



cityofnovi.org

CORRIGAN WORLDWIDE WAREHOUSE ADDITION – SP 08-15

CORRIGAN WORLDWIDE WAREHOUSE ADDITION – SITE PLAN NUMBER 08-15

Public Hearing of the request of Schonscheck, Inc., for Preliminary Site Plan, Wetland Permit and Stormwater Management Plan approval. The subject property is located in Section 15, north of Grand River Avenue, east of Taft Road, in the I-1, Light Industrial District. The subject property is approximately 18.97 acres and the applicant is proposing a 53,680 square feet addition to its existing facility.

Required Action

Approve/deny the Preliminary Site Plan, Wetland Permit and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	5.7.08	Planning Commission findings regarding the quantity and designation of parking spaces as landbanked and surplus Planning Commission finding to permit parking to be located in the front yard
Landscaping	Approval recommended	4.15.08	Minor issues to be addressed on the Final Site Plan
Wetlands	Approval recommended	5.2.08	Minor issues to be addressed on the Final Site Plan
Traffic	Approval recommended	5.7.08	Minor issues to be addressed on the Final Site Plan
Engineering	Approval recommended	5.2.08	Design for adequate storm water detention facility required Minor issues to be addressed on the Final Site Plan
Façade	Approval recommended	5.7.08	Minor issues to be verified on the Final Site Plan
Fire	Approval recommended	5.2.08	Paved secondary access required City Council waiver would be required to not have a turnaround for the fire lane Pedestrian walkway required between fire lane and door on north side of building

Motions

Approval – Preliminary Site Plan

In the matter of the request of Schonscheck, Inc. for the Corrigan Worldwide Warehouse Addition, SP 08-15, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. A Planning Commission finding that a maximum of 19 additional landbanked parking spaces are permitted to be added to the existing 60 landbanked spaces, per the standards of Section 2505.16 of the Zoning Ordinance;
- b. A Planning Commission finding that a maximum of 40 surplus spaces may be provided on the site, per the standards of Section 2505.14.e(2) of the Zoning Ordinance;
- c. A Planning Commission finding that parking may be located in the front yard, as it is compatible with the surrounding development and consistent with the standards of Section 2400(h) of the Zoning Ordinance;
- d. The applicant revising the plans to provide secondary access and an adequate turnaround for the fire lane, or the applicant seeking a City Council waiver of these standards;
- e. The conditions and items listed in the staff and consultant review letters being addressed on the plans prior to Stamping Sets; and
- f. (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 - Wetland Permit

In the matter of the request of Schonscheck, Inc. for the Corrigan Worldwide Warehouse Addition, SP 08-15, motion to **approve** the Wetland Permit, subject to the following:

- a. Compliance with all conditions and requirements listed in the staff and consultant review letters,
- b. (Insert specific considerations here)

for the following reasons...(because it is otherwise in compliance with Chapter 12 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Approval - Storm Water Management Plan

In the matter of the request of Schonscheck, Inc. for the Corrigan Worldwide Warehouse Addition, SP 08-15, motion to grant approval of the Storm Water Management Plan, subject to the following:

- a. Compliance with all conditions and requirements listed in the staff and consultant review letters,
- b. (Insert specific considerations here)

for the following reasons...(because it is 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 the request of Schonscheck, Inc. for the Corrigan Worldwide Warehouse Addition, SP 08-15, motion to **deny** the Preliminary Site Plan, for the following reasons...(because it is not in compliance with the Ordinance).

Denial - Wetland Permit

In the matter of the request of Schonscheck, Inc. for the Corrigan Worldwide Warehouse Addition, SP 08-15, motion to **deny** the Wetland Permit, for the following reasons...(because it is not in compliance with the Ordinance.)

Denial - Storm Water Management Plan

In the matter of the request of Schonscheck, Inc. for the Corrigan Worldwide Warehouse Addition, SP 08-15, 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

May 7, 2008

Planning Review

Corrigan Worldwide – Warehouse Addition

SP #08-15

Petitioner

Schonscheck, Inc.

