



BECK NORTH CORPORATE PARK, UNIT 9 SP 07-45

BECK NORTH CORPORATE PARK UNIT 9, SP07-45

Consideration of the request of DOT Development Company, LLC, for Preliminary Site Plan approval. The subject property is located in Section 4, at the northeast corner of Hudson Drive and DeSoto Court in the Beck North Corporate Park. The subject property is approximately 2.39 acres and the applicant is proposing to construct a 31,156 square foot speculative industrial building.

Required Action

Approve/deny the Preliminary Site Plan and Storm Water Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10/17/07	Minor items to be addressed at time of Stamping Set submittal.
Landscaping	Approval recommended	10/16/07	<ul style="list-style-type: none"> • Planning Commission waiver requested for right-of-way berm requirement along Hudson Drive. • Planning Commission waiver requested for right-of-way berm requirement along DeSoto Drive. • Minor items to be addressed at time of Final Site Plan submittal.
Traffic	Approval recommended	10/05/07	Minor items to be addressed at time of Stamping Set submittal.
Engineering	Approval recommended	10/24/07	Minor items to be addressed at time of Stamping Set submittal.
Façade	Approval recommended	09/27/07	Section 9 waiver requested for the use of "C"-brick and the overages of allowable percentages.
Fire	Approval recommended	10/22/07	No comments.

Motions

Approval – Preliminary Site Plan

In the matter of Beck North Corporate Park, Unit 9, SP 07-45, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Planning Commission waiver for the berm requirement along the Hudson Drive right-of-way;
- b. Planning Commission waiver for the berm requirement along the DeSoto Drive right-of-way;
- c. Planning Commission Section 9 Façade wavier for the use of "C"-brick and the overages of allowable percentages;
- d. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- e. *(additional conditions here if any)*

for the following reasons... *(because it is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

Approval – Storm Water Management Plan

In the matter of Beck North Corporate Park, Unit 9, SP 07-45, motion to **approve** the Storm Water Management Plan, subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

for the following reasons...*(because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Denial Preliminary Site Plan

In the matter of Beck North Corporate Park, Unit 9, SP 07-45, motion to **deny** the Preliminary Site Plan, for the following reasons... *(because it is not in compliance with the Ordinance.)*

Denial Storm Water Management Plan

In the matter of Beck North Corporate Park, Unit 9, SP 07-45, motion to **deny** the Storm Water Management Plan, for the following reasons... *(because it is not in compliance with Chapter 11 of the Ordinance.)*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

October 17, 2007

Planning Review

Beck North Corporate Park, Unit 9

SP #07-45

Petitioner

Dot Development Company, LLC (Joel Haber)

Review Type

Preliminary/ Final Site Plan

Property Characteristics

- Site Location: At the northeast corner of Hudson Drive and DeSoto Court in the Beck North Corporate Park north of West Road (Section 4).
- Site School District: Walled Lake Consolidate Schools
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East, West, and South: I-1, Light Industrial
- Site Use(s): Vacant
- Adjoining Uses: North, East and South: Vacant; West: Office/warehouse use
- Site Size: 2.39 acres
- Building Size: 31,156 square feet
- Plan Date: Site Plan 06/15/07

Project Summary

The applicant is proposing to construct a 31,156 square foot speculative industrial building in the Beck North Corporate Park. The proposed building will be approximately 30% office use, with the remainder being warehouse use.

Recommendation

Approval of the ***Preliminary/Final Site Plan is recommended***. The plan conforms to the requirements of the Zoning Ordinance for the I-1 district as indicated in this review letter and attached chart. There are only minor Planning related items that need to be addressed at the time of Stamping Set submittal. Additional conditions may still be imposed by the Planning Commission. Any additional conditions may require a resubmittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Applicable sections of the Zoning Ordinance and other regulatory documents are highlighted in gray on the attached chart. Items in **bold** below must be addressed by the applicant before Site Plan Approval may be granted.

1. Section 2511.3.b of the Zoning Ordinance lists the required notes that must be included on the photometric plan. These are also listed in the attached lighting review chart. **The applicant should include these required notes on the photometric plan of the Stamping Set submittal.**

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff and approval from the Planning Commission the applicant should make the appropriate changes on the plans and submit **12 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval. Please contact either Kristen Kapelanski at (248) 347-0586 or Angie Pawlowski at (248) 735-5631 prior to the submittal of the stamping sets.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **with the Stamping Set submittal.**

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at:
<http://www.ci.novi.mi.us/Resources/Library/Forms/Bldg-AddressesApplication.pdf>.

Please contact Sarah Marchioni [248.347.0430] in the Building Division with any specific questions regarding addressing of sites.

Pre-Construction Meeting

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@ci.novi.mi.us.



Kristen Kapelanski, Planner

Attachments: Planning Review Chart
Lighting Review Chart

Planning Review Summary Chart
 Beck North Corporate Park, Unit 9
 Final Site Plan (SP 07-45)
 October 17, 2007

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Light Industrial	Light Industrial	Yes	
Zoning	I-2	I-1	Yes	
Use <u>(Article 19)</u>	Use permitted per Article 19 of the Zoning Ordinance	Industrial office/warehouse use.	Yes	
Building Height <u>(Sec. 2400)</u>	40' maximum	Approx. 31'	Yes	
Building Setbacks (Section 2400)				
Front (south)	40'	45'	Yes	
Interior Side (west)	40'	43'	Yes	
Interior Side (east)	20'	81'	Yes	
Rear (north)	20'	85'	Yes	
Parking Setbacks (Section 2400)				
Front	40 feet and: <ul style="list-style-type: none"> • development must be bigger than 2 acres • Parking area not more than 50% of area between setback line and building façade • Screened from ROW by 2.5' berm or wall. 	No front yard parking proposed.	Yes	
Interior Side (east)	10'	10'	Yes	
Interior Side (west)	10'	40'	Yes	
Rear	10'	10'	Yes	
Number of Parking Spaces <u>(Sec. 2505)</u>	<p>Office: 1 space per 222 sq. ft. $8,775/222 = 39.5$ spaces</p> <p>Warehouse: 1 space per 700 sq. ft. $21,667/700 = 31$ spaces</p> <p>Total: 39.5 spaces + 31 spaces = 70.5 spaces = 71 spaces</p>	77 spaces	Yes	

