



cityofnovi.org

## Mackenzie South Technology Centre SP 07-70

### **MACKENZIE SOUTH TECHNOLOGY CENTRE, SP07-70**

Consideration of the request of Northern Equities Group, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 1, at the southwest corner of Mackenzie Drive and Haggerty Road. The subject property is approximately 5.42 acres and the applicant is proposing to construct a speculative 48,866 square foot one-story general office building.

### **Required Action**

Recommend approval/denial of the Preliminary Site Plan and Storm Water Management Plan

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	01/24/08	Minor items to be addressed at time of Final Site Plan submittal.
Landscaping	<b>Approval not recommended</b>	02/01/08	<ul style="list-style-type: none"> <li>• <b>Number of landscape waivers originally requested by the applicant.</b></li> <li>• <b>HCCP Phase II entry landscape treatment should be included.</b></li> <li>• <b>Applicant has indicated in their response letter that they will comply with the landscape ordinance.</b></li> <li>• Minor items to be addressed at time of Final Site Plan submittal.</li> </ul>
Traffic	Approval recommended	01/21/08	Minor items to be addressed at time of Final Site Plan submittal.
Engineering	Approval recommended	01/15/08	Minor items to be addressed at time of Final Site Plan submittal.
Façade	Approval recommended	01/29/08	Minor items to be addressed at time of Final Site Plan submittal.
Fire	Approval recommended	01/28/08	Minor items to be addressed at time of Final Site Plan submittal.

## **Motions**

### **Approval – Preliminary Site Plan**

In the matter of Mackenzie South Technology Centre, SP 07-70, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Applicant revising the plans to conform to the current landscape ordinance;
- b. Applicant revising the plans to include the previously approved landscape entry feature included on the HCCP Phase II woodland replacement tree plan;
- c. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- d. *(additional conditions here if any)*

for the following reasons... *(because it is otherwise in compliance with Article 23A, 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 Mackenzie South Technology Centre, SP 07-70, 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.)*

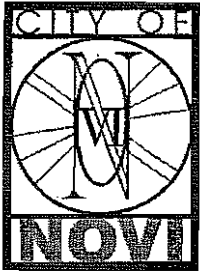
**Denial - Preliminary Site Plan**

In the matter of Mackenzie South Technology Centre, SP 07-70, 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 Mackenzie South Technology Centre, SP 07-70, 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



cityofnovi.org

## PLAN REVIEW CENTER REPORT

January 24, 2008

### Planning Review

Mackenzie South Technology Centre

SP #07-70

---

#### Petitioner

Northern Equities Group (Joseph M. Drolshagen)

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: Southwest corner of Mackenzie Drive and Haggerty Road, north of 13 Mile Road
- Site School District: Walled Lake Consolidated Schools
- Site Zoning: OST, Planned Office Service Technology
- Adjoining Zoning: North, West and South: OST; East: RP2 (Planned Residential District) (City of Farmington Hills)
- Site Use(s): Vacant land in the Haggerty Corridor Corporate Park
- Adjoining Uses: North, West and South: Vacant land; East: Existing Single Family Residential (City of Farmington Hills)
- Site Size: 5.42 acres
- Proposed Building Size: 48,866 square feet
- Plan Date: Site Plan 12/12/07

#### Project Summary

The applicant is proposing to construct a speculative 48,866 square foot one-story general office building at the southwest corner of Mackenzie Drive and Haggerty Road, north of 13 Mile Road.

#### Recommendation

Approval of the ***Preliminary Site Plan is recommended.*** The plan is generally in compliance with the Zoning Ordinance and there are only minor Planning related items to be addressed at the time of Final Site Plan submittal.

#### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 23A (OST, Planned Office Service Technology 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 or Planning Commission before Preliminary Site Plan Approval may be granted.

1. Refuse Bins: Screening of the refuse bins must be one foot taller than the height of the bins themselves. **The applicant should indicate the height of the proposed refuse bins.**

2. Exterior Lighting: Manufacturer's specifications were submitted with the Preliminary Site Plan. However, no photometric plan was submitted. The applicant should submit the photometric plan with the Final Site Plan submittal.
3. At this time, no property combination or split has been submitted and the Community Development Department has not received a request for condominium approval that would affect the subject property. The applicant must create this parcel prior to Stamping Set approval. Plans will not be stamped until the parcel is created.

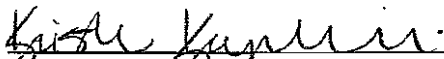
### **Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **prior to the matter being reviewed by the Planning Commission.** Additionally, a letter from the applicant is requested to be submitted with the next set of plans submitted highlighting the changes made to the plans addressing each of the comments listed above.

### **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. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. If you have questions regarding the checklist or the Pre-Con itself, 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@cityofnovi.org.

  
\_\_\_\_\_  
Kristen Kapelanski, Planner

Attachments: Planning Review Chart

**Planning Review Summary Chart**  
Mackenzie South Tech Centre  
Preliminary Site Plan  
Plan Dated: 12/12/07

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Office	Office	Yes	
Zoning	OST	OST	Yes	
Use	Various office and accessory uses	Single Story office building	Yes	
Building Height (Sec. 2400)	Maximum 46 feet	Maximum approximately 25 feet	Yes	
<b>Building Setbacks (Section 2400)</b>				
Front (north)	50 feet	77 feet	Yes	
Exterior Side (west)	50 feet	172 feet	Yes	
Interior Side (east)	50 feet	98 feet	Yes	
Rear (south)	50 feet	52 feet	Yes	
<b>Parking Setbacks (Section 2400)</b>				
Front (north)	20 feet	22 feet	Yes	
Exterior Side (west)	20 feet	39 feet	Yes	
Interior Side (east)	20 feet	22 feet	Yes	
Rear (south)	10 feet	22 feet	Yes	
Number of Parking Spaces (Sec. 2505)	1/222 sq. ft. GLA = <b>220 spaces required</b>	241 spaces	Yes	<u>This building is not approved for medical office use.</u>
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions and 24' wide drives.  9' x 17' parking space dimensions and 24' wide drives where 4" curbs are indicated.	9' x 19' parking space dimensions with 24' wide drive.  9' x 17' with 24' wide drives.	Yes	<u>Applicant should indicate 4" curbs where 17' parking spaces are proposed on Sheet SP.101.</u>
Barrier Free Spaces (Barrier Free Code)	7 accessible spaces; 2 spaces must be van accessible	10 barrier free spaces proposed (4 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 barrier free sign shown per space	Yes	

