shasta Daisy		as shown		#2 cont.	$ 15.00	$ 1,785.00				1
MP	14	Myrica pensylvanica	Northern Bayberry		as shown	B&B	36"	$ 50.00	$ 700.00			1	1
PA	23	Pennisetum a. 'Hameln'	Dwarf Fountain Grass		as shown		#2 cont.	$ 15.00	$ 345.00				1
PK	28	Pennisetum O 'Karley Rose'	Karley Rose Fountain Grass		as shown		#2 cont.	$ 15.00	$ 420.00				1
PO	38	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark		as shown	cont.	36"	$ 50.00	$ 1,900.00			1	1
RF	32	Rudbeckia fulgida speciosa 'Goldsturm'	Black Eyed Susan		as shown		#2 cont.	$ 15.00	$ 480.00			1	1
SH	76	Sporobolus heterolepis	Prairie Dropseed		as shown		#2 cont.	$ 15.00	$ 1,140.00			1	1
TM	13	Taxus x. media 'Densiformis'	Dense Yew		as shown	cont.	36"	$ 50.00	$ 650.00				1
											Total	12	22
	31	4" Deep Shredded Hardwood Bark Mulch						$35/s.y.	$ 1,085.00		% Native	55%	
	280	Sod						$6/ s.y.	$ 1,680.00				
	90	Seed						$3/ s.y.	$ 270.00				
	137	Buffer Seed						$6/ s.y.	$ 826.00				
Irrigation									$ 9,000.00				
							Total		$ 44,916.00				

Landscape Summary

Existing Zoning	PRO
Greenbelt	
Street Frontage Adjacent to Pkg.	103'
Less Drives	45'
Net Frontage	58'
Trees Required	2 Trees (58' / 25')
Trees Provided	1 Trees
Ornamental Trees Required	3 Trees (58' / 15')
Ornamental Trees Provided	0 Trees
Street Frontage Not Adjacent to Pkg.	85'
Trees Required	3 Trees (85' / 30')
Trees Provided	3 Trees
Ornamental Trees Required	4.25 Trees (85' / 20')
Ornamental Trees Provided	4 Trees
Parking Lot Landscaping - "P"	
Vehicular Use Area	50,072 s.f.
VUA up to 50,000 s.f.	3,750 s.f. (50,000 s.f. x 7.5%)
VUA Over 50,000 s.f.	1 s.f. (72 s.f. x 1%)
Landscape Area Required	3,751 s.f.
Landscape Area Provided	3,887 s.f.
Trees Required	19 Trees (3,754 s.f. / 200)
Trees Provided	19 Trees
Parking Lot Perimeter Length - "per"	585 l.f.
Trees Required	17 Trees (585' / 35')
Trees Provided	14 Trees
Foundation Landscaping	
Building Perimeter	695 l.f.
Landscape Required	5,560 s.f. (695' x 8')
Landscape Provided	5,579 s.f.

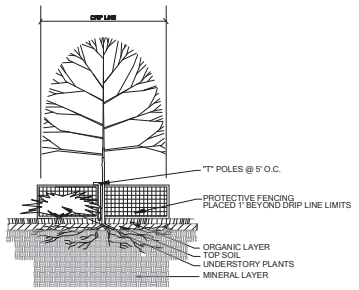
Waiver Granted by Planning Commission on June 26, 2019:
1. A Waiver of 3 Parking Lot Perimeter Trees Due to Underground Detention Located Along the Western Side of the Parking Lot.

Notes:
1. No Overhead Lines Exist.
2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.
3. Trees Shall not be Planted within 4' of Property Lines.
4. Utility Boxes Shall be Screen per Detail on Sheet L-2.
5. No Phragmites or Japaneese Knotweed are Present.