Beck North Corporate Park Unit 9- PSP/I/SP Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 24 feet wide drives.	9' x 19' parking spaces with 9' x 17' (with 4" curbs) along the sidewalks with 24' wide drives	Yes	
Barrier Free Spaces (Barrier Free Code)	4 accessible spaces; 1 space must be van accessible	4 accessible spaces with 2 being van accessible	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	One sign proposed for each barrier free space	Yes	
Loading Spaces (Sec. 2507)	All loading shall be in the rear yard except in those instances where the subject property is adjacent to an I, Industrial district. In this case loading is permitted in the interior side yard.	Loading provided in the interior side yard.	Yes	
Dumpster (Sec. 2505)	Accessory structures should be setback a minimum of 10 feet from any building and setback the same as parking from all property lines; in addition, the structure must be in the rear or interior side yard.	Dumpster located in the rear year set back 80'+ from building and 10' from adjacent property lines.	Yes	

Beck North Corporate Park Unit 9 - PSP/FSP Planning Review Chart

Item	Required	Proposed	Meets Requirements?	Comments
Dumpster (Chapter 21, Section 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	Enclosure to match building materials with screening of 6' on three sides that is one foot taller than the dumpster.	Yes	
Exterior Signs	Exterior Signage is not regulated by the Plan Review Center or Planning Commission.			Please contact Alan Amolsch (248.347.0436) in the neighborhood services department regarding sign permits.
Exterior Lighting (Sec. 25-11)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan provided.		See attached lighting chart.
Sidewalks (City Code Sec. 11-276(b))	Building exits must be connected to sidewalk system or parking lot.	Building exits connected to parking lot.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Lighting Review Summary Chart

Beck North Corporate Park, Unit 9

Final Site Plan SP #07-45

Plan Date: 08/21/07

Bolded items must be addressed at the time of Final Site Plan

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> • Photometric data • Fixture height • Mounting & design • Glare control devices • Type and color rendition of lamps • Hours of operation • Photometric plan 	Yes	
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	<ul style="list-style-type: none"> • Electrical service to light fixtures shall be placed 	No	Please add the required notes to the photometric plan.

Item	Required	Meets Requirements?	Comments
	underground <ul style="list-style-type: none"> • No flashing light shall be permitted • Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation. 		
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.i)	<ul style="list-style-type: none"> • Parking areas 0.2 min • Loading and unloading areas 0.4 min • Walkways 0.2 min • Building entrances, frequent use 1.0 min • Building entrances, infrequent use 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 2511.3.l(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

October 16, 2007

Preliminary & Final Landscape Review

Dot Development SP07-45

Unit 9 Beck North Corporate Park

Petitioner

G.A.V. Associates

Project Zoning

I-1 - Light Industrial

Recommendation

Preliminary and Final Site Plan Approval for SP#07-45 is recommended. The Applicant should address the following landscape related concerns at time of Stamping Set submittal.

Ordinance Considerations

1. Residential Adjacent to Non-residential Landscape Requirements (Sec. 2509.3.a)

- a. The site is not adjacent to residential property.

2. Adjacent to Rights-of-Way (Sec. 2509.3.b)

- a. Right-of-way berms are required. A greenbelt and 3' high berm with a 2' crest is required along the Hudson Drive and Desoto Court frontages. Side slopes must be 3:1.
- b. Sec. 2509.3.b. and Right-of-Way Landscape Screening Requirements Chart set landscape buffer requirements. The Applicant has met the required quantities for canopy/evergreen and subcanopy plantings.
- c. An opacity of 90% summer and 80% winter at 36" high must be achieved along the road frontages. Additional shrubs and perennials are necessary to meet these requirements.
- d. Street trees requirements have been met along Hudson Drive and Hudson Drive.

3. Parking Area Landscape Requirements (Sec. 2509.3.c)

- a. Calculations per Sec. 2509.3.c.(3) for required Interior Parking Area Landscape Islands have been provided. The proposed plantings meet Ordinance requirements.

- b. Calculations per Sec. 2509.3.c.(3) for required Interior Parking Area Canopy Trees have been provided. The proposed plantings meet Ordinance requirements.
- c. No more than 15 contiguous parking spaces are allowed without being broken up by landscape islands. The Applicant meets this requirement.

4. Building Perimeter Landscaping (Sec. 2509.3.d)

- a. Calculations have been provided (8' x entire perimeter of building) per Sec. 2509.3.d in the Zoning Ordinance. The Applicant has met Ordinance requirements.
- b. A 4' wide landscape bed has been provided around all building foundations as required.

5. Parking Lot Perimeter Trees

- a. Perimeter Trees have been provided as required.

6. Loading Zone Screening

- a. The loading zone (truckwell) is to the rear of the building and adequately screened through the use of Arborvitae.

7. Plant List (LDM)

- a. The Plant List meets the standards of the Ordinance and Landscape Design Manual.

8. Plan Notes (Sec. 2509. 4. 5. 6. & 7.)

- a. Plan notations meet the standards of the Ordinance and Landscape Design Manual.

9. Landscape Details (LDM)

- a. Landscape Details meet the standards of the Ordinance and Landscape Design Manual.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. The appropriate section of the applicable ordinance is indicated in parenthesis. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.