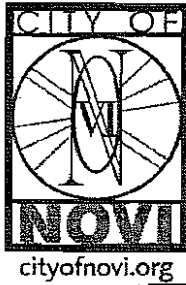
Item	Required	Proposed	Meets Requirements?	Comments
Loading Spaces (Sec. 2507)	5 square feet per front foot of building = 375 x 5 = 1,875 sq. ft. up to <b>360 sq. ft.</b>  All loading shall be in the rear yard or interior side yard if double fronted lot.	Approx. 1,750 sq. ft. provided in the rear yard.	Yes	Please indicate total square footage of each loading area on Sheet SP.101.
Loading Space Screening (Sec. 2302A.1)	In the OST District, view of loading and waiting areas must be shielded from rights of way and adjacent properties.	Loading area screened by u-shaped building.	Yes	
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached to the 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 yard and setback appropriately.	Yes	
Dumpster (Chap. 21, Sec. 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.	6' tall enclosure shown with interior posts and enclosure materials to match proposed building.	No	Applicant should indicated height of refuse bins.



Item	Required	Proposed	Meets Requirements?	Comments
Exterior Signs	Exterior Signage is not regulated by the Planning Department or Planning Commission.			Please contact Alan Amolsch (248.347.0436) in the neighborhood services department.
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan will be required with Final Site Plan submittal.	N/A	The manufacturer's specifications for the proposed lighting fixtures have been included. A photometric plan should be included with the Final Site Plan submittal.
Sidewalks (City Code Sec. 276(b))	A 5' wide sidewalk shall be provided along Haggerty Road as required by the City's Pedestrian and Bicycle Master Plan.  Building exits must be connected to sidewalk system or parking lot.	A 5' sidewalk is proposed along Haggerty Road and Mackenzie Drive and along three sides of the building.	Yes	

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

## LANDSCAPE REVIEW



## **PLAN REVIEW CENTER REPORT**

February 1, 2008

### **Landscape Review**

Mackenzie South Technology Centre

SP# 07-70

---

#### **Review Type**

Preliminary Landscape Review

#### **Property Characteristics**

- Site Location: Haggerty Road / Mackenzie Drive
- Site Zoning: OST
- Site Use(s): Office
- Plan Date: 12/12/07

#### **Landscape Plan Ordinance Requirements**

Please note that the Applicant has chosen to provide a plan that meets the landscape requirements of the City of Novi Landscape Ordinance prior to the update and adoption of current Ordinance standards in August of 2003. The Landscape Plan is not in compliance with the current Ordinance on several key points. Any waivers requested, and the justification for employing the previous Ordinance, must be discussed with the Applicant. Diversions from current Ordinance requirements are detailed below.

Please also note that the previously approved site plan for the overall development, Haggerty Corridor Phase II, included landscape treatment on this project site. The landscape was designed to provide an attractive entry at Mackenzie and Haggerty Road. A number of the proposed plantings were required Woodland Replacement Trees. The proposed landscape plan for Mackenzie South Technology Centre does not include this landscape. The previously approved entry landscape treatment should be included as part of this plan.

#### **Recommendation**

**Preliminary Site Plan Approval for the Landscape Plan for 07-70 Mackenzie South Technology Centre cannot be recommended at this time.** The Applicant must provide justification for the use of a previous version of the current Landscape Ordinance as well as for all waivers being requested.

#### **Ordinance Considerations**

##### **Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)**

1. A 20' wide greenbelt along the right-of-ways is required and has been provided.
2. Thirty six inch tall berms with 2' crests are required along both Haggerty and Mackenzie right-of-ways. The Applicant has provided a 36" high berm along northwest frontage of Mackenzie Drive, but only 20" high berms for the majority

of the Mackenzie frontage. A 36" high berm is required along Haggerty Road; the Applicant has provided a 20" high berm. Alternately, with Planning Commission approval, the Applicant may install 36" high decorative masonry walls. Installation of berms at 36" height appears feasible. **The Applicant should provide justification for the proposed 20" high berms. A Planning Commission waiver would be required for the reduced berm height. Staff cannot support the waiver without additional justification.**

3. Required right-of-way Canopy/ Large Evergreen at 1 per 35 LF have been provided.
4. One Sub-canopy Tree per 20 LF is required along the right-of-ways adjacent to parking or access drives. A total of forty nine (49) Sub-canopy Trees are required within the greenbelts for the two road frontages. None have been provided. **The Applicant would require a Planning Commission waiver for the omitted 49 Sub-canopy Trees. Staff cannot support the waiver.**
5. Please provide a boulder wall detail as stated on the plans. Due to the proposed height, the walls are required to be engineer certified. Please also note that multiple Parking Lot Canopy Trees are proposed to be planted very near the top of this wall. These tree locations should be adjusted to allow adequate space for the plantings.
6. With proper field placement of the proposed shrubs and perennials, opacity requirements can be met.
7. Twenty five foot clear vision areas have been provided as required.
8. Cross sections for the berm/wall areas have been provided.