PERENNIAL PLANTING DETAIL

Not to scale



1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Signs Shall Identify Shall be Covered by the Tree Save Area.
4. Fencing Shall be Installed and Approved by the City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall Include, but not Limited to:
   a. No Solvents or Chemicals Within Protected Areas.
   b. No Building Materials or Construction Equipment Within Protected Areas.
   c. No Soil Deposits Within 4' of the Dripline of Protected Trees.
   d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
   e. Any Required Swale Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG to Minimize Any Root Disturbance.
7. Regulated Woodland or Individual Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

TREE PROTECTION DETAIL

NO SCALE

JSP 18-0066

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ALLENDESIGN
LAND PLANNING / LANDSCAPE ARCHITECTURE
557 Carpenter
Northville, Michigan 48167
e: jca@wideopenwest.com
t: 248.467.4668

Seal:

Title:
Landscape Plan

Project:
Towneplace Suites, Unit 3
Novi, Michigan

Prepared for:
Novi Superior Hospitality, LLC
2600 Auburn Road
Auburn Hills, Michigan 48326

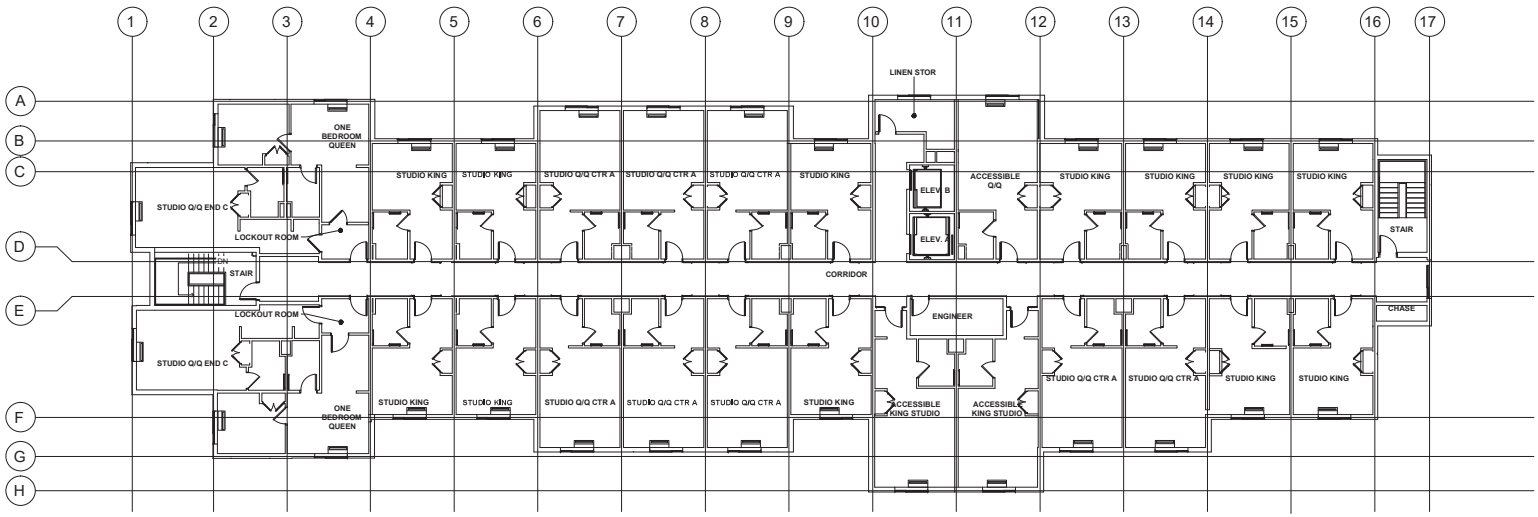
Revision:	Issued:
Review	October 27, 2022
Preliminary / Final SPA	July 26, 2023