Landscape Review Summary Chart

Date: October 16, 2007

Project Name: Beck North Corporate Park – Unit 9
DOT Development

Project Location: Hudson Drive/ Desoto Court

Sp #: 07-45

Plan Date: 8/22/07

Review Type: Preliminary and Final Landscape Plan

Status: **Approval recommended.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	Yes	Yes	1" = 30' acceptable this submittal.
Consistent Plans throughout set.	Yes	Yes	Yes	All plan sheets much match.
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes	Yes	Provide proposed contours at 2' interval for the entire site.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	
Zoning (LDM 2.f.)	Yes	Yes	Yes	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Requires original signature.
Plant List (LDM 2.h.) – Include all cost estimates.				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded

Item	Required	Proposed	Meets Requirement	Comments
				hardwood bark mulch. Include in cost estimate.
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	Max. 20% Genus, 15% Species.
Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	Provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	Yes	Yes	No	Provide all proposed dimensions. Meet opacity guidelines.
ROW Plantings (LDM 1)	Yes	Yes	Yes	Include required calculations.
Walls (LDM 2.k.)	NA			Include required calculations.
Landscape Notations – Utilize City of Novi Standard Notes.				
Installation date (LDM 2.l.)	Yes	Yes	Yes	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	Yes	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	Yes	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires and tree wrap.	Yes	Yes	Yes	No wire or hose. Upright stakes only.
Maintenance	Yes	Yes	Yes	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	Yes	Yes	Refer to Planning Review comments.
Parking Area Landscape Calculations (LDM 2.0.)				
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			$A = x 10\% = sf$
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	NA			$B = x 5\% = sf$
C. For : OS-1, OS-2, OSC, OST,	NA			$C = x 1\% = sf$

Item	Required	Proposed	Meets Requirement	Comments
B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district				
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	Yes	Yes	Yes	A = 7% x 13,167 = 922 SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	Yes	Yes	Yes	B = 2% x 21,338 = 426 SF
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA	NA	NA	C = 0.5% x 0 = 0 SF
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	No	Total interior landscaping required = A + B + C = 1,349 SF required and provided.
Parking lot tree requirement	Yes	Yes	Yes	18 required, 18 provided.
Perimeter greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
Parking Lot Plants				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	Include calculations on landscape plan. Plant beds must be a min. 10' wide and 300 SF to qualify.
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	Yes	Yes	Provide Irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	Include estimate of Irrigation system at Final Site Plan submittal.
Placement (LDM 3.a.(4) and Subdivision 4.03 B)	Yes	Yes	Yes	All plants except creeping vine type plantings, shall not be located within 4' of a property line. Do not plant trees within 15' of overhead utilities.
Residential Adjacent to Non-residential				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			
Adjacent to Public Rights-of-Way				
Berm requirements met (2509.3.b.)	Yes	Yes	No	Please provide the required 3' height berms along the road frontages.
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes/No	Please add shrubs and perennials to meet opacity requirements.

Item	Required	Proposed	Meets Requirement	Comments
Street tree requirements met (2509.3.b)	Yes	Yes	Yes	
Detention Basin Plantings (LDM 1.d.(3))	NA			
Subdivision requirements				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	Yes	Yes	Yes	Located to rear of build & adjacent to same zoning.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 47,034			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 705.51			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

Financial Requirements (Bonds & Inspections)

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$ 56,034		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 84,051 (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 3,362.04		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater. This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$ 504.30		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 6,000		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$ 360		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$ 375		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 5,603.40		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.
2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.
5. For any further questions, please contact:

David R. Beschke, RLA
City of Novi Landscape Architect
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5621
(248) 735-5600 fax
dbeschke@cityofnovi.org

TRAFFIC REVIEW

October 5, 2007

Ms. Barbara E. McBeth
Deputy Director Community Development
45175 West Ten Mile Road
Novi, MI 48375-3024



Re: Beck North Corporate Park Unit #9 – Final – 1st Review
SP No. 07-45
OHM Job No. 163-07-0243

As requested, we have reviewed the final site plan submitted for the Beck North Corporate Park Unit #9. The plans were prepared by Nowak & Fraus, Inc. and are dated August 22, 2007.

OHM RECOMMENDATION

At this time, we recommend approval of the final site plan, subject to the items listed below being corrected prior to stamping plan submittal.

DEVELOPMENT BACKGROUND

- The site is currently zoned as I-1 (Light Industrial).
- The property contains approximately 2.39 acres.
- The applicant has proposed an office/shop building.
- The proposed building will be 31,156 SFT in size.

ROADWAY NETWORK

The development is located west of Hudson Drive on the north side of Desoto Court. Both Hudson Drive and Desoto Court are functionally classified as non-residential collector routes and are under the jurisdiction of the City of Novi. The developer has proposed two access points to the proposed development, one each at Hudson Drive and Desoto Court. The developer has also proposed a cross-access stub to the property to the east of the proposed project.

SITE PLAN CORRECTIONS

1. Concrete Walk ADA Requirements: At the sidewalk ramps at barrier-free parking stalls, the concrete walk of at least 5' clear width from the inner edge of the sidewalk to the beginning of the ramp flare should be provided and dimensioned, in order to provide an accessible pathway for handicapped individuals. Alternatively, Type P Parallel Sidewalk Ramps (per the MDOT Standard Detail for Sidewalk Ramps, R-28-F) may be used at the bank of handicap accessible parking stalls.
2. ADA Details: The plans should include the most recent MDOT details for ADA-compliant sidewalk ramps with detectable warnings.
3. Typical Parking Stall Dimension: The typical parking stall dimensions from the curbed island should be denoted from the face of the curb.
4. Sign Call-out: The sign R-8 (RESERVED PARKING) should be included along with any sign R7-8a (VAN ACCESSIBLE).
5. Sign Quantity Table: Compatible to Comment #4, the Sign Quantity Table should be modified to show 4 quantities of sign R7-8 (RESERVED PARKING).

6. Sign Post Length Detail: The Sign Post Length Detail on Sheet C7 should be modified to show "Sign 2" at the bottom of the "Sign 1".

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,
Orchard, Hiltz & McCliment, Inc.



Stephen B. Dearing, P.E., PTOE.
Manager of Traffic Engineering



Anita S. Katkar, P.E.
Traffic Project Engineer

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

October 24, 2007

Engineering Review

Beck North Corp Park, Unit 9

SP #07-45

Petitioner

DOT Development Company, LLC

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Northeast corner of Hudson Drive and Desoto Court.
- Site Size: 2.39 acres
- Plan Date: September 21, 2007

Project Summary

- Construction of an approximately 31,156 SF building and associated parking. Site access would be provided by entrances on Hudson Drive and Desoto Court, with a secondary access connection to the property to the east.
- Water service would be provided by an 8-inch extension from the 12-inch main along the east side of Hudson Drive. The building will be served by a 2-inch domestic lead and a 6-inch fire lead. One additional hydrant is proposed.
- Sanitary sewer service would be provided by an extension of the 6-inch lead existing under Hudson Drive (extended from an 18-inch sewer along the west side of Hudson).
- Storm water would be collected by two collection systems connecting to the existing storm sewer along the east side of Hudson Drive. Storm water would be routed to the existing sedimentation basin for the overall park, and then discharged to the North Novi regional storm water system. Since this storm water management system was approved and constructed under previous requirements, no alterations to the system are required.