**Street Tree Requirements (Sec. 2509.3.b.)**

1. Street Trees are required at one per 35 LF under the current Ordinance. Street Trees are to be placed between the sidewalk and the curb, or centrally between the curb and right-of-way line where no curb is required. A total of twenty eight (28) Street Trees are required for the two road frontages. No Street Trees are provided. **A Planning Commission waiver would be required in order to waive the requirement for omitted 28 Street Trees. Staff cannot support the waiver.**
2. Please note that a permit would be required from the RCOC for planting and site work within the Haggerty right-of-way.

**Parking Landscape (Sec. 2509.3.c.)**

1. A total of 7,113 SF of interior parking landscape area is required and has been provided. These standards meet the current Ordinance.
2. A total of ninety five (95) Parking Lot Canopy Trees are required per the current Ordinance. Seventy two (72) have been provided (per superseded Ordinance). **The Applicant would require a Planning Commission waiver for the omitted twenty three (23) Canopy Parking Lot Canopy Trees. Staff cannot support the waiver.**
3. Please depict areas for show storage on the plans.

**Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))**

1. Perimeter Parking Lot Canopy Trees are required per 35 LF surrounding parking and access areas. The Applicant has adequately provided for the requirement.

**Building Foundation Landscape (Sec. 2509.3.d.)**

1. A minimum 4' wide landscape bed is required at the entire building foundation with the exception of access areas. The Applicant has met this requirement.
2. A total of 12,776 SF of building foundation landscape is required. The Applicant has met this requirement.

**Plant List (LDM)**

1. The Plant List meets the requirements of the Landscape Ordinance and Landscape Design Manual.

**Landscape Notes (LDM)**

1. Landscape Notations meet the requirements of the Landscape Ordinance and Landscape Design Manual.

**Planting Details (LDM)**

1. Planting Details meet the requirements of the Landscape Ordinance and Landscape Design Manual.

**Irrigation (Sec. 2509 3.f.(6)(b))**

1. Please submit an Irrigation Plan and Cost Estimate with subsequent submittals.

**General**

1. Dumpster enclosures have been located to the rear of the building and have been properly screened.
2. Please depict a minimum 24" clear between plants and transformers.
3. Loading zones have been appropriately located to the rear and within the "courtyard" of the building. Please see the Traffic and Planning Reviews for comments regarding loading zone configurations.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the

landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

 Reviewed by: David R. Beschke, RLA

**Landscape Review Summary Chart**

**Date: February 1, 2008**

Project Name: Mackenzie South Technology Centre  
 Project Location: Haggerty Road / Mackenzie Drive  
 Sp #: 07-70  
 Plan Date: 12/12/07  
 Review Type: Preliminary Landscape Plan  
 Status: **Approval cannot be 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	
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.
<b>Plant List (LDM 2.h.) – Include all cost estimates.</b>				
Quantities	Yes	Yes	Yes/No	<b>Quantities listed as proposed are accurate, but do not meet Ordinance requirements. See Landscape Review Letter.</b>
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.
<b>Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.</b>				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
<b>Transformers (LDM 1.e.5.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Show location and provide 24" clear of plantings on all sides.</b>
Cross-Section of Berms (LDM 2.j.)	Yes	Yes	Yes	Provide all proposed dimensions.
<b>ROW Plantings (LDM 1)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Include required calculations and meet current Ordinance requirements.</b>
Walls (LDM 2.k.)	NA			Include required calculations.
<b>Landscape Notations – Utilize City of Novi Standard Notes.</b>				
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, hose or plastic.
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	20' setback required and provided.
<b>Parking Area Landscape Calculations (LDM 2.o.)</b>				
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	Yes			$A = 44640 \times 10\% = 4464 \text{ sf}$



Item	Required	Proposed	Meets Requirement	Comments
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	Yes			B = 5000 x 5% = 2500 sf
C. 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			C = 14847 x 1% = 148.5 sf
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	Yes			A = 7% x = SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	Yes			B = 2% x = SF
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			C = 0.5% x = SF
Total A, B and C above = Total interior parking lot landscaping requirement	Yes	Yes	Yes	Total interior landscaping required = A + B + C = 7112.5 SF required. 8631 SF provided.
<b>Parking lot tree requirement</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>95 required.</b> <b>72 provided.</b> <b>Waiver required.</b>
Perimeter Greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
<b>Parking Lot Plants</b>				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	
<b>Snow Deposit (LDM.2.q.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Depict adequate areas on plan.</b>
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
<b>Irrigation plan (LDM 2.s.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Provide irrigation plan with final site plan.</b>
<b>Cost Estimate (LDM 2.t.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Include estimate of irrigation system at Final Site Plan submittal.</b>
Placement (LDM 3.a.(4) and Subdivision 4.03 B)	Yes	Yes	Yes	
<b>Residential Adjacent to Non-residential</b>				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			

Item	Required	Proposed	Meets Requirement	Comments
<b>Adjacent to Public Rights-of-Way</b>				
Berm requirements met (2509.3.b.)	Yes	Yes	No	36" berms required. 20" provided in some areas.
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	No	No	49 Sub-canopy trees are required, none are provided. Waiver required.
Street tree requirements met (2509.3.b)	Yes	No	No	28 Street Trees required, none are provided. Waiver required.
Detention Basin Plantings (LDM 1.d.(3))	NA			
<b>Subdivision requirements</b>				
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)	Yes	Yes	Yes	
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	\$ 138,755			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 2,081.33			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	\$ 148,755		Does not include street trees. Includes irrigation (estimated).
Landscape Financial Guaranty	YES	\$ 223,132.50 (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	\$ 13,387.95		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	\$ 2,008.19		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	\$ 1,500		\$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	\$ 0		\$400 per tree – Contact City Forester for Details. MAY REQUIRE REVISION.
Street Tree Inspection Fee	YES	\$ 0		6% of the Street Tree Bond as listed above. – Contact City Forester for Details. MAY REQUIRE REVISION.
Street tree Maintenance Fee	YES	\$ 0		\$25 per trees – Contact City Forester for Details. MAY REQUIRE REVISION.
Landscape Maintenance Bond	YES	\$ 14,875.50		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**

January 21, 2008

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



**Re: Mackenzie South Tech. Center – Preliminary – 1<sup>st</sup> Review**  
SP No. 07-70  
OHM Job No. 163-07-0472

As requested, we have reviewed the preliminary site plan submitted for the proposed Mackenzie South Technological Center development. The plans were prepared by A R Decker & Associates, Inc. and are dated December 20, 2007.

