

MORGAN PLACE

NEQ HAGGERTY ROAD & 8 MILE ROAD, NOVI, MI 48375

2,420 SF AVAILABLE

FOR LEASE



GREG NEWMAN

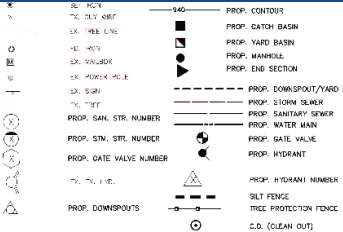
248.356.8000 x103
gnewman@keystonecres.com



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SITE PLAN



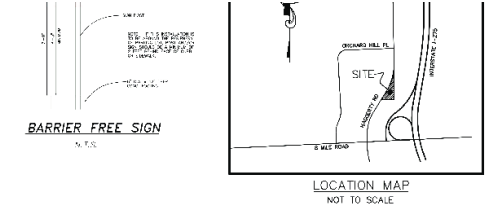
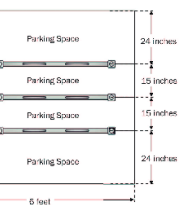
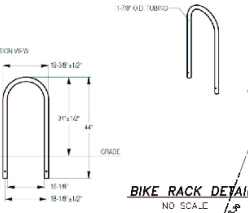
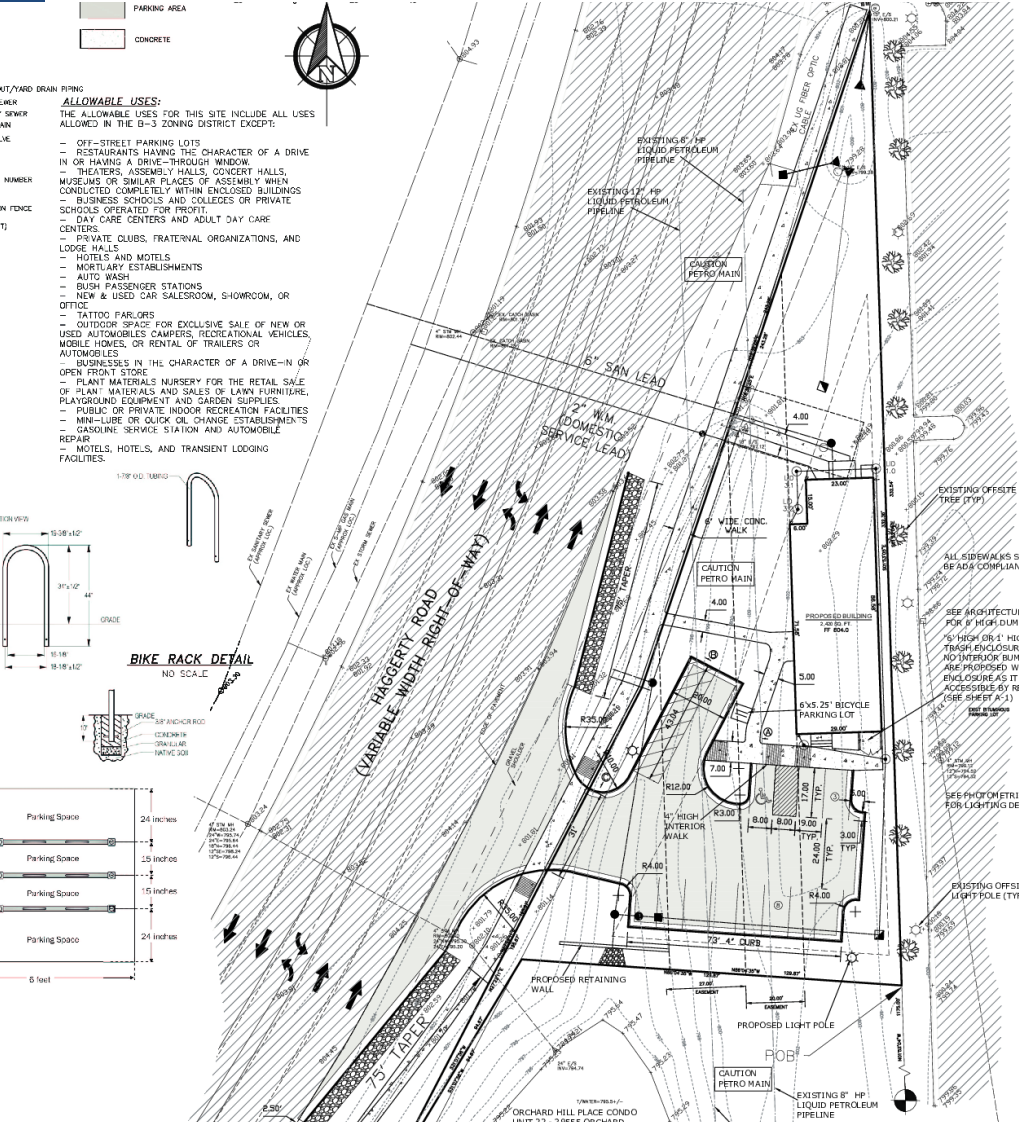
LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN BEGINNING AT A POINT DISTANT NORTH 01 DEGREES 52 MINUTES 04 SECONDS WEST 1175.00 FEET FROM THE SOUTHWEST CORNER, THENCE NORTH 88 DEGREES 04 MINUTES 35 SECONDS WEST 129.87 FEET, THENCE SOUTH 31 DEGREES 07 MINUTES 56 SECONDS WEST 245.77 FEET TO THE EASTERLY RIGHT OF WAY LINE, HAGGERTY ROAD, THENCE NORTH 27 DEGREES 22 MINUTES 11 SECONDS EAST 196.67 FEET, THENCE NORTH 18 DEGREES 38 MINUTES 25 SECONDS EAST 243.28 FEET TO THE EAST SECTION LINE, THENCE SOUTH 01 DEGREES 52 MINUTES 04 SECONDS EAST 332.54 FEET TO THE POINT OF BEGINNING.

