



## Hyatt Place at Suburban Collection Showplace SP 11-44

### HYATT PLACE AT SUBURBAN COLLECTION SHOWPLACE SP 11-44

Consideration of the request of Cunningham Limp for a recommendation to City Council for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located north of Grand River Avenue and west of Taft Road at the existing Suburban Collection Showplace site, in Section 16 of the City. The property totals 48.23 acres and the applicant is proposing a 6-story, 128 room hotel.

### REQUIRED ACTION

Recommend approval or denial of the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval not recommended	01/17/12	<ul style="list-style-type: none"> <li>• Applicant should address parking space deficiency with landbanked parking or a Shared Parking Study.</li> <li>• Covenants and restrictions should be prepared and reviewed by City staff and the City Attorney's office.</li> <li>• Items to be addressed on the revised Preliminary Site Plan submittal and/or Final Site Plan submittal.</li> </ul>
Engineering	Approval recommended	01/17/12	Items to be addressed on the Final Site Plan submittal.
Traffic	Approval not recommended	01/17/12	<ul style="list-style-type: none"> <li>• Concerns with intersection of existing parking aisle and new circulation path at hotel periphery near southeast corner of hotel.</li> <li>• Items to be addressed on the revised Preliminary Site Plan submittal and/or Final Site Plan submittal.</li> </ul>
Landscaping	Approval not recommended	01/05/12	<ul style="list-style-type: none"> <li>• Applicant has not provided enough information for staff to complete a thorough review.</li> <li>• Any necessary waivers could not be identified based on the information provided.</li> <li>• Items to be addressed on the Final Site Plan submittal.</li> </ul>
Facade	Conditional approval recommended	06/01/11	<ul style="list-style-type: none"> <li>• Section 9 waiver requested and recommended for the overage of EIFS on the south and east facades.</li> <li>• Details needed for the porte-</li> </ul>

			<p>cochere and type, color and intensity of roof element illumination.</p> <ul style="list-style-type: none"><li>• Large scale mock-up of the 'metallic finish on insulated panels' required.</li><li>• Applicant should reduce the percentage of EIFS on the west and north facades (Section 9 waiver requested and not recommended).</li></ul>
Fire	Approval recommended	01/17/12	Items to be addressed on the Final Site plan submittal.

## Motion sheet

### Approval – Preliminary Site Plan

In the matter of the request of Cunningham Limp for Hyatt Place at Suburban Collection Showplace SP 11-44, motion to recommend **approval** of the Preliminary Site Plan, subject to the following:

- a. Applicant addressing the parking deficiency with landbanked parking, a Shared Parking Study or a Zoning Board of Appeals variance, as discussed with the applicant beginning at the pre-application meeting;
- b. Applicant receiving approval from City Council of the Shared Parking Study, if submitted, after review and comment from staff;
- c. Applicant revising the parking lot circulation issues near the southeast corner of the proposed hotel as noted in the traffic consultant's review letter and as discussed with the applicant beginning at the pre-application meeting;
- d. Applicant preparing and submitting the covenants and restrictions, as required by Section 1003A.11 of the Zoning Ordinance, as discussed with the applicant beginning at the pre-application meeting;
- e. Section 9 façade waiver for the overage of EIFS on the south and east facades;
- f. Applicant revising the proposed elevations on the north and west facades to reduce the percentage of EIFS and achieve a minimum of 30% brick on both facades and comply with the Façade Ordinance requirements, as discussed with the applicant beginning at the pre-application meeting;
- g. Applicant providing a large scale mock-up of the 'metallic finish on insulated panels' as noted in the façade consultant's review letter;
- h. Applicant providing all necessary landscape details in the area of proposed improvements as noted in the landscape review letter, as discussed with the applicant beginning at the pre-application meeting;
- i. Applicant returning to the Planning Commission for a recommendation and to City Council for a determination on any required landscape waivers identified in later submittals unless these concerns can be addressed prior to review by the Planning Commission; and
- j. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- k. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Article 10A, 23A, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance.)*

### Approval – Storm Water Management Plan

In the matter of the request of Cunningham Limp for Hyatt Place at Suburban Collection Showplace, SP 11-44, motion to recommend **approval** of the Storm Water Management Plan, subject to:

- a. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- b. *(additional conditions here if any)*

*(because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Denial – Preliminary Site Plan