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: North side of Grand River, east of Taft
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, South & West: I-1; East: I-1 and I-2
- Site Use(s): Warehouse for document storage and household goods
- Proposed Use(s): Expansion of existing warehouse use
- Adjoining Uses: North: Soulliere Realty; East: Spartan Concrete and Voestalpine Polynorm (automotive company); West: Hayes Sand and Gravel; South: Diversified Developing, Sun Valley Inc., Novi ACE
- Site Size: 18.97 acres (gross); 18.213 acres (net)
- Building Size: Existing: 106,000; Proposed: 53,680
- Plan Date: April 4, 2008

Project Summary

Corrigan Worldwide Warehouse proposes an addition of 53,680 square feet on its existing facility. The addition will be used to provide additional area for the storage of their customer's documents and household goods. The existing site plan (SP96-14D) was approved by the Planning Commission on July 2, 1997, and stamped on October 14, 2007. The existing, approved site has a 106,000 square foot warehouse building, 71 parking spaces with 60 landbanked spaces, and a trailer staging area that accommodates 19 semi trucks. When the plan was approved, Corrigan predicted 18 employees would work on-site. The proposed plan indicates there are currently 20 employees, with the addition projected to add an additional 4 employees, bringing the total number of employees to 24.

Recommendation

Approval of the Preliminary Site Plan is **recommended, subject to the Planning Commission making the findings noted below regarding the quantity and designation of parking spaces, and the applicant addressing the remaining**

outstanding issues in this letter and in the Planning Review Chart on the Final Site Plan.

1. Install two parking spaces in the lot and designate 60 spaces as landbanked to be consistent with the approved site plan from 1997. A note should be provided with the 60 landbanked spaces, indicating they were approved with the original site plan SP96-41D.
2. Provide 24 additional parking spaces to meet the warehouse parking standards of Section 2505.14.e.(2) of the Zoning Ordinance. (Of the 24 spaces, a minimum of 7 need to be installed, a maximum of 7 spaces may be included in the surplus area if approved by the Planning Commission (per #4 below), and a maximum of 10 spaces may be landbanked if approved by the Planning Commission).
3. Planning Commission finding that parking in the front yard is permitted since it is compatible with the surrounding development, per the standard of Section 2400 footnote h of the Zoning Ordinance.
4. Planning Commission finding that 40 of the 77 parking spaces for the addition may be provided within a surplus area so they do not need to be installed as part of this approval, per the warehouse parking standards of Section 2505.14.e(2) of the Zoning Ordinance.
5. Planning Commission finding that 19 of the 77 parking spaces required to meet the Zoning Ordinance standard may be landbanked, per the standards of Section 2505.16 of the Zoning Ordinance.

Comments:

The Preliminary Site Plan was reviewed per the standards of Article 19, Light Industrial District; Article 24, Schedule of Regulations; and Article 25, General Provisions of the Zoning Ordinance, as noted.

1. For reference, the existing site was approved by the Planning Commission on July 2, 1997, with the following motion:

PM-97-07-186 TO GRANT PRELIMINARY SITE PLAN AND WETLAND APPROVAL FOR CORRIGAN MOVING SYSTEMS SP96-41C

VOTE ON PM-97-07-186 CARRIED UNANIMOUSLY

2. **Parking** – The attached Planning Review Chart outlines the parking standards for the site, based on the original site plan and the building expansion. Parking spaces are to be calculated and added to the site based on the addition only; the parking approved for the existing structure is to remain on-site and unaltered. Please note

the existing site plan was approved by the Planning Commission on July 2, 1997, before the current Zoning Ordinance was adopted on August 25, 1997. Also, there have been numerous amendments made to the Zoning Ordinance since that time, including a revised definition of "Floor Area, Usable," (effective 12-20-99) and multiple amendments to the parking standards of Section 2505. Regarding the usable floor area, per its definition and the application of the Zoning Ordinance standards, the warehouse portion of all warehouse uses is considered usable area. Aisles are included within this calculation, as they are used "...to serve patrons, clients or customers," and they are variable over time as the configuration of a warehouse can be set up in a nearly infinite number of combinations. The usable floor area of a warehouse building will remain unchanged throughout the life of the structure, regardless of the modification to the internal layout, unless it converts to another use (ie office). The thickness of the exterior wall is permitted to be removed from the calculations for parking spaces.