- NOTES:**
- ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS
 - EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2501 OF THE CITY OF NOVI CODE.
 - RIGHT OF WAY PERMIT IS REQUIRED FROM THE ROAD COMMISSION FOR OAKLAND COUNTY FOR ANY WORK IN THE HAGGERTY ROAD RIGHT-OF-WAY.
 - ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOVI, AND WHERE REQUIRED SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED.
 - ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - NOTIFY THE CITY OF NOVI A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF NOVI.
 - ALL UTILITIES TO BE UNDERGROUND.
 - CALL MISS DIG (800) 482-7171 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 - ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
 - ALL EXCAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC PAYMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT).
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 - PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
 - NO DEWATERING IS ANTICIPATED. IF ANY DEWATERING IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A DEWATERING PLAN TO THE CITY FOR REVIEW AND APPROVAL.

- FIRE DEPARTMENT NOTES:**
- THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
- FLOODPLAIN NOTICE:**
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 260720002C, DATED MAY 3, 1993 THE SUBJECT PARCEL IS LOCATED IN ZONE "C" WHICH IS NOT A DESIGNATED FLOOD HAZARD AREA.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY



OWNER/APPLICANT:
TROWBRIDGE COMPANIES
2917 REARON HILL
AUBURN HILLS, MI 48326
(248) 373-4803 (P)
(248) 373-6280 FAX

SITE DATA:
EXISTING ZONING: B-3 (P.R.C.)
TAX IDENTIFICATION: 50-22-56-476-006
GROSS ACREAGE: 0.48 AC
EXISTING WETLANDS: NONE
EXISTING WOODLANDS: NONE

BUILDING SETBACKS REQUIRED:
HAGGERTY ROAD SIDE: 30' MIN
EAST SIDE: 4' MIN
SOUTH SIDE: 20' MIN

PARKING SETBACKS REQUIRED:
HAGGERTY ROAD SIDE: 10' MIN
EAST SIDE: 4' MIN
SOUTH SIDE: 10' MIN

OPEN SPACE: 0.27 AC. - 0.27 AC./0.48 AC. = 56%
BUILDING HEIGHT = 20-3' FT.

REQUIRED PARKING CALCULATION:
PARKING REQUIRED = 11 SPACES
PLANNED COMMERCIAL OR SHOPPING CENTERS
1 SPACE PER 250 GROSS LEASABLE AREA
2,220 SF GROSS LEASABLE AREA (GLA)
PARKING REQUIRED 2200SF/250SF = 8.88 OR 9 SPACES

PARKING SPACE PAINT NOTES:
THE BARRIER FREE PARKING SPACE AND ACCOMPANYING ACCESS AISLE WILL BE MARKED IN BLUE. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) SHOWN ON THE PAVEMENT MARKED IN WHITE, AND UNDESIGNATED PARKING SPACES MARKED IN WHITE. WHERE THE BARRIER FREE PARKING SPACE ADJUTS THE FIRST UNDESIGNATED SPACE, THERE SHOULD BE ADJUTING BLUE AND WHITE LINES.

THE HATCH INDICATED IN THE TURNAROUND BAY SHOULD BE BORDERED ON THE SOUTH AND EAST SIDES AND CROSSHATCHED WITH 4 INCH YELLOW STRIPING 4 FOOT ON CENTER.

PROPRIETOR/DEVELOPER:
TROWBRIDGE HOMES OF HIDEAWAY, LLC
AGENT BRUCE MEDICAL
TROWBRIDGE COMPANY
2417 REARON HILLS DRIVE
AUBURN HILLS, MI 48326
248-373-2849

ENGINEER:
CIVIL ENGINEERING
MR. MICHAEL POWELL
POWELL ENGINEERING & ASSOCIATES
1700 N. SHERWOOD DRIVE
WHITE LAKE, MI 48383

LANDSCAPE ARCHITECTURE SURVEYOR:
VEET VERDE LANDSCAPE ARCHITECTURE, LLC
JAMES GRAY
1498 ALBERT DRIVE
PLYMOUTH MI 48178
734-249-584

SHEET INDEX

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ISSUE DATES

SITE PLAN	05-08-19
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Consulting Engineering
Powell Engineering & Associates
4700 Cornerstone Drive, White Lake, MI 48391
P: 248.747.8800 | info@powelleng.com

BEFORE YOU DIG
CALL MISS DIG
1-800-482-7171

TRIANGLE PLACE SITE PLAN
CITY OF NOVI

MORGAN PLACE

NEQ HAGGERTY ROAD & 8 MILE ROAD, NOVI, MI 48375

TRADE AERIAL



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,759	70,582	179,166
Average age	42.4	41.7	42.1
Average age (Male)	40.7	39.3	40.2
Average age (Female)	44.0	43.8	43.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,933	29,688	73,808
# of persons per HH	2.3	2.4	2.4
Average HH income	\$100,161	\$94,094	\$96,320
Average house value	\$284,738	\$275,151	\$285,589

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	3.5%	2.9%	2.5%

RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,543	56,718	146,973
Total Population - Black	254	4,363	10,165
Total Population - Asian	796	8,146	18,613
Total Population - Hawaiian	12	40	83
Total Population - American Indian	1	71	198
Total Population - Other	61	360	850

* Demographic data derived from 2010 US Census

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BROKER



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