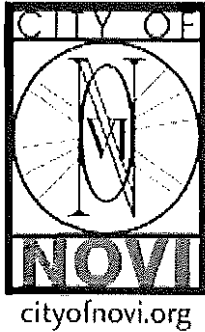
In the matter of the request of Cunningham Limp for Hyatt Place at Suburban Collection Showplace SP 11-44, motion to recommend **denial** of the Preliminary Site Plan, because:

- a. The applicant has not addressed the parking deficiency as outlined in the planning review letter and as discussed with the applicant beginning at the pre-application meeting;
- b. There are outstanding safety concerns related to parking lot circulation near the southeast corner of the proposed hotel as noted in the traffic consultant's review letter, as discussed with the applicant beginning at the pre-application meeting;
- c. The applicant has not prepared and submitted the required covenants and restrictions, as discussed with the applicant beginning at the pre-application meeting;
- d. Proposed elevations do not conform to the facade ordinance, specifically there is an overage of EIFS on the west and north façade that would not meet the intent of the façade ordinance and therefore not qualify for a Section 9 waiver, as discussed with the applicant beginning at the pre-application meeting;
- e. The applicant has not provided details for the 'metallic finish on insulated panels' as noted in the façade consultant's review letter;
- f. The applicant has not provided sufficient information on the landscape plan in the area of the proposed improvements and a thorough review of proposed improvements could not be completed, as discussed with the applicant beginning at the pre-application meeting; and
- g. *(additional conditions here if any)*

Denial – Storm Water Management Plan

In the matter of Cunningham Limp for Hyatt Place at Suburban Collection Showplace, SP 11-44, motion to recommend **denial** of the Storm Water Management Plan ...because the plan is not in compliance with Chapter 11 of the Code of Ordinances.

**PLANNING REVIEW**



## PLAN REVIEW CENTER REPORT

January 17, 2012

### Planning Review

Hyatt Place at Suburban Collection Showplace

SP #11-44

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#### Petitioner

Cunningham Limp

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: North side of Grand River, west of Taft (Section 16)
- Site Zoning: EXO (Exposition Overlay) in the OST District
- Adjoining Zoning: North: I-96; West and portion of East: OST; South and portion of East: I-1
- Proposed Use(s): 128 room, 6-story hotel connected to the east side of the existing conference and banquet hall ; parking lot demolition that results in a net decrease of 221 spaces on site
- Site Size: 48.23 acres
- Plan Date: December 22, 2011

#### Project Summary

The applicant is proposing to construct a 6-story, 128 room Hyatt Place hotel on the site of Suburban Collection Showplace. The proposed hotel would be attached to the east side of the existing conference and banquet hall area. The hotel would be constructed in space that is currently used as a parking area for the existing conference and banquet center and exposition center resulting in a net loss of 221 spaces.

Since the proposed hotel is an EXO Overlay project in the OST District, the Planning Commission reviews the plan and makes a recommendation to the City Council, who approves, approves with conditions, or denies the plan. For reference purposes, Suburban Collection Showplace (fka Rock Financial Showplace) received approval of its Stamping Sets on July 6, 2004. During the review process for Suburban Collection Showplace, the development of a hotel on the site was discussed and anticipated to occur in the future.

The applicant previously submitted a plan for a hotel at the Suburban Collection Showplace (also known as Hyatt Place) in 2008. That plan showed the hotel in a different location than currently proposed and included the addition of a 492 space parking area. The Preliminary Site Plan received approval in September of 2008.

#### Recommendation

Approval of the **Preliminary Site Plan cannot be recommended** at this time due to the insufficient parking provided on site. It is the Planning staff's opinion that the best way to proceed would be for the applicant to revise the plans per the comments in this and all other review letters and submit plans for revised Preliminary Site Plan review along with either landbanked parking indicated on the site or a Shared Parking Study.

**Comments:**

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 10A (EXO, Exposition Overlay District) 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** need to be addressed before approval of the Preliminary Site Plan can take place. Underlined items need to be addressed on the Final Site Plan submittal:

1. *EXO Overlay District:* The proposed hotel, located in the EXO Overlay District, is an overlay use permitted subject to required conditions. Therefore, the hotel is subject to the OST District standards (Article 23A) and the Supplemental Required Conditions for Overlay Uses (Section 1003A of the EXO Overlay District). In the event of a conflict between the two standards, the supplemental conditions govern. Please see the Planning Summary Chart for details.
2. *Condominium:* The applicant should indicate whether the hotel will be proposed as a condominium within the overall Suburban Collection Showplace development. All legal documents including proposed condominiums and master deed documents and exhibits will need to be reviewed and approved by City staff and the City Attorney's office prior to recordation. **The applicant should indicate whether or not a condominium is proposed and, if proposed, whether the condominium will be a general condominium or site condominium prior to consideration of the plan by the Planning Commission.**
3. *Parking:* In order to meet the parking standard of Section 2505.14.c.(15), the proposed hotel would require an additional 136 parking spaces to be added to the site. The proposed plan would result in a net decrease of 221 parking spaces from the entire site, including the parking needed for the conference and banquet center and exposition center. This creates a parking deficiency for the existing conference and banquet facilities and the exposition center as well as the proposed hotel. **The applicant has three options to address this parking deficiency:**
  - a. **Landbanked parking could be proposed on the existing vacant parcel currently owned by Suburban Collection Showplace to the east of the larger Suburban Collection parcel.** A 492 space parking area was proposed on this parcel as part of the previous hotel submission in 2008.
  - b. **A Shared Parking Study prepared by a professional in the traffic review and consulting field could be provided demonstrating adequate parking exists on site to meet the current and proposed uses.**
  - c. **The applicant could seek a variance for the deficient parking from the Zoning Board of Appeals.** (Staff would not support this option.)
4. *Traffic Circulation:* Problematic end islands have led to circulation concerns on the site. **The applicant should revise the plan per the comments in the Traffic Consultant's review letter to ensure safe circulation throughout the site.**
5. *Lighting:* Staff has noted that lights adjacent to the "ticket-taker" area have been installed without the approval of the Community Development Department. The "ticket-taker" lights should be shown on the site plan and included in the photometrics. Lighting plans will be required for the Final Site Plan, meeting the standards of Section 2511 of the Zoning Ordinance.
6. *Covenants and Restrictions:* Per Section 1003A.11 of the Zoning Ordinance, covenants and restrictions pertaining to the subject property were supposed to be drafted and executed with the approval of the first development in the EXO District. This was not done with the original approval of the Suburban Collection Showplace (fka Rock Financial Showplace). **Covenants and restrictions for the subject property will need to be prepared and reviewed by City staff and the City Attorney's office prior to the Planning Commission's consideration of the Preliminary Site Plan.**
7. *Planning Summary Chart:* The applicant is asked to review other items in the attached summary chart and make corrections as noted.

8. **Phasing:** It does not appear this plan will be a phased development. **The applicant should confirm no phasing plan will be proposed. If a phasing plan is proposed, it will need to be reviewed by City staff and consultants prior to consideration by the Planning Commission.**
9. **Façade:** The applicant has requested waivers for the overage of EIFS on all façades. The façade consultant has recommended this waiver for the south and east façades. **The applicant should revise the proposed elevations to reduce the percentage of EIFS on the north and west façades per the façade review letter. Additionally, the applicant should submit details for the porte-cochere and type, color and intensity of the roof element illumination. A large scale mock-up of the 'metallic finish on insulated panels' is also required.**
10. **Landscape:** **The applicant has not provided sufficient information for a complete landscape review. Staff is unable to identify what, if any, waivers would be necessary.** See the landscape review letter for additional information.

#### **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 to be submitted with the next set of plans highlighting the changes made to the plans.

#### **Site Addressing**

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at [www.cityofnovi.org](http://www.cityofnovi.org) under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

#### **Pre-Construction Meeting**

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

  
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Kristen Kapelanski, AICP  
248-347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)

Attachments: Planning Review Chart



**PLANNING REVIEW SUMMARY CHART**

**Project Name: Hyatt Place at Suburban Collection Showplace**

**Project Number: SP11-44**

**Plan Date: 12-22-11**

Items in **Bold** need to be addressed before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

<b>Item</b>	<b>Required</b>	<b>Proposed</b>	<b>Meets Requirements?</b>	<b>Comments</b>
Master Plan	Office Research Development & Technology	No change proposed	Yes	
Zoning	EXO (Exposition Overlay) in OST District	No change proposed	Yes	
Intent of District (Section 1000A)	EXO Overlay is to be used in conjunction with the OST as the underlying district.	Hotel	Yes	
Overlay Uses Permitted Subject to Required Conditions (Section 1002A)	Hotels and motels permitted when part of a development that includes an exposition, conference and convention facility, with a minimum 250k square feet, subject to OST District standards and supplemental conditions and regulations of Section 1003A, with supplemental conditions governing if there is a conflict	128-room hotel attached to east end of Suburban Collection Showplace conference center/banquet hall	Yes	
Supplemental Required Conditions for Overlay Uses (Section 1003A)	3. Max floor area density of 0.5 FAR  11. Req'd preservation & maintenance of wetlands, landscaping, etc.	Less than 0.5 FAR  No wetland impacts appear to be proposed	Yes  Yes	