#### **OHM RECOMMENDATION**

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

#### **DEVELOPMENT BACKGROUND**

- The site is currently zoned as OST (Office Service Technology).
- The property contains approximately 5.47 acres.
- The applicant is proposing an office building of 48,866 SFT (gross) on the subject property.

#### **ROADWAY NETWORK**

The development is located west of Haggerty on the north side of 13 Mile Road. Haggerty Road is functionally classified as an arterial route with a posted speed of 45 mph. and is under the jurisdiction of the Road Commission of Oakland County (RCOC). 13 Mile Road is considered a minor arterial with a posted speed limit of 40 mph, and falls within the jurisdiction of the City of Novi. The developer has proposed two site access drives off of Mackenzie Drive and a Basin Access Route drive off of Haggerty Road. The developer has also proposed two cross-access drives, one each to the west and to the south of the property.

#### **SITE PLAN CORRECTIONS**

1. **Access Points:** Although offsetting the boulevards for both “Mackenzie North” and “Mackenzie South” developments has eliminated “face-to-face” boulevard configuration at the site drives, such configuration creates conflict between the eastbound and westbound left turns at both the site entrances creating a safety hazard.  
To avoid such safety problems one of the following solutions may be adopted:
  - Eliminate the design with boulevarded entrances at the site access drives, or
  - Propose channelized left turns out of the site drives. Please refer to the approved site plan for the 13 Mile Road and Cabot Drive intersection. The site plan for the 13 Mile Road and Cabot Drive intersection was prepared by A R Decker & Associates, Inc.
2. **ADA Ramps:** The Type P ramps provided throughout the site are erroneously denoted as longitudinal ramps adjacent to the sidewalk. The Type P ramps are the transverse sidewalk ramps. Such anomaly should be corrected. The ADA compliant ramps with detectable warning device should be provided in areas where sidewalk crosses or adjoins the parking lot or roadway, and should be clearly labeled on the plans.

3. Signs:

- "VAN ACCESSIBLE (R7-8a)" signs should be provided along with the sign "RESERVED PARKING (R7-8)" where the van accessible handicapped parking spaces are provided. Barrier-free parking signs R7-8 and R7-8a are different signs with different messages. Sign R7-8 is always to be provided with all kinds of barrier-free parking spaces and sign R7-8a is to be provided only with "Van Accessible" parking space. Hence, these signs should be appropriately noted on the plans.
- The locations and the quantities for the "NO PARKING FIRE LANE (R7-9a mod)" signs should be clearly stated on the site plan.
- The detail for the "Typical Barrier Free Parking Sign" on SP 102 should be corrected by eliminating the gap between the two signs.

4. Sign Quantity Table: Traffic sign quantity table should be updated based on the above-mentioned revisions.

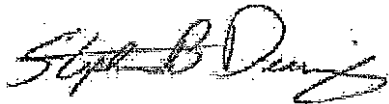
5. General Site Notes:

- Corrections should be made in the General Site Notes 8C and 9 on sheet SP 101 to indicate that the minimum width of the curb ramp would be 60" as opposed to 36".

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

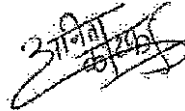
Sincerely,

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**

January 15, 2008

### **Engineering Review**

Mackenzie South Technology Centre  
SP #07-70

---

#### **Petitioner**

Northern Equities

#### **Review Type**

Preliminary Site Plan

#### **Property Characteristics**

- Site Location: Southwest corner of Haggerty and Mackenzie, HCCP Ph II.
- Site Size: 5.4 acres
- Date Received: December 28, 2007

#### **Project Summary**

- Construction of a 48,866 square-foot building and associated parking. Site access would be provided by two boulevard entrances on Mackenzie Drive. The western entrance would be located on the property line allowing it to be accessed by the parcel to the west once developed.
- Water service would be provided by a connection to an 8-inch main which is proposed as part of the HCCP Phase II development. The building would be served by a domestic lead and an 8-inch fire lead, along with additional hydrants.
- Sanitary sewer service would be provided by an extension of a 6-inch lead which is proposed as part of the HCCP Phase II development.
- Storm water would be collected and routed to storm sewer that drains to Basin 'D', which is proposed as part of the HCCP Phase II development. The HCCP Ph II storm water management system is designed for the 100-year storm, and the basin contains a permanent pool to allow for sediment accumulation. Since this system was approved and constructed under previous requirements, no alterations to the system are required.

#### **Recommendation**

**Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended.**

**Comments:**

The Preliminary Site Plan meets the general requirements of Chapter 11 and the Storm Water Management Ordinance, with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

**General**

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Provide a more prominent line type to help distinguish between utilities proposed as part of Mackenzie South vs. HCCP Phase II.
4. Clearly label the right-of-way and utility easements along Mackenzie Drive.
5. 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.

**Water Main**

6. Provide a valve on the domestic lead within the water main easement.
7. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including hydrants.