Job Number:
19-004

Drawn By:	Checked By:
jca	jca

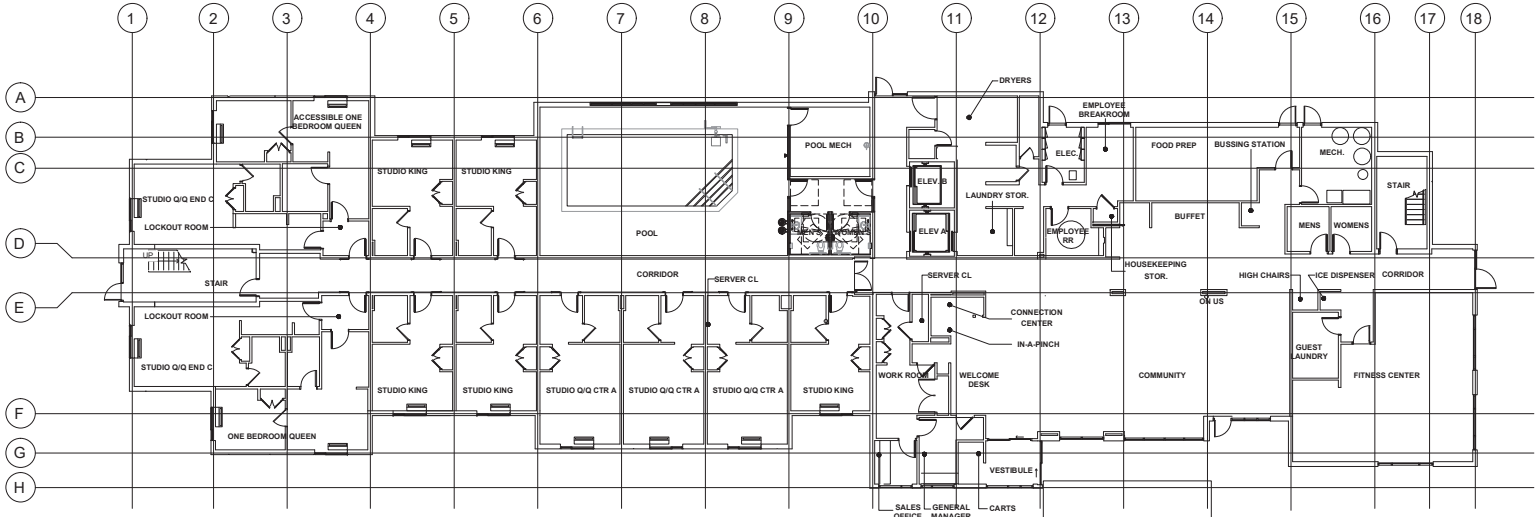
0' 15' 30'
NORTH
1"=30'

Sheet No.
L-1



1 TYP. UPPER LEVEL
3/32" = 1'-0"

PLAN NORTH
TRUE NORTH



1 FIRST LEVEL FLOOR PLAN
3/32" = 1'-0"

PLAN NORTH
TRUE NORTH

tsa
HOSPITALITY

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suite 430
detroit, michigan 48226
(p) 313.974.6456
(f) 313.974.7856
www.thethinkshop.us
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OWNER
Midwest Lodging Group
2800 Auburn Road, Suite 240
Auburn Hills, MI 48326

PROJECT
TOWNEPLACE SUITES® BY MARRIOTT
Towneplace Suites
43700 EXPO CENTER DRIVE
NOVI, MI 48375
120 UNITS

DRAWING
First Level and Upper Level Floor Plan

ISSUED FOR | DATE
DESIGN REVIEW 08.08.2017

JOB #
proj_2018_18

SHEET #
A-101



FRONT (SOUTH) ELEVATION
3/32" = 1'-0"



SIDE (EAST) ELEVATION
3/32" = 1'-0"

SIDE (WEST) ELEVATION
3/32" = 1'-0"



BACK (NORTH) ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH KEY Gray Scheme