Item	Required	Proposed	Meets Requirements?	Comments
OST District, Required Conditions (Section 2302A)	<ul style="list-style-type: none"> <li data-bbox="331 268 600 534">• Truck service areas shall be screened from right-of-way (including freeways) and adjacent properties</li> <li data-bbox="331 566 600 725">• Off-street parking &amp; loading/unloading per Sec. 2505, 2506, &amp; 2507</li> </ul>	<p data-bbox="630 268 857 395">Loading zone provided on west side of proposed hotel</p> <p data-bbox="630 566 857 693">Loading zone provided; limited replacement parking proposed</p>	<p data-bbox="915 268 964 300">Yes</p> <p data-bbox="915 491 964 523">No</p>	<p data-bbox="1151 268 1503 331">Loading area screened via a courtyard design</p> <p data-bbox="1151 459 1503 1257"><b>Adequate parking on site as not been provided per parking requirements listed in Section 2505. Overflow and landbanked parking that meets all ordinance requirements should be shown.</b> 2008 plans for the hotel showed a new 492-space parking area that generally met design standards for surface parking. This parking expansion should be shown on the 2011 plans if it is the basis for the parking calculations included on Sheet C-1. Alternately, a Shared Parking Study could be submitted demonstrating that an adequate amount of parking has been provided.</p> <p data-bbox="1151 1289 1503 1481"><b>Address traffic consultant's review comments, specifically comments related to adjusting end islands to better facilitate circulation.</b></p>

Item	Required	Proposed	Meets Requirements?	Comments
Building Height (Section 1003A.4)	Not to exceed 5 stories or 65', whichever less; 1 hotel permitted at 9 stories or 100', whichever less	6-story hotel; top of parapet 63' 10" and top of feature entrance 80'9"	Yes	
<b>Building Setback (Section 1003A.6)</b>				
Front	100'	Exceeds minimum setback	Yes	
Side east exterior	63' 10" (Height of building mass)	Exceeds minimum setback	Yes	
Side west interior	63' 10"	Exceeds minimum setback	Yes	
Rear	63' 10" (height of building mass) or 30' if screened per sec. 1006.A.6.a	Exceeds minimum setback	Yes	
<b>Parking Setback (Section 2400)</b>				
Front	20 feet	Exceeds minimum setback	Yes	
Side east interior	20 feet	Exceeds minimum setback	Yes	
Side west interior	20 feet	Exceeds minimum setback	Yes	
Rear	20 feet	Exceeds minimum setback	Yes	
Number of Parking Spaces (Section 2505.14.c(15))	Hotel: One space per occupancy unit plus 1 for each employee = 128 rooms + 8 employees = 136 total, including 5 barrier-free	0 new spaces, net decrease of 221 spaces	No	Hotel requires 136 additional spaces, but there is a net decrease of 221 paved spaces for the entire site. This decrease would require a parking variance from the Zoning Board of Appeals for both the deficient amount of parking now provided for the existing exposition center and banquet center and the proposed hotel.