Recommendation

Approval of the Preliminary/Final Site Plan is recommended, with items to be addressed at Stamping Set submittal.

Comments:

The Preliminary/Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances and the Storm Water Management Ordinance with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. Provide the City's standard detail sheets for water main (rev. 6/15/98), sanitary sewer (rev. 6/15/98-Sht 1, 5/20/99-Sht 2), storm sewer (rev. 6/15/98) and paving (rev. 12/15/00) at the time of the Stamping Set submittal.
2. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
3. Label the Road/Utilities easement (that the water and sanitary easements are tying into) on the Utility Plan.
4. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
5. The easement to the secondary access point will be considered an ingress/egress easement since only one property is involved, assuming this is correct. A cross access easement typically involves the reciprocal easement on the adjoining property.
6. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
7. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur.

Water Main

8. Label the tapping sleeve, valve and well at the proposed connection point.
9. Label the valve for the fire service lead as a valve in well.
10. A profile for the 8-inch water main proposed shall be provided. Provide a note on the utility plan or profile that all water main shall maintain a minimum of 5.5 feet of cover generally, and a minimum of 6 feet of cover when under the influences of pavement.
11. Provide any available flow testing results from nearby hydrants for use in future water main system modeling.
12. Eight (8) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

13. The sanitary basis of design shall include different unit factors for the office portion and the "shop" portion. Per the City's unit factor chart, 'Office' is assigned 0.4 units per 1,000 SF. If "shop" can equate to 'Warehouse' the unit factor would be 0.1 units per 1,000 SF.
14. The sanitary basis of design shall use a population of 3.2 people per REU.
15. Label the easement over the sanitary sewer monitoring manhole on the Utility Plan.

16. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Storm Sewer

17. The storm sewer segments shown on the profiles are shown graphically larger (diameter) than they are labeled, and shall be corrected.
18. The storm segment 7-9 shall be upgraded to Class V pipe if 3-foot cover depth cannot be provided. An absolute minimum cover depth of 2 feet shall be provided.
19. Storm sewer segments 1-2 and 7-8 shall be lowered to achieve the 3-foot cover depth.
20. The proposed 2-foot diameter inlets shall be replaced with 4-foot diameter catch basins since more than 50 feet exists between the next structure downstream.
21. The rear yard catch basin shall be a 4-foot diameter structure. It is listed correctly on the profile and in the storm structure schedule, but not on the estimated quantities list or in the cost estimate.
22. Provide 4-foot deep sump and an oil/gas separator in the last storm structure (both lines) prior to discharge from the site.
23. Provide a schedule listing the casting type for each proposed catch basin on the utility plan.

Paving & Grading

24. The approaches within the right-of-way shall be concrete to match the adjoining right-of-way. An additional cross-section detail for the required 9-inch concrete pavement shall be provided.
25. The concrete pavement section for the parking lot shall include an 8-inch 21AA aggregate base depth.
26. The grade of each drive approach shall not exceed 2-percent within the first 25 feet of the intersection. The slope of both approaches exceed this standard. Provide revised spot grades as necessary to establish this grade.
27. Label the high point of the swale along the front of the building.
28. Detectable warning surfaces are required at all barrier free ramps and hazardous vehicular crossings. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the MDOT standard detail (R-28-F) for detectable surfaces.
29. Label specific ramp locations on the plans, and specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable.

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal. Partial submittals will not be accepted).

30. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
31. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. This document is available on our website.
32. A draft copy of the ingress/egress easement for shared use of the drive entry to the secondary access point must be submitted to the Community Development Department. This document is available on our website.
33. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
34. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.

The following must be addressed prior to construction:

35. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). A grading permit fee in the amount of \$258.75 must be paid to the City Treasurer's Office.
36. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
37. Construction inspection fees in the amount of \$12,657.62 must be paid to the City Treasurer's Office.
38. Water and Sanitary Sewer Fees must be paid or prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-735-5642 to determine the amount of these fees.
39. A street sign financial guarantee in the amount of \$3,200 (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

40. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information.
41. A permit for work within the right-of-way of Hudson Drive and Desoto Court must be obtained from the City of Novi. The application is available from the City Engineering Department or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Department at 248-347-0454 for further information. Only submit the cover sheet, standard details and plan sheets applicable to the permit.
42. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

43. The amount of the incomplete site work performance guarantee for this development at this time is \$285,282 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
44. All easements and agreements referenced above, must be executed, notarized and approved by the City Attorney and City Engineer.
45. A Bill of Sale for each utility conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
46. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
47. Submit to the Engineering Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
48. Submit a Maintenance Bond to the Engineering Department in the amount of \$3,675 (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website.
49. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be

Engineering Review of Final Site Plan
Beck North Corp Park, Unit 9
SP# 07-45

October 24, 2007
Page 6 of 6

aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

Please contact Benjamin Croy, PE at (248) 735-5635 with any questions or concerns.



cc: Rob Hayes, City Engineer
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
Byron Hanson; Spalding DeDecker
Ted Meadows; Spalding DeDecker

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS & SURVEYORS

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5658

September 27, 2007

City of Novi Planning Department
45175 W. 10 Mile Rd.
Novi, MI 48375-3024

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: **FACADE ORDINANCE – Preliminary and Final Site Plan Approval - Facade**
PROJECT – Dot Development: Beck North Corporate Park – Unit 9 (SP07-45)
Façade Region: 3
Zoning District: I-1
Project Data: (1) building – 31,156 Sq. Ft.

Dear Ms. McBeth:

The following is the Preliminary and Final Site Plan Review of the drawings prepared by GAV & Associates, dated 09-07-07 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. The applicant has submitted renderings and a materials sample board.