3. Per the standards of Section 2505.14.e.(2) of the Zoning Ordinance (warehouse uses), the addition would require a total of 77 parking spaces. A minimum of 37 parking spaces would be required to be installed, and a maximum of 40 of the 77 parking spaces could be placed in a surplus area, subject to Planning Commission approval based on the parking needs for the site. Of the 77 parking spaces required for the addition, the Planning Commission may permit a maximum of 25% of the spaces (19 maximum) to be landbanked, per the standards of Section 2505.16 of the Zoning Ordinance. The 71 parking spaces and 60 landbanked spaces (131 total spaces) that were approved as part of the original structure must be maintained. **Thus, as a result of the addition, a minimum of 208 parking spaces must be accommodated, which may be provided on the site as follows: a minimum of 89 parking spaces, a maximum of 79 landbanked spaces (60 spaces for the original structure, maximum 19 spaces for this addition), and a maximum of 40 surplus spaces. If less than a total of 208 parking spaces are proposed, or if the number of proposed landbanked spaces exceeds 79 and/or the number of proposed surplus parking spaces exceeds 40, it would be necessary to seek a Zoning Board of Appeals variance. Please see the attached Planning Review Chart for more information.**

4. **Parking** - Per the standard of Section 2400, footnote h of the Zoning Ordinance, parking in the front yard of the I-1 District may be permitted by the Planning Commission, subject to the following: the parking area does not use more than 50% of the area between the front yard setback line and the building facade setback line, the parking area is screened from Grand River by an ornamental, brick-on-brick wall, or landscaped berm that is 2.5' in height (measured from the parking lot surface), and the Planning Commission makes a finding that the parking area and lighting is compatible with the surrounding development. The only additional lighting proposed on the site is building-mounted at the manddoors. It is staff's opinion the site meets

the standards, and that the Planning Commission may permit parking in the front yard.

5. The zoning designation for the site to the north (on page AS-001) should be changed from I-2 to I-1.
6. **Planning Review Summary Chart:** The applicant is asked to review the other items in the attached Summary Chart and make corrections as noted.
7. **Response Letter: The applicant is asked to provide a response letter to the Planning Division, responding to all issues raised in each review letter, prior to scheduling the site plan for consideration by the Planning Commission.** If variances will be requested for the applicable outstanding issues, it should be noted in the response letter. When the response letter is submitted to the Planning Division, it would be appropriate to also provide a revised layout drawing, addressing how the outstanding parking issues will be rectified. This revised layout drawing would not entail a full review, but illustrate, for reference, how the issues will be addressed. Please contact the Planning Division with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning, Engineering, Landscaping, Wetlands, Traffic, Façade, and Fire)

When the plan is scheduled for the Planning Commission, submit 13 complete, folded copies of the site plan (no changes made from reviewed plans), renderings, 1 reduced-sized copy of the site plan at 8.5"x11", and a response letter addressing how each of the issues will be resolved, to the Community Development Department, due by Thursday at noon, the week before the Planning Commission meeting.

Karen F. Reinowski

Reviewed by Karen F. Reinowski, AICP, PCP at 248-347-0484 or
kreinowski@cityofnovi.org

Attachments: Planning Review Chart

PLANNING REVIEW SUMMARY CHART

Review Date: 5.2.08
Project Name: Corrigan Warehouse Addition
Project Number: SP08-15; Preliminary Site Plan
Plan Date: 4.4.08

Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Light Industrial	No change proposed	Yes	
Zoning	I-1, Light Industrial	No change proposed	Yes	
Use	Principal Permitted Uses include warehouses	Warehouse	Yes	106,000 sf existing warehouse; 53,680 sf proposed addition
Building Height (Section 2400, Schedule of Regulations, 1905.4.C & 2503.2.E)	40' maximum	Approximately 39.2' at peak of roof	Yes	
Building Setback				
Front (2400 h,t)	40'	454'2"	Yes	
Side east interior (2400 t)	20'	N/A	Yes	Addition does not encroach on eastern side yard
Side west interior (2400 t)	20'	61'11"	Yes	Proposed building encroaches on a wetland
Rear (2400 l, t)	20'	Approximately 61 feet	Yes	
Parking Setback				
Front (2400 h)	Parking in the front yard may be permitted under the following conditions: 1). The parking area does not occupy more than 50% of the area between the minimum front yard setback line and building façade setback line; 2). If the parking area is screened from Grand River by either an	Parking in the front yard, setback 318' from right-of-way	Yes, meets the conditions of 1). and 2). PC would need to make finding per 3).	