**Sanitary Sewer**

8. The monitoring manhole shall be shifted so it falls within the sanitary easement.

**Storm Water Management Plan**

9. Provide detention volume calculations specific to the Mackenzie South development to support the table provided on the Storm Water Management Plan.

**Paving & Grading**

10. Detectable warning surfaces are required at all barrier free ramps and hazardous vehicular crossings. Label specific ramp locations on the plans (or label as typical). The product used shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Provide information on the Altercast Elastomer Mat referenced. If this is not the type embedded in the concrete, contact the Engineering Department to discuss.
11. The approaches within the right-of-way shall be concrete to match the adjoining Mackenzie Drive cross-section. An additional cross-section detail for the required 9-inch concrete pavement shall be provided.
12. The concrete sidewalk should continue across each drive approach, even if like materials are used for each. The sidewalk shall be increased to 8-inches thick along the crossing. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.
13. It appears two retaining walls are proposed north of Basin 'D'. Clearly label both walls, or clarify as necessary.

**The following must be submitted at the time of Final Site Plan submittal:**

14. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
15. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way) and grading.

**The following must be submitted at the time of Stamping Set submittal:**

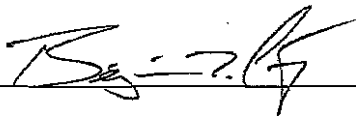
16. If not recorded as part of the HCCP Phase II development, a draft copy of the drainage easement over the storm sewer conveying drainage through this site must be submitted to the Community Development Department.
17. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.

**The following must be addressed prior to construction:**

18. 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. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
19. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size.
20. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
21. A permit for work within the right-of-way of Haggerty Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
22. A permit for work within the right-of-way of Haggerty Road must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
23. 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.
24. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.

25. An incomplete site work performance guarantee for this development will be calculated (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.
26. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
27. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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.

## FAÇADE REVIEW

# **METCO SERVICES, INC.**

**ENGINEERS, ARCHITECTS, & SURVEYORS**

23917 Cass St. • Farmington • Michigan • 48335 • (248) 478-3423 • Fax (248) 478-5656

January 29, 2008

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 Site Plan Review**  
**Mackenzie South Technology Centre**  
**SP-07-70**  
Façade Region: 1  
Zoning District: OST  
Size: (1) Building – 48,866 sq.ft.

Dear Ms. McBeth:

The following is the Façade Review for preliminary site plan review regarding the drawings prepared by Biddison Architecture, dated 12-12-07 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed 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.

<b>Drawings Dated 12-12-07</b>	<b>NORTH FACADE</b>	<b>SOUTH FACADE</b>	<b>EAST FACADE</b>	<b>WEST FACADE</b>	<b>ORDINANCE MAXIMUM</b>
NATURAL BRICK	79% ✓	77% ✓	80% ✓	79% ✓	100% (30% Min.)
CAST STONE	11% ✓	12% ✓	12% ✓	12% ✓	25%
FLAT METAL PANEL	10% ✓	11% ✓	8% ✓	9% ✓	50%

**Recommendations:**

1. The percentages of proposed materials are in compliance with the façade chart.
2. The materials shown on the sample board are consistent with the façade ordinance.
3. The trash enclosure utilizes face brick to match the building.
4. Roof appurtenances are screened from view.

**It is our recommendation that the proposed building meets the intent and purpose of the façade ordinance and that a Section 9 Waiver is not required.**

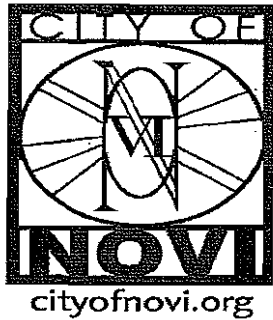
If you have any questions regarding this matter, please contact me at your convenience.

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

January 28, 2008

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

RE: Mackenzie South Technology Centre, SP07-70, Preliminary Site Plan  
Fire Department 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)**

# **A R Decker and Associates**

920 East Long Lake Rd., Suite 200

Troy, MI 48085

February 12, 2008

City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375

Attn: Ms. Kristen Kapelanski

Re: Mackenzie South Technology Centre  
Site Plan Review # 07-70

The following are responses to comments for the listed review items. Please note the item numbers used correspond to the item numbers of each original comment.

## **City of Novi – Engineering Review – January 15, 2008**

### General:

1. The note will be added to the plans.
2. The standard detail sheets will be added to the plans when submitted for stamping sets.
3. Line types and weights will be modified to make the plans more clear.
4. The right-of-way and utility easements will be labeled more clearly.
5. The non-domestic user form will be submitted.

### Water Main:

6. The domestic water shutoff will be added to the plans.
7. As discussed with the City's engineer the required buffer will be provided on a case by case basis.

### Sanitary Sewer

8. The monitoring manhole will be relocated to be within the easement.

### Storm Water Management Plan

9. Specific detention calculations will be provided for this development.

### Paving & Grading

10. Detectable warning surfaces will be provided and ramp locations will be labeled.
11. The drive approaches will be concrete and the required detail will be added to the plans.
12. The sidewalk will be revised to indicate it is continuing through the drive approaches.
13. Additional details will be added to the construction plans regarding the retaining walls.

The remaining items will be addressed at the time they are necessary.

## **OHM – Traffic Review – January 21, 2008**

### Site Plan Issues and Concerns:

1. The proposed drive approaches will be modified to be the same type of design as the Cabot and 13 Mile intersection.
2. All ramp labels will be reviewed and revised as necessary as part of the construction plans.
3. All sign types and locations will be reviewed and revised as part of the construction plans.

4. The traffic sign quantity table will be updated as necessary.
5. The general notes will be revised as noted.

Please call to discuss any items that may still be of concern.