Drawings Dated 9-07-07	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
BRICK (1/2 high C-Brick)	0.0% ✓	35.0% ✓	20.7% ✓	16.8% ✓	<i>Not Identified</i>
SPLIT FACED & FLUTED C.M.U.	100.0% X	61.6% ✓	78.0% X	82.1% X	75%
METAL SIDING	0.0% ✓	3.4% ✓	1.3% ✓	1.1% ✓	50%

Recommendations:

1. The applicant has proposed the use of split faced and fluted C.M.U. as the main materials for the building. These materials both reside in one category on the façade chart and thus the combined percentages of these materials exceed the maximum allowable. The applicant has chosen notably different colors to give some contrast. Split faced C.M.U. is typically 2/3 of the percentage calculated, while the fluted C.M.U. is around 1/3. The overall composition is intended to provide some variety of color and texture. We would be in favor of a Section 9 Waiver for these combined materials.
2. The use of "C"-Brick has been selected and is not specifically identified within the façade ordinance. The color selected by the applicant, as shown on the materials board, will have the appearance of a plain brown brick. The scale of the 4" high unit in the scheme of the facades is appropriate for its use. We would be in favor of a Section 9 Waiver for this material.
3. The drawings state that the trash enclosure is to be constructed of materials that match the building with regards to texture and color. This is in compliance with the Façade Ordinance.

It is our recommendation that the proposed building, being contextual with other buildings in the area, meets the intent of the façade ordinance and that a Section 9 Waiver be granted for both the "C"-brick and overages of allowable percentages.

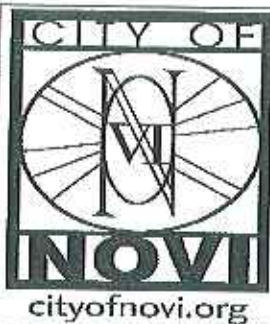
If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,

METCO Services

Douglas R. Necci AIA

FIRE REVIEW



Novi Fire Department

42975 Grand River Avenue
Novi, MI 48375

248.349.2162

fax 248.349.1724

October 22, 2007

TO: Barbara McBeth, Deputy Director
Community Development, City of Novi

RE: Beck North Corp Park, Unit 9, SP07-45
Preliminary & Final Site Plan Review

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval**.

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

APPLICANT RESPONSE LETTER(S)

October 31, 2007

City of Novi
Planning Commission
45175 West 10 Mile Road
Novi, Michigan 48375

Attention: Ms. Kristen Kapelanski, Planner

Re: **Preliminary & Final Site Plan Review SP#07-45**
LT Industrial Building
Unit 9 Beck North Corporate Park
N&F Job No. C480-01

Dear Sirs:

The following letter is a response to the various departmental review comments pertaining to the above noted project. The responses are in order of the review letters received.

Planning Review – October 17, 2007

1. The required notes will be included on the photometric plan per Section 2511.3.b of the Zoning Ordinance.

Engineering Review – October 24, 2007

General

1. The current City's standard details sheets will be provided with the stamping set submittal, as requested.
2. The Non-domestic User Survey form will be submitted by the applicant to the City for processing.
3. Road/Utility easements shall be more visibly labeled on the Utility Plan, sheet C4.
4. We shall verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
5. The proposed cross access easement shall be relabeled as an ingress/egress easement since, as stated, the reciprocal easement on the adjacent parcel is not being sought at this time.
6. Any proposed trees will be revised to either be outside any proposed utility easement, or to maintain 5-foot horizontal separation from any existing or proposed utility. Furthermore, utilities will be shown on the landscape plans to confirm the separation distance.
7. All light pole locations will be shown on the plans and will be located away from existing or proposed utilities so as to not interfere.

Water Main

8. The tapping sleeve, valve and well shall be labeled at the proposed connection point.
9. The valve for the fire line shall be revised to be a valve in well.
10. The proposed 8-inch water main shall be profiled, as requested and shall comply with the minimum 5.5 feet of vertical cover and 6.0 feet of vertical cover under the influences of pavement.
11. Any available flow tests will be forwarded to the City for their use, as requested.

12. Eight (8) sealed sets for water main permitting and a completed streamlined application shall be submitted upon completion of the requested revisions.

Sanitary Sewer

13. The sanitary sewer basis of design shall be revised to use the required unit factors of 0.4 units per 1,000 s.f. of office area and 0.1 units per 1,000 s.f. shop or warehouse area.
14. The sanitary sewer basis of design shall be revised to use a population of 3.2 people per REU.
15. The Utility Plan, sheet C5, shall be revised to include labeling of the proposed casement over the monitoring manhole.
16. Five (5) sealed sets for waste water permitting and a completed application shall be submitted upon completion of the requested revisions.

Storm Sewer

17. The profiles will be corrected to graphically represent the true pipe diameters.
18. Storm sewer segment 7-9 will be upgraded to Class V pipe, or the required 3 feet of cover shall be provided to warrant the use of Class IV pipe as currently indicated on the plans.
19. Storm sewer segments 1-2 and 7-8 will be lowered to provide the requested 3 feet of cover.
20. All proposed 2-foot diameter inlets will be replaced with 4-foot diameter structures.
21. All rear yard catch basin structures shall be revised to 4-foot diameter structures on the plans, quantity lists and cost estimate.
22. A 4-foot sump and oil/gas separator will be provided in the last storm structures of each storm sewer line prior to discharge from the site.
23. The requested schedule listing the casting type for each proposed catch basin will be included on the Utility Plan, sheet C5, as requested.

Paving & Grading

24. The approaches within the right-of-way will be revised to 9-inch concrete with the appropriate pavement section detailed on the plans.
25. The concrete pavement section will be revised to include the requested 8-inch 21AA base.
26. The concrete approaches will be revised to ensure that a 2 percent slope in the first 25 feet from the intersection is not exceeded. Additional grades will be provided as required.
27. The high point of the swale along the front of the building will be labeled, as requested.
28. The requested MDOF detail R-28-F will be provided for the barrier free ramps and detectable warning requirements.
29. All ramp locations will be labeled on the plans. Furthermore, a concrete embedded detectable warning plate will be specified for all detectable warning surfaces.