Item	Required	Proposed	Meets Requirements?	Comments
	ornamental, brick-on-brick, wall or landscaped berm that is 2.5' in height (measured from the parking lot surface) and is designed per Sections 2514 and 2509-8 AND 3). The PC makes a finding that the parking area and lighting is compatible with the surrounding development			
Side east interior (2400)	10'	N/A	Yes	Proposed parking does not encroach on eastern side yard
Side west interior (2400)	10'	19'	Yes	
Rear (2400 l, t & 1905.6)	10'	N/A	Yes	Proposed parking does not encroach on rear yard

Item	Required	Proposed	Meets Requirements?	Comments
<p>Number of Parking Spaces (2505.14.e.(2)(i), 2505.14.e.(2)(ii) & 2505.16)</p>	<p><i>EXISTING BUILDING (106,000 sf):</i> 71 parking spaces and 60 landbanked spaces must be provided to conform to approved site plan (SP96-41D) with 131 total spaces</p> <p><i>ADDITION (53,680 sf):</i> 5 spaces + 1/emp OR 5 spaces + 1/1700 sf of usable floor area, whichever greater, provided a surplus parking area is on-site to accommodate additional parking to meet the standard of 1 space/700 sf usable</p> <p><i>TOTAL REQUIRED:</i> Maintain 71 exist. sp. + 60 landbanked sp. AND Add 77 spaces to meet 1/700 sf standard, 40 of which may be maintained in a surplus area on site. A maximum of 25% of the required 77 spaces may be landbanked (maximum of 19 spaces)</p> <p>TOTAL = 208 (131 existing + 77 proposed)</p>	<p><i>EXISTING BUILDING:</i> 69 parking spaces (applicant proposing to remove 2 existing spaces to meet layout standards)</p> <p><i>ADDITION:</i> 13 parking spaces & 102 landbanked spaces</p> <p>Total = 184 (82 spaces and 102 landbanked spaces)</p>	<p><i>EXISTING BUILDING:</i> Maintain 71 parking spaces and 60 landbanked spaces</p> <p><i>ADDITION:</i> Install 37 spaces (or install min. 18 spaces and landbank max. 19 spaces), and provide 40 remaining spaces in a surplus area to provide 77 parking spaces on-site.</p> <p><i>TOTAL REQUIRED:</i> Minimum of 208 parking spaces, provided as follows:</p> <p>Minimum of 89 parking spaces</p> <p>Maximum of 79 landbanked spaces</p> <p>Maximum 40 surplus spaces</p>	<p>In summary, once the previously-approved 71 spaces and 60 landbanked spaces are provided, the applicant's site is deficient by 24 total spaces for the building addition. Seven (7) of these spaces should be installed, 7 spaces may be permitted to be placed in a surplus area (if approved by the Planning Commission), and the remaining 10 spaces may be permitted to be landbanked (if approved by the Planning Commission)</p>

Item	Required	Proposed	Meets Requirements?	Comments
Parking Space Dimensions and Maneuvering Lanes (2506)	9' X 19' 90 deg parking spaces with 24' wide aisles - May be reduced to 17' deep from face of curb (4" height) where vehicles overhang landscaping or 7' sidewalk	9'x19' or 9'x20' - 90 degree spaces proposed with 24' aisles	Yes	
End Islands (Section 2506.13)	End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. They shall generally be at least 8' wide, have an outside radius of 15', and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance.	Islands proposed	No	<u>It appears the islands need to be reconfigured to reduce their length by 3'</u>
Barrier-Free Spaces (Barrier Free Code)	For minimum 99 spaces necessary on-site to meet Zoning Ordinance standard: 4 barrier-free spaces, including a minimum of 1 van accessible For 208 total spaces (including max. 40 surplus spaces & max. 69 landbanked areas): 7 barrier-free spaces, including a minimum of 2 van accessible	4 barrier free spaces, 1 standard and 3 van accessible spaces	Yes – see comments	Site meets the standard for the minimum number of spaces that must be provided at this time. The applicant notes that when additional parking spaces are installed, then the parking areas will be re-striped to accommodate the additional barrier-free spaces
Barrier-Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	Proposed meets standards	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	Sign detail provided; Locations not indicated	No	Sign locations must be indicated on the site plan and the signs must meet the standards of the Michigan