E1 EIFS COLOR 1 - BENJAMIN MOORE "MANOR BLUE" NO. 1627

M1 SMOOTH BRICK MATCHES THE COLOR AS "MANOR BLUE" NO. 1627 IN PROTOTYPE

M2 SMOOTH BRICK MATCHES THE COLOR AS "NOVEMBER RAIN" NO. 2142-60 IN PROTOTYPE

M3 SMOOTH BRICK MATCHES THE COLOR AS "NIGHT SHADE ED690-CUB IN PROTOTYPE

M4 SMOOTH BRICK MATCHES THE COLOR AS "SMOKE ED2X7A IN PROTOTYPE

A1 ALUMINUM COPING - MATCH BENJAMIN MOORE " STONE BROWN" NO. 2112-30

A2 ALUMINUM COPING-COLOR MATCH TO ADJACENT SURFACE

A3 ALUMINUM COPING - MATCH NICHIHA WHITE DIAMOND

R1 MEMBRANE ROOFING-SLOPED - WHITE

R2 MEMBRANE ROOFING - WHITE

PT1 PAINTED SURFACE 1 - WHITE

PT2 PAINTED SURFACE 2 - MATCH NICHIHA WHITE DIAMOND

1. Roof top equipment to be concealed
2. Proposed signs are not regulated by the Facade Ordinance and will comply with the City's Sign Ordinance
3. Materials displayed on the approved sample board are to be compared to materials on site.

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www.thethinkshop.us
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OWNER
Midwest Lodging Group
2500 Auburn Road, Suite 240
Auburn Hills, MI 48326

PROJECT
TOWNEPLACE SUITES® BY MARRIOTT
Towneplace Suites
43700 EXPO CENTER DRIVE
NOVI, MI 48375
120 UNITS

DRAWING
Exterior Elevations

ISSUED FOR | DATE
SPR SUBMITTAL
CITY SUBMITTAL

JOB #
proj_2022_04

SHEET #
A-200
A-201

APPLICANT REQUEST FOR EXTENSION

NOVI SUPERIOR HOSPITALITY, LLC
985 W. ENTRANCE DRIVE
AUBURN HILLS, MI 48326

December 3, 2025
Via E-Mail

Lindsay Bell, AICP
City of Novi
45175 Ten Mile Road
Novi, MI 48375
EMAIL: lbell@cityofnovi.org

RE: JSP22-56 Home2 Suites @ Adell Center

In accordance with Article 6.1.7.F. of the City of Novi Zoning Ordinance, Novi Superior Hospitality, LLC is requesting a 1-year extension of the Preliminary Site Plan approval that was granted by the Planning Commission on December 13, 2023 and is set to expire on December 13, 2025.

Good cause exists in granting this extension request because of the following reasons:

1. **Brand Change and Redesign Requirements.** The hotel brand was changed from a Fairfield by Marriott to a TownePlace Suites by Marriott, due to Marriott losing the TownePlace Suites flag in the market, which involved re-drawing both civil and architectural plans.
2. **Marriott Plan Review Process.** Given the scope of this project and a globally recognized hotel brand, Marriott mandates multiple rounds of plan submissions at defined stages. Each submission involves review time, comments, at times video conferences, and revisions by the Owner's civil engineer and/or architect, along with subsequent resubmissions. Marriott also requires a higher degree of details than the City of Novi, including furniture layout, appliance layout, and concealing features. Review cycles were very time consuming and often exceeded two months. Additionally, during this review period, Marriott was updating the TownePlace Suites prototype, resulting in numerous additional revisions to ensure the project meets the newest design standards. While ultimately beneficial, this significantly extended the design schedule.
3. **Foundation Design.** Soil conditions required the use of Geopiers rather than standard footings. The Geopier provider had to design the system so the architect could redesign the building footings, causing further delays.
4. **Status of Architectural Plans and Engineering Approvals.** Architectural plans have been are approved and engineering approval is currently pending.
5. **Condominium Document Amendments.** This property is part of a condominium and amendment to the condominium documents was requested. Adell required time to review and approve amendments, and the engineer who prepared the condominium

PERMIT FOR WATER SUPPLY SYSTEMS

(Construction – Alteration – Addition or Improvement) as Described Herein

*Required under the Authority of 1976 PA 399, as amended (Act 399)**

Water System Project:

Water Supply Name: NOVI, CITY OF

Public Water Supply ID: MI0004870

Project Name: TownePlace Suites

Project Purpose: New Development

Project Location: Novi

Project County: Oakland

Permit Number: **ACT-309552**

Issued Date: 5/3/2024

Expiration Date: 5/3/2026

This permit only authorizes the construction and/or alteration of the waterworks system as described below and detailed in the approved drawings and specifications in accordance with Part 13 of the Administrative Rules of Act 399.