Sincerely,

Jason D. Sutton, P.E.  
A.R. Decker & Associates

cc: Mr. Joe Drolshagen, Northern Equities Group (248-848-6700)

February 15, 2008

Kristen Kapelanski, AICP, PCP, Planner  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

Re: **Mackenzie South Technology Centre**  
SP #07-70  
Preliminary Site Plan Review

Dear Ms. Kapelanski:

This office has reviewed and will address the comments on the following Preliminary Site Plan Review letters:

- **Planning Review Summary Chart** by City of Novi Planner Kristen Kapelanski dated January 24, 2008.
- **Traffic Review** by City of Novi Plan Review Consultants Stephen B. Dearing, P.E., PTOE, Manager of Traffic Engineering and Anita S. Katkar, P.E., Traffic Engineer from Orchard, Hiltz & McCliment, Inc. dated January 21, 2008.
- **Facade Review** by City of Novi Plan Review Consultant Douglas R. Necci AIA from Metco Services, Inc. dated January 29, 2008.

The comments have been addressed and are as follows:

#### **Planning Review Summary Chart**

**Item #1:** The refuse bins shall be no taller than 5'-0".

**Item #2:** The site photometric drawing shall be submitted as requested with the final site plan submittal.

**Item #3:** The applicant shall create the property parcel as requested prior to Stamping Set approval.

#### **Planning Summary Chart:**

**Parking space dimensions:** 4" curbs have been noted at 17' parking spaces as requested on sheet SP.101.

**Loading Spaces:** The total square footage of each loading area has been noted as requested on sheet SP.101.

**Dumpster:** The refuse bins shall be no taller than 5'-0".

**Exterior Lighting:** The site photometric drawing shall be submitted as requested with the final site plan submittal.

27750 Stansbury Blvd. Suite 100  
Farmington Hills, MI 48334  
p 248•426•7700 f 248•426•7710

### Traffic Review

**Item #1:** The proposed drive approaches will be modified to be the same type of design as the Cabot and 13 mile intersection.

**Item #2:** ADA ramp annotation has been corrected as requested.

**Item #3a:** 'Van Accessible' and 'Reserved Parking' signs have been appropriately indicated on the plans.

**Item #3b:** The locations and quantities on 'No Parking Fire Lane' signs have been indicated on the engineering plans.

**Item #3c:** The 'Typical Barrier Free Parking Sign' detail has been corrected as requested.

**Item #4:** The 'Traffic Sign Quantity Table' has been updated per the requested revisions.


**Item #5:** The 'General Site Notes' on sheet SP.101 have been corrected as requested.


### Façade Review

There are no comments to address regarding the façade review.

Please contact me if you have any further questions regarding this project.

Sincerely,

  
Kevin L. Biddison, AIA No. \_\_\_\_\_  
biddison architecture + design



27750 Stansbury Blvd. Suite 100  
Farmington Hills, MI 48334  
p 248•426•7700 f 248•426•7710

February 15, 2008

page 1 of 2

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

Re: Mackenzie South Technology Centre

Dear Commissioners;

We have reviewed the **Preliminary Landscape Review** letter by David Beschke, RLA, dated February 1, 2008. Approval was not recommended because of the use of the previous version of the landscape ordinance requiring several waivers.

Our intent at this time is to fully comply with the current landscape ordinance. Therefore no landscape waivers will be needed.

<u>Item</u>	<u>City Comments</u>	<u>Landscape Architects Response</u>
<b>Adjacent to Public R.O.W.</b>	<ol style="list-style-type: none"><li>1. Greenbelt has been provided</li><li>2. Berming does not meet required 36" height throughout.</li><li>3. R.O.W. canopy and evergreen tree requirement has been met.</li><li>4. Sub canopy requirement has not been met.</li><li>5. Provide boulder wall detail.</li><li>6. Opacity can be met.</li><li>7. Clear vision areas have been met.</li><li>8. Sections have been provided.</li></ol>	<p>No comment required. Wherever possible we will meet the 36" height requirement. Because of substantial grade changes some berming could not meet the minimum berm height. It is our intent to add additional low level plantings in those areas. No comment required.</p> <p>Our intent is to now meet this requirement. Detail will be provided. Walls will be engineer certified. No comment required. No comment required. No comment required.</p>
<b>Street Tree Requirements</b>	<ol style="list-style-type: none"><li>1. Street Tree requirement has not been met.</li><li>2. Permit will be required.</li></ol>	<p>Our intent is to meet this requirement. Acknowledged.</p>
<b>Parking Landscape</b>	<ol style="list-style-type: none"><li>1. Requirement has been provided.</li><li>2. 23 additional trees required.</li><li>3. Depict snow storage areas.</li></ol>	<p>No comment required. The extra trees will be provided. Areas will be depicted.</p>

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

page 2 of 2

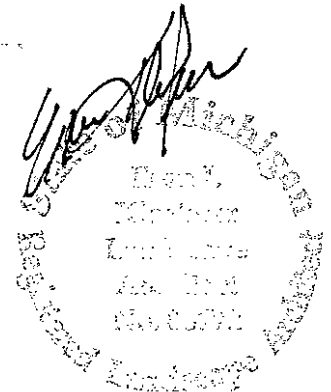
Re: Mackenzie South Technology Centre

<u>Item</u>	<u>City Comments</u>	<u>Landscape Architect's Response</u>
<b>Parking Lot Perimeter Trees</b>	1. Requirement has been met.	No comment required.
<b>Building Foundation Landscape</b>	1. Requirement has been met. 2. Requirement has been met.	No comment required. No comment required.
<b>Plant List</b>	1. Requirement has been met.	No comment required.
<b>Landscape Notes</b>	1. Requirement has been met.	No comment required.
<b>Planting Details</b>	1. Requirement has been met.	No comment required.
<b>Irrigation</b>	1. Submit plan at final.	Plan and estimate will be submitted at final.
<b>General</b>	1. Requirement has been met. 2. Depict 24" clear area. 3. Requirement has been met.	No comment required. Clear area will be depicted. No comment required.