Item	Required	Proposed	Meets Requirements?	Comments
				Manual of Uniform Traffic Control Devices (MMUTCD)
Loading Spaces (Section 2507 and 1905.4)	Required on all premises where receipt or distribution of materials or merchandise occurs and shall be separate from parking areas	7 existing loading zoned (10'x50' each)	Yes	
Refuse Bin (Dumpster/Trash Receptacle) (Chapter II, Section 21-145 and Section 2503.2.F)	Screen wall or fence required, must be at least 5' in height, and provided on three sides. Enclosure to match building materials – include protective bollards or similar features	Dumpster not shown; Existing trash compactor is on-site	Yes	Trash compactor meets the intent of the Zoning Ordinance standard by providing a place for safe and sanitary disposal of waste from the site
Exterior lighting (Section 2511)	Photometric plan and details needed with the Final Site Plan	Code-required lighting above mandooors	No	<u>Indicate location of lighting at mandooors on the elevation drawings, and provide manufacturer's cut-sheet information on a revised submittal to meet the standards of Section 2511 of the Zoning Ordinance</u>
Sidewalks (City Code Section 11-276(b))	An 8' wide sidewalk shall be constructed along all major thoroughfares as required by the City of Novi's Pedestrian and Bicycle Master Plan.	Existing 8' pathway on Grand River	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	Building exits connect to parking lot	Yes	

Prepared by Karen F. Reinowski, AICP, PCP (248) 347-0484 or kreinowski@cityofnovi.org

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
April 15, 2008
Preliminary Landscape Review
Corrigan Worldwide Warehouse Expansion

Petitioner

Schonscheck, Inc.

Property Characteristics

- Site Location: Grand River Avenue
- Site Zoning: I-1 - Light Industrial
- Site Use(s): Warehouse
- Plan Date: April 4, 2008

Recommendation

Approval for the Preliminary Site Plan for SP#08-17 Corrigan Worldwide Warehouse Expansion is recommended. The Applicant must address the outstanding items or receive appropriate Planning Commission waivers.

Ordinance Considerations

The proposed project is an expansion of the existing warehouse facility. For that portion of the building and parking expansions, the Applicant has made a reasonable attempt to bring the site into compliance with the current Ordinance. Special attention has been given to the frontage along Grand River Avenue as requested by Staff.

Residential Adjacent to Non-Residential (Sec. 2509.3.a)

1. The property is not adjacent to residentially zoned or utilized property.

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

1. A 3' high berm with a 3' crest is required along public and private road frontages adjacent to parking or vehicular access areas. An existing low-lying drainage area exists for a portion of the Grand River frontage. The Applicant has included this berm in the best possible configuration. Please provide a cross section for the berm.
2. Required calculations for Canopy/ Large Evergreen Greenbelt plantings have been provided. The Applicant has met the planting requirement.
3. Required calculations for Sub-Canopy Greenbelt plantings have been provided. The Applicant has met the planting requirement.
3. Required Canopy Street Trees at one per 45 linear feet along the Grand River Avenue frontage have been provided. Installation will require a permit from the RCOC.

Parking Area Landscape Requirements (Sec. 2509.3.c)

1. Required calculations for Interior Parking Lot Landscape Area for the pavement on the south side of the building have been provided. The Applicant has met the planting requirement.
2. Required calculations for Interior Parking Lot Canopy Trees have been provided. The Applicant has met the planting requirement. In the event that the land banked parking is developed in the future, these trees will be required to be relocated or replaced. The Applicant has indicated that they do not believe the expansion will occur.

3. Perimeter Canopy Trees are required at an average of 1 per 35 LF around parking and vehicular access areas have been provided.

Building Perimeter Landscaping (Sec. 2509.3.d. & LDM)

1. Per Section 2509.3.d.(2)(b), "For the front and any other facades visible from a public street, a minimum of sixty (60) percent of the exterior building perimeter will be greenspace planted with trees, shrubs and groundcovers, perennials, grasses annuals and bulbs." Please provide these building perimeter plantings at the foundation of the new addition.
Alternately, the Applicant could seek a Planning Commission waiver for the foundation frontage plantings.
2. A 4' wide landscape bed is required around the entire perimeter with the exception of access areas. Please provide plantings within the 4' bed at the front of the building addition.
Alternately, the Applicant could seek a Planning Commission waiver for the foundation frontage plantings.
3. A total Building Foundation Landscape Area calculated at 8' x the building foundation perimeter is required. He Applicant has met this planting requirement.