Additional Requirements Prior to Preconstruction Meeting

30. A letter describing all the revisions to the stamping sets will be submitted along with the stamping sets, and the required statement that "all changes to the plan have been discussed in the applicant's response letter" will be provided.
31. A draft copy of the Storm Drainage Facility Maintenance Agreement will be submitted to the Community Development Department for review.
32. A draft copy of the ingress/egress casement will be submitted to the Community Development Department for review.
33. A draft copy of the 20-foot water main casement will be submitted to the Community Development Department for review.

34. A draft copy of the sanitary sewer monitory manhole easement will be submitted to the Community Development Department for review.
35. A City of Novi Grading permit will be obtained prior to any grading on the site.
36. Material certifications will be submitted to Spalding DeDecker for review prior to construction.
37. The required construction inspection fees will be paid to the City Treasurer's Office.
38. Water and Sanitary Sewer fees will be paid prior to the pre-construction meeting.
39. The required street sign financial guarantee will be posted with the City Treasurer's Office.
40. A soil erosion permit will be obtained from the City of Novi.
41. A permit for work within the city rights-of-way will be obtained from the City of Novi.
42. A MDEQ water main permit will be sought for this project through the City of Novi.

Additional Requirements Prior to Issuance of Temporary Certificate of Occupancy

43. The required performance guarantee will be posted to TCO.
44. All easements will be executed, notarized and approved by the City for recording.
45. A Bill of Sale for each utility will be submitted to the Community Development Department.
46. It is understood that Spalding DeDecker will be preparing the record drawings for this development.
47. The required Waivers of Lien and Sworn Statement will be submitted.
48. The required Maintenance Bond will be submitted to the Engineering Department.
49. An updated title policy dated within 90 days of the City Council consideration of acceptance will be furnished, as required.

OIIM Engineering Advisors – October 5, 2007

1. Concrete walks will be revised to meet ADA requirements. In addition, the requested MDOT Standard Detail for Sidewalk Ramps, R-28-F will be included with revised plans.
2. The plans will be revised to include the most recent MDOT details for ADA-compliant sidewalk ramps and details.
3. The parking dimensions for the typical parking stall will be revised to be denoted from the face of curb rather than the back of curb.
4. The R-8 (Reserved Parking) sign will be included along with any R7-8a (Van Accessible) sign.
5. Per item 4 above, the Sign Quantity Table will be revised.
6. The sign post length detail on sheet C7 will be revised to show "Sign 2-inches at the bottom of Sign 1."

Preliminary & Final Landscape Review – October 16, 2007

1. As noted, this site is not adjacent to residential property. Therefore, no comment.
2. The applicant is currently seeking a waiver to the berm requirement adjacent to rights-of-way due to the existing utilities and easements located adjacent to the rights-of-way.
3. As noted, the parking area landscape requirements have been met.
4. As noted, the building perimeter landscaping has been met.
5. As noted, the parking lot perimeter tree requirements have been met.
6. As noted, the loading zone screening requirements have been met.
7. As noted, the plant list meets the standards of the Ordinance and Landscape Design Manual.
8. As noted, the plan notes meet the standards of the Ordinance and Landscape Design Manual.
9. As noted, the landscape details meet the standards of the Ordinance and Landscape Design Manual.

City of Novi - Planning Commission
Re: Preliminary & Final Site Plan Review SP#07-45
IT Industrial Building Unit 9
October 31, 2007
Page 4 of 4

Facade Ordinance – Metco Services, Inc. – September 27, 2007


1. The applicant is also in favor of a Section 9 Waiver for the use of the proposed combined materials.
2. The applicant is also in favor of a Section 9 Waiver for the use of the proposed C-brick material.
3. As noted, the trash enclosure construction is in compliance with the Façade Ordinance.

Novi Fire Department – October 22, 2007

1. The plans have been recommended for approval with no comment by the Fire Department.

We trust the above satisfactorily address the comments and concerns of the departmental reviews, and kindly request preliminary & final site plan approval by the Planning Commission unanimously recommended by the various departments.

Sincerely,
NOWAK & FRAUS, PLLC


Alex Orman, P.E.
Senior Associate

Encl. - (13) sets of Site Plan Package, dated 08-22-07

c.c. Mr. Joel Haber, DOT Development Company, LLC, 1000 E. Mandoline, Madison Heights, MI 48071
Mr. Al Valentine, G.A.V. & Associates, Inc, 31471 Northwestern Highway, Suite 2, Farmington Hills,
Michigan 48334-2575



Residential
Commercial
Industrial

Architects / Engineers / Planners

October 29, 2007

City of Novi
Planning Department
45175 W. Ten Mile Road
Novi, Michigan 48375

Attn: Kristen Kapelanski

Re: Response letter to Preliminary / Final Site Plan Review
Dot Development Company
Unit 9 Beck North Corporate Park
SP #07-45

This letter is in response to the review letter dated October 17, 2007 for the above-mentioned project.

Dear Ms. Kapclanski,

The following review letter pertains to only comments made to the proposed building floor plans and exterior elevations. All comments pertaining to site issues are being addressed by the Civil Engineering firm of Nowak and Fraus who also prepared the Landscape Plan..

Façade Review

I concur with the comments made regarding the façade review by Metro Services Inc. It is the intent of the design to be contextual with the surrounding buildings in the Industrial Park. The North and East façade requires a wavier for the type of masonry use. 100% decorative block is allowed, but not in the percentage types we are proposing.

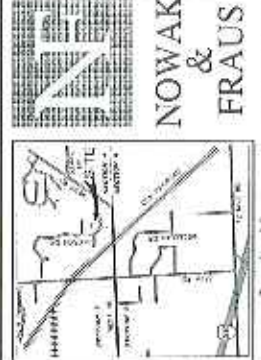
If you have any questions or concerns, please feel free to contact me at 248.985.9101.

Sincerely,

A handwritten signature in black ink, appearing to read 'Al Valentine', is written over a horizontal line. The signature is fluid and cursive.