ISSUED UNDER THE AUTHORITY OF THE DIRECTOR OF THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Reviewed by: Shamsul Fahim

Issued by: Yunfeng Li

This permit expires if construction or alteration has not commenced by the expiration date, 5/3/2026, in accordance with R 325.11306.

Requests for extension of this permit may be made in MiEHDWIS Construction Permit Activity ACT-309552 or by contacting your EGLE representative.

Facilities Description:

Addition of Water Main and Hydrants to serve the new buildings.

Proposed 58LF of 8-inch CL54 ductile iron water main, 13LF of 6-inch CL54 ductile iron water main, two (2) 8”x6” reducers and three (3) fire hydrants within a 20-foot wide public easement.

Conditions:

- Hydrant shall meet AWWA standard C502 and any weep/drain holes shall be plugged.

- Automatic air relief valves shall not be used in situation where flooding of the manhole or chamber may occur unless equipped with an inflow preventer which conforms to AWWA C514

TownePlace Suites Facilities

Mains

Length (ft)	Size (in)	Material	Construction Type	Comments
58	8	DI	Water Main Expansion	on site
13	6	DI	Water Main Expansion	on site

Tanks

Volume (GL)	Tank Type	Construction Type	Comments

Wells

Diameter (in)	Depth (ft)	Capacity (GPM)	Pump Type	Construction Type	Comments

Pumps

Total Dynamic Head (TDH)	Capacity at TDH (GPM)	Pump Type	Number of Pumps	Construction Type	Comments

Treatment Processes

Construction Type	Treatment	Comments

Other Facilities

Type of Facility	Description

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* *This Act 399 Permit is issued under the authority of the Director of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and allows the construction and/or alteration of the water system as described herein in accordance with Part 13 of the Administrative Rules of Act 399.*

The issuance of this permit does not authorize violation of any federal, state, or local laws or regulations, nor does it obviate the necessity of obtaining such permits, including any other EGLE permits, or approvals from other units of government as may be required by law.

This permit expires if construction or alteration has not commenced by the expiration date indicated above in accordance with R 325.11306. Requests for extension of this permit can be made through MiEHDWIS or by contacting your EGLE representative.

Revisions of the approved plans and specifications must be done in accordance R325.11309.

Noncompliance with the conditions of this permit and the requirements of Act 399 constitutes a violation of the Act.

Intentionally providing false information in this application constitutes fraud which is punishable by fine and/or imprisonment.

Where applicable for water withdrawals, the issuance of this permit indicates compliance with the requirements of Part 327 of Act 451, Great Lakes Preservation Act.

drawings was unavailable. The Owner had to locate and engage an engineer that was willing to provide amended condominium drawings. These drawings along with the amendment required creation, circulation, review, revisions, and final approval, all of which added significant time.

6. **Permitting Process.** The following permits have been submitted for and/or obtained for this project:
    a. EGLE Permit for Water Supply Systems;
    b. Engineering permits to commence site work has been submitted and the Owner is awaiting Municipal review comments or approval; and
    c. Architectural plans have been approved and a building permit will be issued once the engineering review is completed.

The delays described above were not anticipated. They stem for the brand change, extensive architectural and engineering coordination, franchisor review cycles (including prototype updates), municipal review process, and the condominium amendments process. The Owner remains fully committed to constructing this hotel as expeditiously as possible and is contractually obligated by Marriott to proceed without delay. The above factors have raised unforeseen development problems and unforeseen conditions that have caused delays, nothing has been provided by the City indicating that the site plan does not comply with current site plan criteria, ordinances, laws, codes, and regulations, and the Owner has not been provided with any information from the City indicating a pending zoning ordinance change that would substantially change the requirements of the approved plan, thereby satisfying the good cause requirement in section 6.1.7.F of the City of Novi Zoning Ordinance.

We appreciate your consideration of this request and look forward to continuing our positive relationship with the City of Novi, as well as providing a service to its citizens and guests.