Loading/ Unloading Area (Sec. 2507)

1. Loading zones are not being altered.

Plant List (LDM)

1. A Plant List meeting the requirements of the Ordinance and Landscape Design Manual has been provided.

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

1. Landscape Plan Notations and Details meeting the requirements of the Ordinance and Landscape Design Manual have been provided.

Irrigation (LDM)

1. The Applicant has noted that all landscape areas will be irrigated.

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: April 16, 2008

Project Name: Corrigan Warehouse Addition
 Project Location: Grand River Avenue
 Sp #: 08-15
 Plan Date: April 4, 2008
 Review Type: PSP 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	
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 hardwood bark mulch. Include in cost estimate.

Item	Required	Proposed	Meets Requirement	Comments
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	Show locations and provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	Yes	No	No	Provide all proposed dimensions.
ROW Plantings (LDM 1)	Yes	Yes	Yes	Include required calculations.
Walls (LDM 2.k.)	NA			
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.	Yes	Yes	Yes	No wire, hose or <i>plastic</i> .
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	
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, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use	NA			$C = x 1\% = sf$

Item	Required	Proposed	Meets Requirement	Comments
in any R district				
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	Yes			A = 7% x 2404 = 168 SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	Yes			B = 2% x 2200 = 44 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	212 SF required and provided.
Parking lot tree requirement	Yes	Yes	Yes	
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	
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	No	Provide irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	No	Include final estimate of irrigation system at Final Site Plan submittal.
Residential Adjacent to Non-residential				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)				
Adjacent to Public Rights-of-Way				
Berm requirements met (2509.3.b.)	Yes	Yes	Yes	
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes	
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			

Item	Required	Proposed	Meets Requirement	Comments
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	\$ 21395			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 320.92			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	\$ 22395		Does not include street trees. Includes irrigation (estimated).
Landscape Financial Guaranty	YES	\$ 33592.50 (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	\$ 1343.70		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	\$ 201.55		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	\$ 0		\$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	\$ 4000		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$ 240		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$ 250		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 2239.50		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

WETLANDS REVIEW



Environmental Consulting & Technology, Inc.

May 2, 2008

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Corrigan Warehouse Addition (SP#08-15) - Wetland Preliminary Site Plan Review

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Corrigan Warehouse Addition Preliminary Site Plan prepared by Schonscheck, Inc. and Livingston Engineering dated April 4, 2008 (Plan). The proposed development is located in Section 15 on the north side of Grand River Avenue and east of Taft Road. The project consists of a proposed building expansion for the Corrigan Moving Systems record storage.

ECT has also previously visited the site for the purpose of wetland boundary verification. The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the setback provisions in the Zoning Ordinance.

Existing Conditions

Based on our wetland boundary verification and the current Plan, there are seven (7) individual wetlands and a stream present on the parcel. It appears that each of the wetlands and the stream are considered regulated by the City of Novi and that one (1) of these wetlands (Wetland 1) and the stream are likely subject to regulation by the Michigan Department of Environmental Quality (MDEQ). The associated proposed permanent impact area and impact volumes (i.e. cut/fill volumes) within the existing wetlands and wetland setbacks/buffers have now been indicated on the Plan (however, temporary impacts have not been quantified on the Plan).

The wetlands on site are of relatively low-quality, typical of an industrial site. Wetland 1 is essentially a vegetated ditch where the applicant is proposing fill. Wetlands 2, 4, 5, 6, and 7 are shallow depressions dominated by common reed (*Phragmites australis*), which is an invasive species. These wetlands were likely created as a result of uneven grading following a demolition project. Wetland 3 is a vegetated fringe around a detention pond.