The summary chart provides additional detail information regarding the above items. It is our intent **to comply with all aspects of that chart.**

Sincerely Yours;  
E. J. Kleckner Associates, Inc.

  
Eron Kleckner, ASLA/RLA.



**MAPS**

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



# Mackenzie South Technology Centre SP 07-70

Location

MAP CREATED: FEBRUARY 14, 2008

## Legend

City Incorporated Boundary

Mackenzie Drive

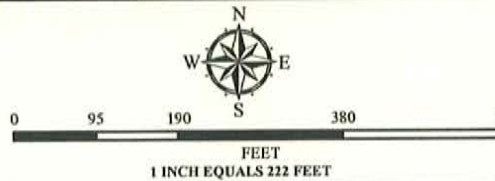
Cabot Drive

Haggerty Road

Subject Property



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
WWW.CLNOVIMLUS  
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 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# Mackenzie South Technology Centre SP 07-70

Zoning

MAP CREATED: FEBRUARY 14, 2008

## Legend

City Incorporated Boundary

OST: Office Service Technology

Mackenzie Drive

Cabot Drive

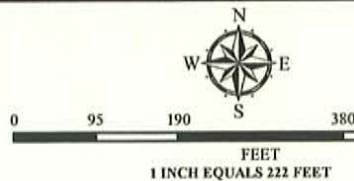
Subject Property

Haggerty Road

RP-2  
(Planned Residential District)



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
WWW.CINOVIM.I.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 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# Mackenzie South Technology Centre SP 07-70

Future Land Use

MAP CREATED: FEBRUARY 14, 2008

## Legend

City Incorporated Boundary  
OFFICE

Mackenzie Drive

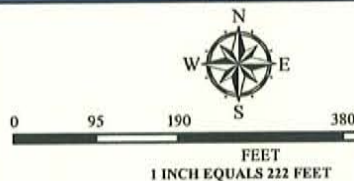
Cabot Drive

Haggerty Road

Subject Property



**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
WWW.CI.NOVLMI.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 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