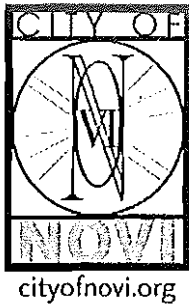
Item	Required	Proposed	Meets Requirements?	Comments
				<p>Alternately, the application could provide overflow and landbanked parking that meets all ordinance requirements. 2008 plans for the hotel showed a new 492-space parking area that generally met design standards for surface parking. This parking expansion should be shown on the 2011 plans if it is the basis for the parking calculations included on Sheet C-1.</p> <p>Alternately, a Shared Parking Study could be submitted demonstrating that an adequate amount of parking has been provided.</p>
Parking Space Dimensions and Maneuvering Lanes (Section 2506)	9' X 19' 90° parking spaces with 24'-wide aisles; Spaces may be reduced to 17' deep from face of curb (4" height) where vehicles overhang landscaping or 7' sidewalk	Parking spaces meet dimensional standards	Yes	A 4" curb should be indicated wherever 17' parking spaces are proposed.
Loading Spaces (Section 2507)	Required on all premises where receipt or distribution of materials or merchandise occurs and shall be separate from parking areas	360 sq. ft. loading area provided	Yes	
Barrier Free Spaces (Barrier Free Code)	5 barrier free spaces required: 4 standard barrier free, 1 van accessible.	6 barrier free spaces adjacent to hotel, including 2 van accessible spaces	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
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	Meets requirements	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	Signs not indicated	Yes	<u>One sign should be provided for each proposed barrier free space. Sign details must be provided on (mounting height, MMUTCD classification, etc.).</u>
Dumpster (Chapter II, Section 21-145 and Section 2503.2.F)	Screen wall or fence required for all dumpsters, must be at least five feet in height, and provided on three sides. Enclosure to match building materials – Design must include protective bollards or similar features	No dumpster shown	Unknown	<u>Applicant should indicate how trash will be disposed of.</u>
Dumpster Enclosure (Sections 2503.2.F and 2520.1)	Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback. It is to be located as far from barrier free spaces as possible.	No dumpster shown	Unknown	<u>Applicant should indicate how trash will be disposed of.</u>
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan	Unknown  "Ticket-taker" lights installed without site plan approval	Unknown  <b>No</b>	<u>No lighting details submitted</u>  <b>New "ticket-taker" light(s) should be included on site plan and factored into site photometric calculations</b>
Sidewalks (City Code Section 11-276(b))	A 8' wide sidewalk shall be constructed along all major thoroughfares as required by the City	Existing 8' pathway on Grand River; 8' pathway should be provided on Taft	Yes/No	<b>Covenants and restrictions should be submitted including the previously approved deed restriction for the pathway along Taft</b>

Item	Required	Proposed	Meets Requirements?	Comments
Building Code	of Novi's Pedestrian and Bicycle Master Plan.  Building exits must be connected to sidewalk system or parking lot.	Hotel exits connect to Grand River sidewalk and sidewalks around Showplace perimeter	Yes	Road.
Pedestrian Connectivity	The PC shall consider the following factors in exercising its discretion over site plan approval ... Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets (Section 2516.2.b (3)).	5 ft. sidewalk between building and Grand River pathway	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel)	Provided	Yes	
Development Sign	Permits required for signage			<u>Contact Jeannie Niland at 248-347-0438 for permit information</u>
Covenants & Restrictions (Sec 1003A.11)	Covenants and restrictions required	None submitted	No	Applicant must submit covenants and restrictions.
Phasing	Show phase line if proposed	No phasing shown	Yes?	Applicant should confirm phasing is not proposed.

Prepared by Kristen Kapelanski, AICP (248) 347-0586 or [kkapelanski@cityofnovi.org](mailto:kkapelanski@cityofnovi.org)

**ENGINEERING REVIEW**



## PLAN REVIEW CENTER REPORT

January 17, 2012

### Engineering Review

Hyatt Place Hotel at Suburban Collection Showplace  
SP11-44(A)

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#### Petitioner

Cunningham Limp

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: Suburban Collection Showplace
- Site Size: 48.23 acres
- Plan Date: January 6, 2012

#### Project Summary

- Construction of an approximately 94,969 square-foot, 6-story hotel; along with some modifications to parking (large portion of existing parking is being eliminated). Site access is not affected.
- Water service would be provided rerouting the exiting 8-inch water main that is looped within the site. A 4-inch domestic lead and an 8-inch fire lead would be provided to serve the building, along with three additional hydrants.
- Sanitary sewer service would be provided by rerouting the existing 8-inch sanitary lead to serve the existing Conference area, and the addition of a second 8-inch wye to serve the hotel. No modifications are proposed to the downstream 8-inch sanitary main that extends from Taft Road.
- Storm water from this development will continue to pass through the existing on-site storm water management system consisting of a sediment forebay and a combination of detention basin/wetland mitigation for storm water storage. No modifications are required to the existing storm water management system as the proposed site plan will result in a decrease in impervious area.

#### 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, the Storm Water Management Ordinance and the Engineering Design Manual 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 traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.

Water Main

4. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (current rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

5. Provide updated sanitary sewer basis of design calculations to include the proposed hotel.
6. Label sanitary MH2 as a 'monitoring manhole'.

Storm Water Management Plan

7. Provide updated storm water management calculations for the proposed conditions, comparing pre- and post-development conditions. Highlight the reduced storage volume required for the proposed conditions.

Paving & Grading

8. Use of the single ramp rather than ramps at the two western handicap access aisles shall be discussed with the Building Division. This configuration requires use of the vehicular maneuvering aisle to access the ramp. If direct access to the sidewalk is provided, consider lowering the sidewalk between ramps in close proximity to each other, and providing an appropriate wheel stop for this area.
9. Proposed grades in some areas of the parking lot adjacent to the building are around 7-percent. Consider grading further into the existing parking lot to provide a more gradual slope in this area.
10. Dimensions of parking stalls abutting a curb or sidewalk are to the face of curb or walk. All other dimensions are to back of curb unless otherwise indicated.