Impacts

The proposed project would fill wetland and wetland buffer areas as follows:

Proposed Wetland Impacts:

Wetland ID	Total Wetland Area (acre)	Impact Area Sq. Ft. (acre)	Cut Volume (cu.yds.)	Fill Volume (cu.yds.)	Net Impact Volume (cu. yards)
1	Not Indicated	730 (0.02)	N/A	68	68 (Fill)

2200 Commonwealth
Boulevard, Ste 300
Ann Arbor, MI
48105

(734)
769-3001

FAX (734)
769-3164

2	Not Indicated	None	N/A	N/A	N/A
3	Not Indicated	None	N/A	N/A	N/A
4	Not Indicated	4,735 (0.11)	1,228	N/A	1,228 (Cut)
5	Not Indicated	None	N/A	N/A	N/A
6	Not Indicated	None	N/A	N/A	N/A
7	Not Indicated	None	N/A	N/A	N/A
Total		5,465 (0.13)	1,228	68	1,160 (Cut)

Proposed Permanent Wetland Buffer Impacts:

Wetland Buffer ID	Total Wetland Buffer Area (acre)	Permanent Buffer Impact Area Sq. Ft. (acre)	Buffer Cut Volume (cu.yds.)	Buffer Fill Volume (cu.yds.)	Net Permanent Buffer Impact Volume (cu. yards)
1	Not Indicated	11,400 (0.26)	N/A	845	845 (Fill)
2	Not Indicated	None	N/A	N/A	N/A
3	Not Indicated	None	N/A	N/A	N/A
4	Not Indicated	10,682 (0.25)	2,769	N/A	2,769 (Cut)
5	Not Indicated	None	N/A	N/A	N/A
6	Not Indicated	None	N/A	N/A	N/A
7	Not Indicated	880 (0.02)	N/A	82	82 (Fill)

Proposed Temporary Wetland Buffer Impacts:

Wetland Buffer ID	Total Wetland Buffer Area (acre)	Temporary Buffer Impact Area Sq. Ft. (acre)	Buffer Cut Volume (cu.yds.)	Buffer Fill Volume (cu.yds.)	Net Temporary Buffer Impact Volume (cu. yards)
1	Not Indicated	N/A	N/A	N/A	N/A
2	Not Indicated	N/A	N/A	N/A	N/A
3	Not Indicated	N/A	N/A	N/A	N/A
4	Not Indicated	N/A	N/A	N/A	N/A
5	Not Indicated	N/A	N/A	N/A	N/A
6	Not Indicated	Yes, Not Quantified on Plan	Not Quantified on Plan	Not Quantified on Plan	Not Quantified on Plan
7	Not Indicated	Yes, Not Quantified on Plan	Not Quantified on Plan	Not Quantified on Plan	Not Quantified on Plan

Permits

The proposed project will require a City of Novi Wetland Non-Minor Use permit and likely an MDEQ Wetland Use Permit. It is the Applicant's responsibility to confirm the need for an MDEQ permit. Based on the *MDEQ Land and Water Management Division's Coastal and Inland Waters Permit Information System*, it does not appear as if the Applicant has submitted an application for MDEQ Permit at this time. The Applicant should provide correspondence to the City and to our office regarding the status of the MDEQ Permit application (i.e., permit application, permit or Letter of No Jurisdiction from the MDEQ). In addition, any proposed impacts to 25-foot wetland buffers will also require authorization from the City of Novi.

Recommendations and Conditions

We recommend approval of the Preliminary Site Plan with the following conditions:

1. Provide the total overall areas (square feet/acres) for the existing individual wetlands and wetland buffers on the Plan.
2. Provide the proposed wetland buffer impact quantities on the Plan (both permanent *and temporary* impacts). This includes the area and volume (cut or fill) of temporary impacts for the proposed water main installation within wetland buffers #6 and #7. These impacts are not currently quantified on the Plan.
3. Be consistent with nomenclature identifying the wetlands on the Plan (letters or numbers, but not both).
4. ECT recommends a swale be excavated between Wetland 3 (detention pond) and the large wetland to the east. This would add water to the large wetland east of the detention pond, which is now relatively dry. An added benefit would be a reduction in volume and rate of stormwater discharged from the detention pond to the Walled Lake Branch of the Rouge River.
5. Restoration details for any proposed areas of temporary wetland setback impact shall be provided on the Plan (i.e. Wetland Buffers #6 and #7). Include mix details (seed type/species list and application rates) for any proposed wetland buffer restoration seed mixes. A native seed mix shall be selected for these restoration areas. Sod or common grass seed shall not be acceptable.
6. A wetland buffer restoration cost estimate should also be included on the Plan. The estimate shall include costs of any proposed native seed mixes.
7. The applicant should be advised of the following upcoming wetland review fees:
 - Final Site Plan Review for Wetlands \$550 + 15% Administration Fee = \$632.50
 - Wetland Permit Application Fee: \$200 + 15% Administration Fee = \$230.00
 - Environmental Preconstruction Meeting, at the City's request: \$300 + 15% = \$345
 - Wetland Silt Fence Staking Inspection, at the City's request: \$300 + 15% = \$345
 - Wetland Silt Fence Installation Inspection, at the City's request: \$300 + 15% = \$345
 - Wetland Mid-Construction Observation Inspection, at the City's request: \$300 + 15% = \$345
 - Wetland Temporary Certificate of Occupancy Inspection (TCO), at the City's request: \$300 + 15% = \$345
 - Wetland Final Certificate of Occupancy Inspection (C of O), at the City's request: \$300 + 15% = \$345
 - Onsite inspections at the City's request, per inspection: \$300.00 + 15% = \$345