# Mackenzie South Technology Centre SP 07-70

## Natural Features

MAP CREATED: FEBRUARY 14, 2008

### Legend

City Incorporated Boundary



Wetlands

### Regulated Woodlands



Light



Medium



Dense

Mackenzie Drive

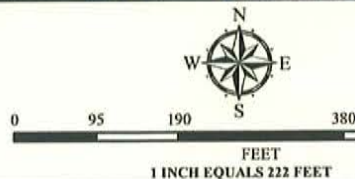
Haggerty Road

Cabot Drive

Subject Property

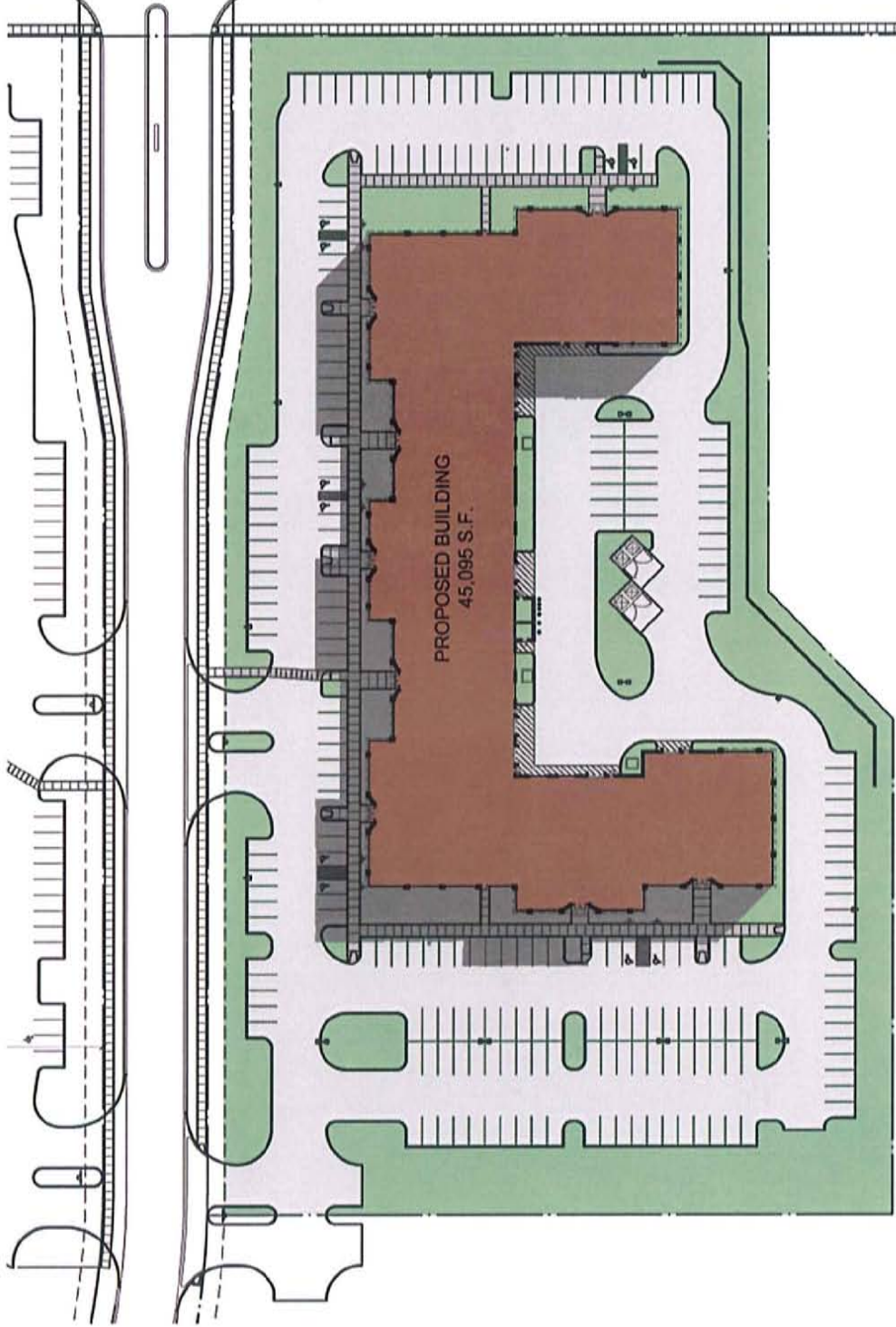


**CITY OF NOVI**  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLAN REVIEW CENTER  
NOVI CITY HALL/CIVIC CENTER  
45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-3279  
WWW.CLNOVI.MI.US  
MAP AUTHOR: KRISTEN KAPELANSKI



**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 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

**REDUCED SITE PLAN**



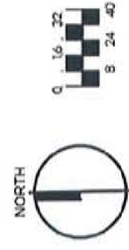
**Project title**

PROPOSED BUILDING FOR:  
**NORTHERN  
EQUITIES  
GROUP**

**MACKENZIE BUILDING - SOUTH**  
A PARCEL OF LAND, PART OF  
THE EAST 1/4 OF SECTION 1,  
T1N., R8E., CITY OF NOVI,  
OAKLAND COUNTY, MICHIGAN

**Sheet title**

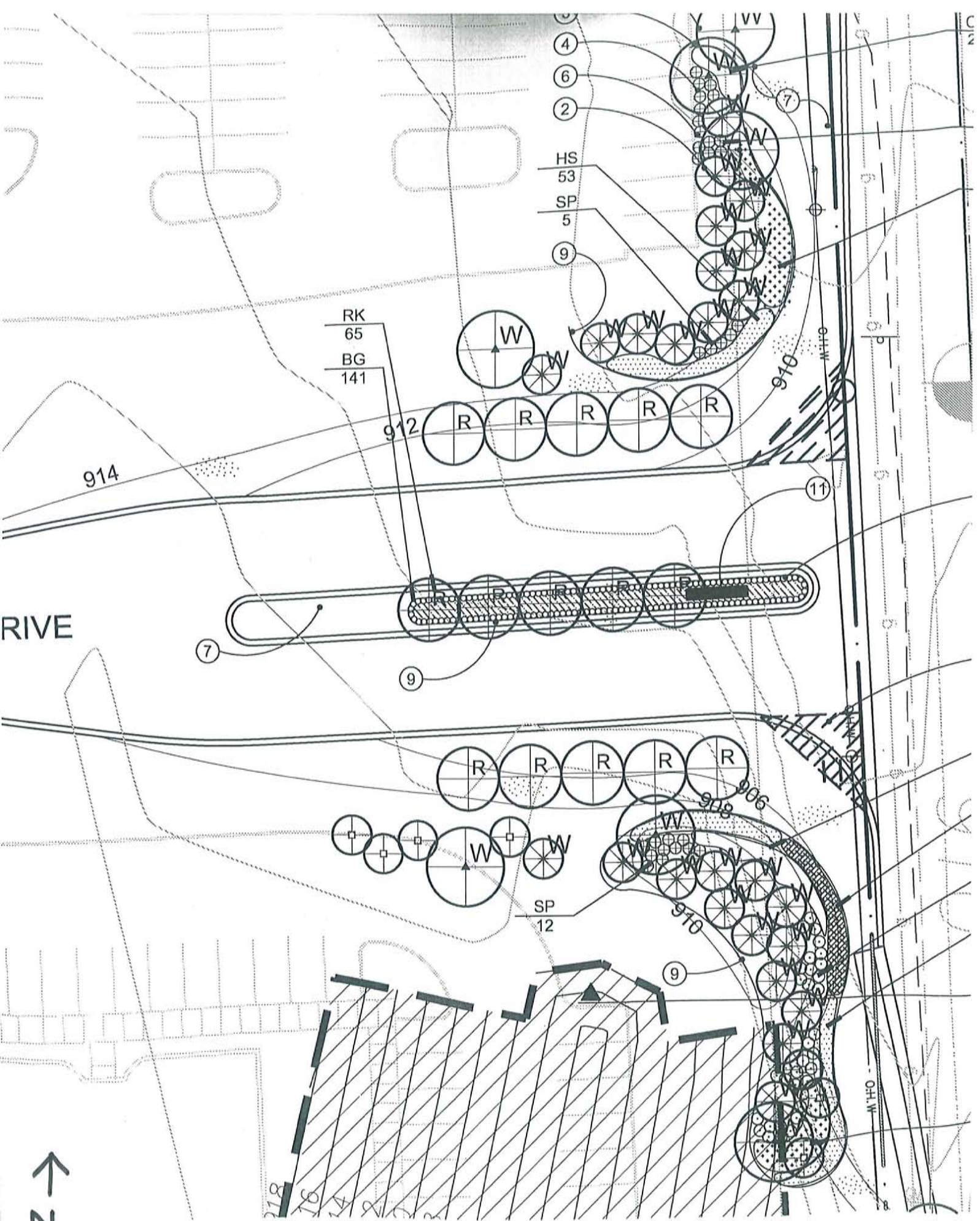
**SITE  
PLAN**



**Issued dr/ch**

PRELIMINARY SITE PLAN 12.12.07

**HCCP PHASE II LANDSCAPE FEATURE**



HAGGERTY ENTRANCE ENLARGEMENT