11. The sidewalk details shall be revised to include an aggregate drainage layer under the sidewalk.
12. Provide spot grades along the proposed retaining wall to indicate the height of the wall.

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

13. 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.
14. 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), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

15. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, was a requirement of the previous site plan. If one wasn't completed previously, it shall be submitted to the Community Development Department with this Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
16. 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:**

17. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
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. 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.

20. 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.
21. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
22. 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.
23. 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.

Please contact Ben Croy at (248) 735-5635 with any questions.



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cc: Brian Coburn, Engineering  
Kristen Kapalanski, Community Development Department  
Tina Glenn, Water & Sewer Dept.

**TRAFFIC REVIEW**

January 17, 2012

Barbara McBeth, AICP  
Deputy Director of Community Development  
City of Novi  
45175 W. Ten Mile Rd.  
Novi, MI 48375



**SUBJECT: Hyatt Place Hotel at Suburban Collection Showplace, SP#11-44A,  
Traffic Review of Revised Preliminary Site Plan and Traffic Study**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

**Recommendation**

We can not recommend approval until the **bolded** items below have been satisfactorily addressed.

**Project Description**

What is the Applicant proposing?

1. The applicant, Cunningham Limp Company, proposes to construct a 6-story, 128-room hotel attached to the east end of the existing Suburban Collection Showplace. According to the floor plans provided with the application, the hotel would include seven meeting rooms totaling 8,129 s.f., plus a small dining area, sun room, and pool.

**Traffic Impact Study**

Will the proposed access improvements safely and efficiently accommodate future site traffic? Will any off-site roadway or traffic control improvements be needed?

2. A traffic impact study for a previously proposed hotel at this site was prepared by Tetra Tech in February 2008. That study contemplated a slightly larger hotel, started with the higher traffic volumes then prevailing on Grand River, and found negligible traffic impacts from adding the hotel. Accordingly, we asked only that the current traffic consultant (Wilcox) compare the trip generation potential of the currently proposed hotel to that of the previously proposed hotel. Table I (on next page) summarizes trip generation forecasts prepared by Tetra Tech, Wilcox, and Birchler Arroyo (the latter for the previous hotel size actually proposed and for weekday total trips, per the City's *Site Plan and Development Manual*).
3. Wilcox estimated trips for the "break-out and social function" space (termed "Mtg Rms" in our table) by applying trip generation rates (per 1,000 s.f.) for such space, determined from driveway traffic counts done by Tetra Tech in its 2008 study. However, as noted in our review letter of 6-30-08, those counts were made on a day without any significant event traffic (Tuesday, 5-08-07). Hence, the resulting forecasts for this use are artificially low.

**Table 1. Trip Generation Comparison**

Land Use	ITE Code	Size	Weekday Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
<b>Hotel Proposed in 2008</b>									
Hotel (per TIS)	310	141 Rms	889	38	25	63	44	39	83
Hotel (per SP)	310	132 Rms	808	35	23	58	41	37	78
<b>Hotel Now Proposed</b>									
Hotel (per TIS)	310	126 Rms	755	33	21	54	39	35	74
Mtg Rms (per TIS)	-	5850 sf	-	1	1	2	0	1	1
Total Trips			755+	34	22	56	39	36	75
Difference			-	-1	-1	-2	-2	-1	-3

4. Increasing the room count (to the 128 rooms proposed in the application), assuming the “break-out and social function” space to equal the total meeting room space (8129 s.f.), and utilizing more critical driveway counts for trip forecasting purposes would together result in somewhat higher estimates of new peak-hour traffic. However, offsetting this effect is the fact that no credit was taken for likely “internal capture,” wherein some vehicles entering or exiting the site will carry people visiting more than one internal use; e.g., both existing exhibition space and the proposed new hotel.
  
5. We believe that the basic conclusions of the past and current traffic studies remain sound despite the above comments; that is, that the existing Grand River access for the complex is adequate to handle the additional traffic generated by the hotel. No additional traffic impact analysis appears warranted at this time.

**Revised Preliminary Site Plan**

Are all elements of the site plan in conformance with City standards? Are refinements needed to satisfactorily facilitate safe and efficient access and circulation by both vehicles and pedestrians?