Sincerely,
NOVI SUPERIOR HOSPITALITY, LLC

Joel Yono
By: Joel Yono
Its: Authorized Agent

PLANNING COMMISSION MINUTES – EXCERPT
DECEMBER 13, 2023

basically a planning concept review. That is what Robertson was shooting for. They had to spend a ton of money just to get to this point to even understand if there's any willingness whether to allow residential. Mr. Loughrin thinks he hears some willingness both ways. He understands density and hears those comments loud and clear. Public benefits will certainly be vetted out and Mr. Loughrin would like to work with staff and the Planning Commission on some of those things. As far as future development goes, Mr. Loughrin is going to continue to bang the drum. Industrial is not what you want to see in the City; and while he shouldn't tell the Commissioners what it is that you want to see in your city, he believes this is going to turn over to better development.

To the last point regarding senior housing, Robertson would love to build senior housing and 100% agrees there's a demand for it. They cannot build single-story senior housing on the site as they cannot build a project to lose money. The economics won't work especially with a single level type of housing. They build a lot of single-story senior housing and would love to find a site in Novi to do that type of housing. It's very tough because you just can't get the density to make the numbers work.

Jim Clark added Robertson has heard the Planning Commission clearly that they don't want to encumber the future uses of neighbors, as well as the need for benefits, and there are some fundamental issues with the 52 units laid out. Robertson recognizes there is still a lot of work to do, but they needed to get something in front of the Planning Commission to get a read of whether there is support for residential development.

This agenda item was discussed, but a motion on the item was not required.

MATTERS FOR CONSIDERATION

1. **TOWNPLACE SUITES JSP18-66**
   Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5–story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

Planner Ian Hogg relayed the subject parcel is part of the Adell Center Development, referred to as Unit 3. This is the fifth development, out of the nine proposed that is being presented to the Planning Commission for site plan approval.

Adell Center is located on the south side of the I-96 exit ramp and west of Novi Road. This Unit is located south of Adell Center Drive. It is currently zoned Town Center with a PRO, with the same zoning on all sides except for Heavy industrial which is to the west. There are a few regulated wetlands along the Southern boundary. A temporary impact of 1240 square feet will occur within the 25-foot wetland buffer.

The applicant is proposing a 5–story hotel with 120 rooms on Unit 3 of the Adell Center Development. The proposed site plan proposes associated parking and other site improvements.

The PRO agreement was approved by City Council on October 22, 2018. An amendment to the PRO agreement was approved on June 17, 2019. This project is subject to the conditions of the PRO agreement and the amendment. The Planning Commission initially approved the Preliminary Site Plan on June 26, 2019, but that approval has now expired. The Stamping Set approval expired in June 2023 and now the Site Plan once again requires Planning Commission approval.

The original approval and the amendment noted that certain deviations from the Ordinance requirements can be approved by the Planning Commission. The first one is to allow a reduction of loading zone area. The applicant stated that their typical delivery trucks are 'box-size' trucks, and a regular parking space is sufficient. The second item is to allow a transformer in the interior side yard instead of being required in the rear yard. It is located in the location shown due to its proximity to the electrical room. And finally, a landscape waiver to allow shrubs in lieu of required perimeter parking lot trees along the western property line, due to conflicts with the proposed underground storm water detention system.

The applicant has worked closely with staff to address all major concerns. All reviews are recommending approval with some comments to be addressed with the Electronic Stamping Set. The Planning Commission is asked tonight to consider the Preliminary site plan and storm water management plan. Engineer Andy Andre is present to represent the applicant and staff is available to answer any questions.

Chair Pehrson invited the applicant to address the Planning Commission.

Andy Andre, 10775 S Saginaw Road, Grand Blanc, MI relayed he is here on behalf of the applicant, Novi Superior Hospitality. Planner Hogg did a good job summarizing the project. There is going to be some familiarity to members of the Planning Commission because, as mentioned, there was already a final stamping set approval that had gone through. A change in the brand is what really facilitated us coming back. The project was previously approved as a Fairfield Inn and Suites, which is a Marriott product but has now transitioned to TownePlace Suites. The reason behind that is TownePlace Suites has a stronger market presence overall. The applicant has 40+ hotels in their portfolio and TownePlace is very well performing. Everything coming out of post-COVID is seeking the extended stay and this is an extended stay version of a hotel.