Al Valentine

REDUCED SITE PLAN



NOWAK & FRAUS
 Consulting Engineers
 Land Surveyors
 Land Planners

11500 Old Highway 4
 Suite 100
 Dallas, Texas 75243
 Telephone: 214-343-8800
 Fax: 214-343-8803



CLIENT
 LT Industrial Building
 Unit 9

OWNER
 DOT Development
 Group, L.P.
 801 E. Ross
 Suite 100
 Dallas, Texas 75201
 Telephone: 214-760-1100

DESIGNER
 Bass, Smart, Composite
 Plans, P.C.
 2815 W. Stadium 4
 Room 1 N. Street 3 E.
 City Center
 Dallas, Texas 75201

DATE
 General Plan



PROJECT NO.
 11500-11500-001

DATE
 11/15/2007

SCALE
 1" = 40' - 0"

CAD
 S. MATHIAS
 A. CHAZAR
 J. CHAZAR
 A. CHAZAR

CHECKED BY
 S. MATHIAS
 11/15/2007

DATE
 11/15/2007

SCALE
 1" = 40' - 0"



Location Map

REQUEST FOR ZONING CHANGE
 FROM LIGHT INDUSTRIAL TO LIGHT INDUSTRIAL
 11500-11500-001
 11500-11500-001
 11500-11500-001

SITE PLAN NOTES
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
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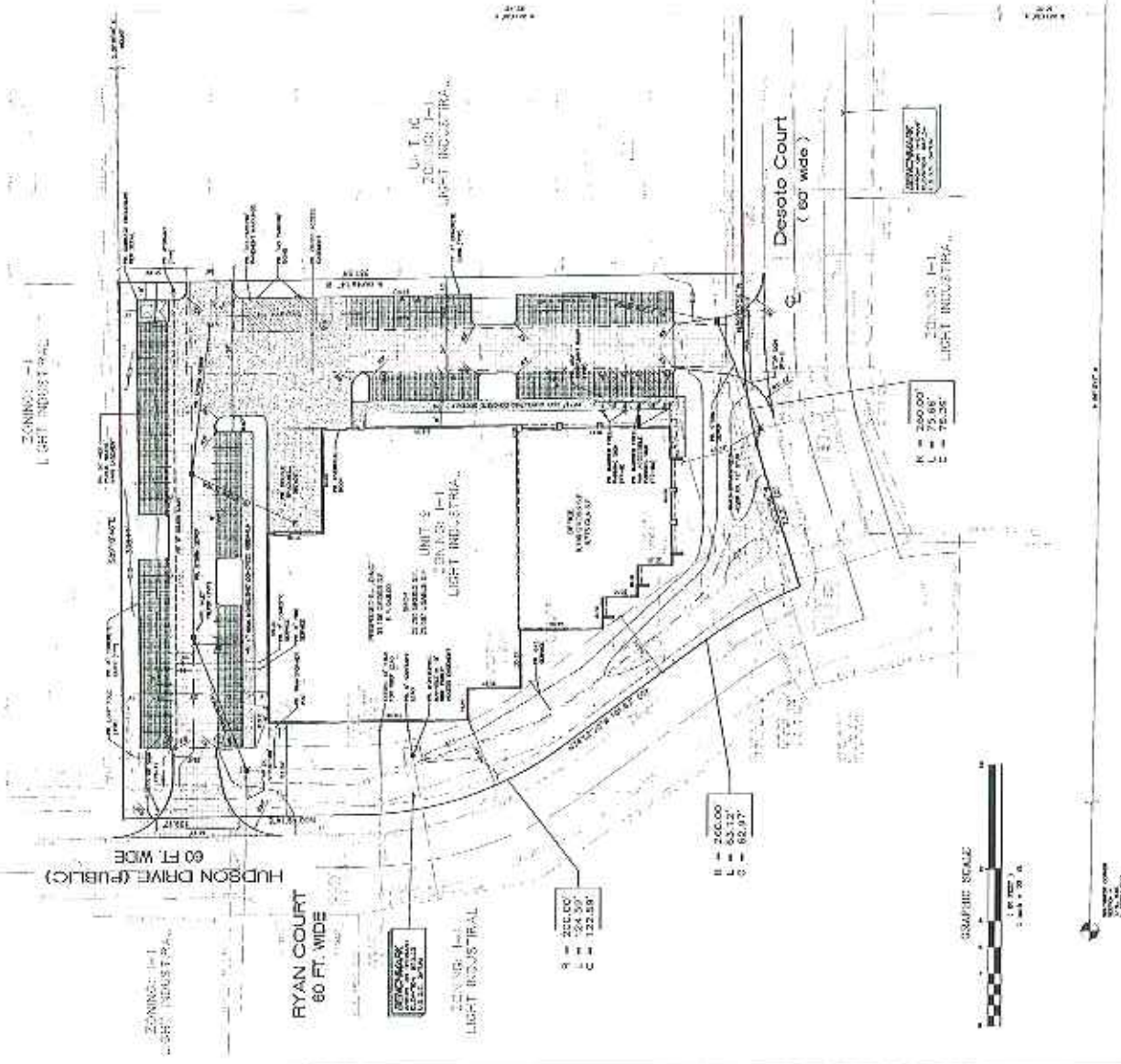
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ADDENDUM



GRAPHIC SCALE

1" = 40' - 0"

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

PROJECT NO.: 11500-11500-001

CLIENT: LT Industrial Building Unit 9

OWNER: DOT Development Group, L.P.

DESIGNER: Bass, Smart, Composite Plans, P.C.

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

CAD: S. MATHIAS

CHECKED BY: S. MATHIAS

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

PROJECT NO.: 11500-11500-001

CLIENT: LT Industrial Building Unit 9

OWNER: DOT Development Group, L.P.

DESIGNER: Bass, Smart, Composite Plans, P.C.

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

CAD: S. MATHIAS

CHECKED BY: S. MATHIAS

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

PROJECT NO.: 11500-11500-001

CLIENT: LT Industrial Building Unit 9

OWNER: DOT Development Group, L.P.

DESIGNER: Bass, Smart, Composite Plans, P.C.

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

CAD: S. MATHIAS

CHECKED BY: S. MATHIAS

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

PROJECT NO.: 11500-11500-001

CLIENT: LT Industrial Building Unit 9

OWNER: DOT Development Group, L.P.

DESIGNER: Bass, Smart, Composite Plans, P.C.