6. Near the southeast corner of the hotel, the existing parking aisle would intersect the new circulation path around the hotel's periphery at a very flat angle (about 18 degrees). We have several concerns over this issue, as we indicated in our pre-application review comments:
  - a. Drivers westbound in the parking aisle will find it difficult to know where the safe stopping location might be, given that 7-8 parking spaces would be accessible along the south side of the aisle west of that location.
  - b. Vehicles backing out of those 7-8 spaces would be distracting to pedestrians and other drivers, particularly those circulating in either direction around the hotel. Also, those backing drivers may not be able to see or anticipate such circulating traffic.
  - c. Some drivers may try to cut across the parking lot in a northeasterly direction (from south of the existing circular drive to the hotel's southeast corner), especially during periods of lesser traffic activity unmonitored by parking lot staff.

**We strongly recommend that the above concerns be mitigated by extending the island as shown in our attached mark-up of the pre-application site plan. This concern is the reason we are recommending against approval of the preliminary site plan.**

7. Due to the 4-ft-radius west end of the above-cited island, drivers westbound in the next aisle to the south will be unable to complete a (greater-than-90-degree) right turn without encroaching significantly on the wrong side of the parking aisle and/or end aisle. This encroachment would occur over two high-volume marked crosswalks in an area experiencing significant vehicular traffic volumes. **To mitigate related safety concerns at this location, an east-facing No Right Turn symbol (R3-1) sign should be installed on the island immediately east of the sidewalk at its tip.**
8. **The curb radius at the northeast corner of the hotel appears adequate but should be dimensioned on the revised preliminary site plan.** With the exception of the above items, all other circulation design elements appear at this time to be adequate.
9. We are aware of the note on sheet C-5 indicating that a complete traffic control plan will be included with the final site plan. In preparing that traffic control plan:
  - a. A note should be added on the standard parking island detail indicating that in addition to a typical island width of 10 ft, the minimum island width (per ordinance) is 8 ft.
  - b. All markings associated with barrier-free parking spaces shall be blue, and the striping of undesignated parking spaces shall (per the MMUTCD and City policy) be white.
  - c. All crosswalk markings shall (per the MMUTCD and City policy) also be white. The plan should specify striping width and crosshatch spacing.
  - d. The designated loading area should be marked with 4-inch-wide yellow striping, and the associated crosshatching should be spaced 4 ft on-center.
  - e. Per item 12 in the City's Final Site Plan Checklist (appearing in the *Site Plan and Development Manual*), "when arrows are denoted on a plan, solid arrows shall indicate where arrows are proposed as part of the striping plan; hollow arrows shall be used to denote traffic flow directions for review purposes." Since painted arrows do not currently appear in this site's drive aisles, and are generally not required except in one-way situations, the large solid arrows now appearing in the fire aisle around the hotel should be replaced with smaller hollow arrows (or optionally, simply removed).
  - f. A Signing Quantities Table should be added, listing the number of signs by description, MMUTCD sign code, and size.
10. A plan note should be included to ensure that the width of end parking spaces is referenced to the face of curb or walk (as it appears to have been designed).
11. Detectable warning surfaces should be shown at foot of the five handicapped ramps connecting the sidewalks to the adjacent parking surfaces (per the detail on sheet C-5); at the transition between the three barrier-free access aisles and the associated sidewalk landings

(per the plan's MDOT Type P detail) ; and on the tip of the island between the north-south and east-west crosswalks.

Sincerely,  
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP  
Vice President