There were some slight changes that went along with the site plan in adjusting the buildings. Those are really where it goes to some of the deviations requested. The applicant feels that it's a really good project, it is a great looking building, and will fit well within there. They are excited to get moving on this and are happy to answer any questions the Planning Commission might have.

Chair Pehrson turned the matter over to the Planning Commission for consideration.

Member Avdoulos relayed this proposal is relatively easy. It is consistent with the prior approved plan. Staff is recommending approval all the way down.

Motion to approve the TownePlace Suites Preliminary JSP18-66 Site Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, motion to approve the Preliminary Site Plan based on and subject to the following:

1. **The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:**
   a) **Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted.**
   b) ***Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.*** **Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed.) due to the location of the electrical room.**
   c) **The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow.**

2. **The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:**
   a) **Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards.**

b) Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 feet, from the proposed access easement. A minimum of 18 feet shall be permitted.
c) Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 feet for the following units as shared access is proposed between parking lots:
    i) Unit 3: minimum 15 feet along west and 5 feet along south
d) Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
    i) Unit 3: interior side yard (no double frontage)
e) The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval.
f) Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval.
g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27.l .F.).
h. Planning deviation from Section 5.7.3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4:1.
i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4:1 within the Adell Drive pavement areas as listed in Section 5.7.3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units.
j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.
k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.

3. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

Member Lynch relayed that the whole Adell property is one of the things done by the Planning Commission that he would consider a win-win. He does not see any major concerns and understands the issues with the trees. Mr. Andre elaborated on that point. The developer installed the roadway and utilities at the beginning as part of the overall development. When they were stubbing and making connections into it as part of the stormwater management that was approved, there is underground detention that

runs along the westerly end which is pretty shallow and has easements over it. Member Lynch relayed the changes are minor and he does not have an issue. He thinks the development will be beautiful.

Member Becker clarified his understanding of where the Home2 Suites and unit 5 is located on the overall plan, as shown on the screen.

Member Dismondy is in support.

Member Verma inquired as to what the studies indicate about occupancy rates. Mr. Andre responded it is strong, well over the 70% mark. That is good consistency and what they are seeing is that extended stay is the model moving forward and is going to have higher occupancy than what you see as a traditional standard stay such as the Holiday Inn Express or such. The overall general marketplace is strong. The market studies come back are still projecting strong occupancy within the market.

Member Verma inquired as to how many rooms the hotel will have. Mr. Andre responded there will be 120 rooms in a five-story building.

Member Verma inquired as to whether the rooms will have kitchens. Mr. Andre responded that will be kitchenettes as it is not long-term stay, rather extended stay. Typically, three to five days is what people stay so it just gives it a little bit more feeling of home to the travel, whether that's for business or leisure, it has those amenities that are more attractive.

Member Verma noted the close proximity to the Suburban Collection Showplace and inquired if there will be a shuttle. Mr. Andre responded that is fairly typical and would make sense, especially given that the future Home2 Suites will have common ownership. A shuttle could be not just for the Suburban Collection Showplace, but also for shopping destinations.

ROLL CALL VOTE TO APPROVE THE TOWNPLACE SUITES JSP18-66 STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

Motion to approve the TownePlace Suites JSP18-66 Stormwater Management Plan made by Member Avdoulos and seconded by Member Lynch.

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, motion to approve the Stormwater Management Plan based on and subject to the findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan.

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

ROLL CALL VOTE TO APPROVE THE TOWNPLACE SUITES JSP18-66 STORMWATER MANAGEMENT PLAN MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion carried 7-0.

2. **APPROVAL OF THE 2023 PLANNING COMMISSION ANNUAL REPORT**

City Planner McBeth relayed it's that time of year again where staff provides the Planning Commission with the annual report that talks about the 18 meetings held in 2023, including tonight's meeting.

There were six zoning ordinance text amendments considered and 22 significant site plans that are reflected in the report. There was the Master Plan amendment that facilitated the land swap between the schools and the city that took place this year. There were five rezoning requests. As usual, there was