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

CAD: S. MATHIAS

CHECKED BY: S. MATHIAS

DATE: 11/15/2007

SCALE: 1" = 40' - 0"

PROJECT NO.: 11500-11500-001

CLIENT: LT Industrial Building Unit 9

OWNER: DOT Development Group, L.P.

DESIGNER: Bass, Smart, Composite Plans, P.C.

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MAPS

**Location/Air Photo
Zoning
Future Land Use
Natural Features**

Beck North Corporate Park, Unit 9

Location

MAP CREATED: OCTOBER 29, 2007



CITY OF NOVI
COMMUNITY DEVELOPMENT DEPARTMENT
PLAN REVIEW CENTER
NOVI CITY HALL/CIVIC CENTER
45175 W. LEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
WWW.CITYOFNOVI.MI.US
MAP AUTHOR: KRISTEN KAPELANSKI



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 1930 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Beck North Corporate Park, Unit 9

Zoning

MAP CREATED: OCTOBER 29, 2007

Legend

 I-1: Light Industrial District

Ryan Ct.

Hudson Dr.

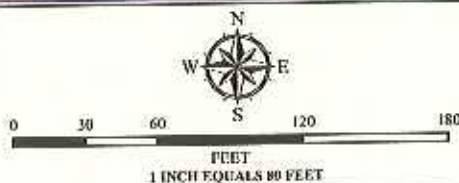
I-1

Subject Property

DeSoto Ct.



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Beck North Corporate Park, Unit 9

Future Land Use

MAP CREATED: OCTOBER 29, 2007

Legend

 LIGHT INDUSTRIAL

Ryan Ct.

Hudson Dr.

DeSoto Ct.

Subject Property



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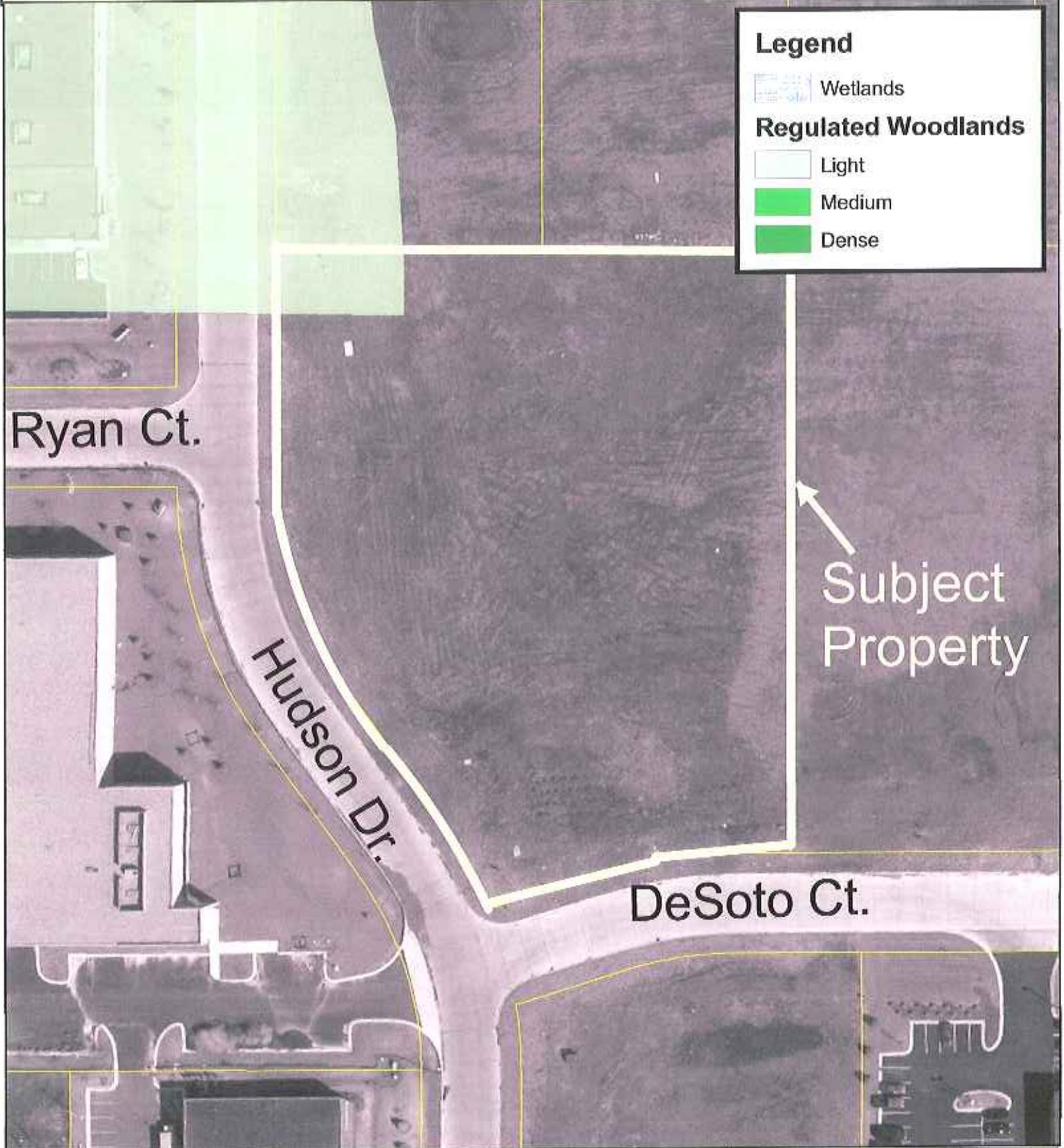


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Beck North Corporate Park, Unit 9

Natural Features

MAP CREATED: OCTOBER 29, 2007



Legend

- Wetlands
- Regulated Woodlands**
 - Light
 - Medium
 - Dense

Ryan Ct.

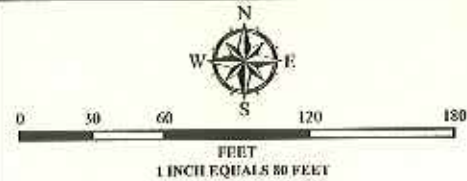
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COMMUNITY
DEVELOPMENT
DEPARTMENT