If you have any questions please feel free to contact our office

Respectfully,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Peter F. Hill, P.E.
Associate Engineer

cc: Karen Reinowski
Angela Palowski

TRAFFIC REVIEW

May 7, 2008

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



Re: Corrigan World Wide Warehouse Addition – Preliminary – 1st Review
SP No. 08-15
OHM Job No. 163-08-102

As requested, we have reviewed the preliminary site plan submitted for the Corrigan World Wide Warehouse Addition. The plans were prepared by Schonsheck, Inc. and are dated April 4, 2008.

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 I-1 (Light Industrial).
- The property contains approximately 19 acres.
- A 53,680 SFT warehouse addition is proposed.
- The warehouse addition will be used for record storage and home goods storage.

ROADWAY NETWORK

The development is located east of Taft on the north side of Grand River. Taft is functionally classified as a minor arterial route with a posted speed of 35 mph. and is under the jurisdiction of the City of Novi. Grand River is considered an arterial with a posted speed limit of 50 mph, and falls within the jurisdiction of the Road Commission of Oakland County (RCOC).

SITE PLAN CORRECTIONS

1. Handicap Parking: We note that the locations of handicap parking stalls varies between plan sheets (specifically noted on Sheets AS-100 & C-2), and the locations of exterior doors are not consistently shown on all plan sheets. The plans should be revised to show both existing and proposed features consistently, on all plan sheets.

In accordance with current ADA standards, handicap parking stalls must be located so as to create the shortest accessible route(s) possible. If this is not the case, the handicap parking stall locations should be relocated where necessary.

2. ADA Ramps: All proposed ramps should be clearly labeled, and should contain a reference to the type of ramp (as per MDOT Special Detail for Sidewalk Ramps, R-28-F). The plans should also include a copy of the most recent version of R-28-F.
3. Sidewalk: There should be sidewalk in front of all proposed exterior doors. The sidewalk should connect to the parking lot, or shall lead away from the building for a sufficient distance, in order to provide a smooth traversable surface in the event of an emergency. Specifically, additional sidewalk should be provided at each door along the west side of the building addition, as well as at the proposed door on the north face of the building.

4. Parking Calculations: The parking calculations should indicate the number of barrier free parking spaces including van accessible spaces required and provided at the proposed development.
5. Traffic Signs: Each barrier free parking stall should be provided with the standard R7-8 sign ("Reserved Parking"), as described in the Michigan Manual of Uniform Traffic Control Devices (MMUTCD). An additional plaque R7-8a ("Van Accessible") should be provided at van-accessible spaces. These signs should be clearly labeled on the plans, using the appropriate sign code(s). The details provided for these signs on Sheet C7 should conform to the MMUTCD, and should be updated accordingly.

The "No Parking Fire Lane" signs should also be clearly shown on the plans. These signs should contain a symbolic "No Parking" message, and should be called out as R7-9a MOD. The detail on Sheet C7 should be updated to reflect the symbolic version of the sign.

6. Sign Height: All signs should have a 7' bottom mounting height. Please update the sign details accordingly.
7. Sign Quantity Table: A traffic sign quantity table should be shown the plans. The table should include a brief description, sign code, dimensions, and quantity for each sign.
8. Pavement Markings: The accessible aisles adjacent to handicap parking stalls should be delineated. We recommend using cross-hatch pavement markings wherever applicable.

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



Sara A. Merrill
Traffic Engineer