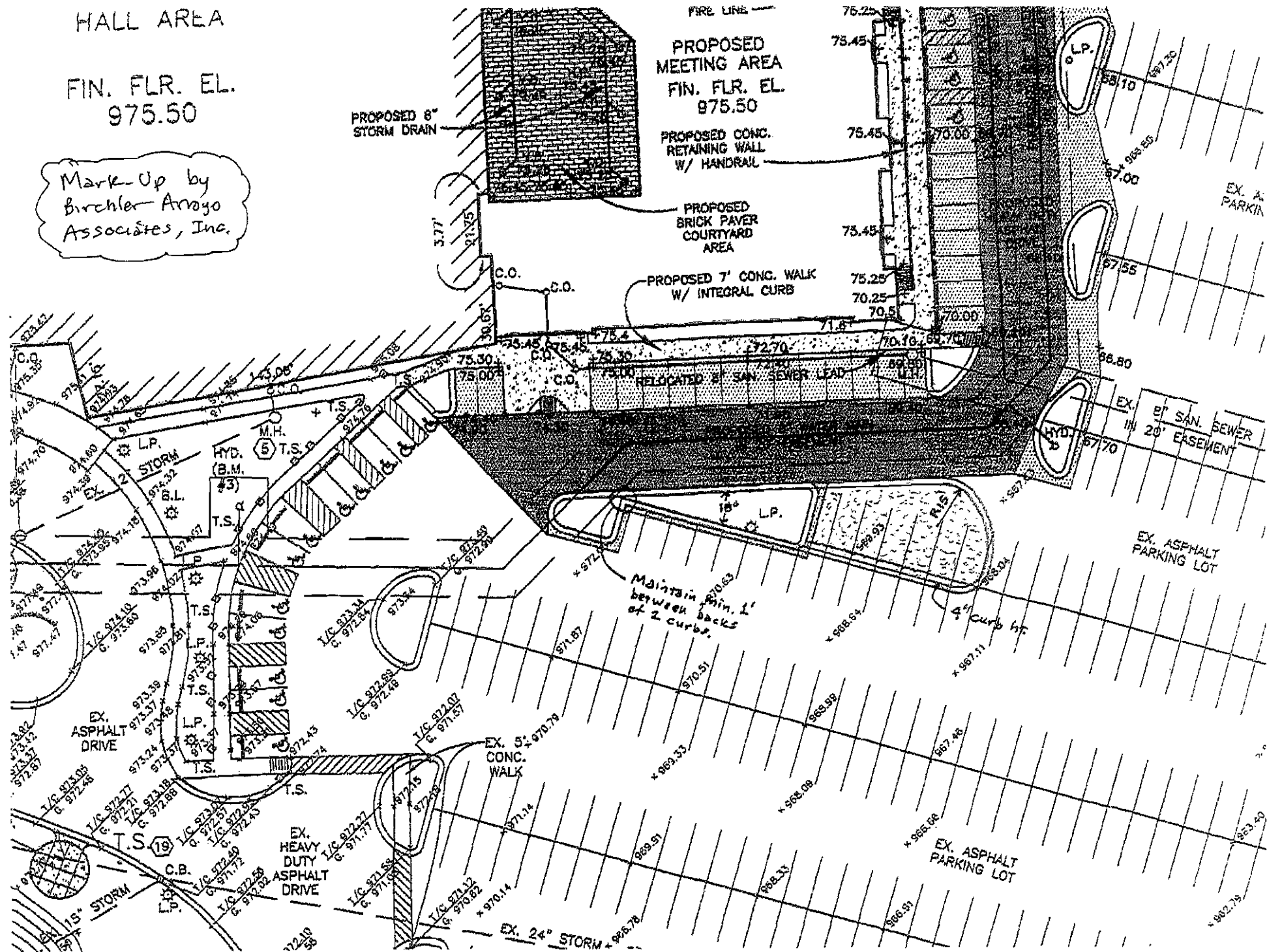
William A. Stimpson, P.E.  
Director of Traffic Engineering



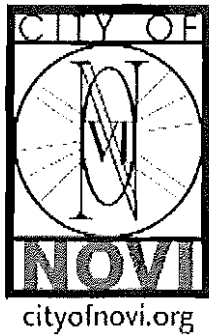
HALL AREA

FIN. FLR. EL.  
975.50

Mark-Up by  
Birchler Arroyo  
Associates, Inc.



## LANDSCAPE REVIEW



## **PLAN REVIEW CENTER REPORT**

January 18, 2012

### **Revised Preliminary Site Plan**

Hyatt Place

#### **Property Characteristics**

- Site Location: Grand River Avenue
- Site Zoning: OST District With EXO Overlay
- Plan Date: 12/29/11

#### **Recommendation**

**Approval of the Revised Preliminary Site Plan for 11-41a Hyatt Place at the Suburban Collection cannot be recommended at this time. The Applicant should address the issues related below and must call out any requested waivers, if any.**

#### **Ordinance Considerations**

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

1. No alterations are proposed or required along the Grand River Avenue frontage.

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

1. No street trees are required.

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

1. Please provide calculations for required parking lot landscape including interior parking lot landscape area (islands) and canopy trees.
2. The ordinance allows for no more than 15 contiguous parking spaces without a landscape island.
3. At least two of the proposed canopy parking lot trees are in immediate conflict with utilities. Please show all existing and proposed utilities on the Landscape Plan.

##### **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.

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

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. This has been provided.
2. A total of 8' x the building perimeter is required as building foundation landscape area. This has been provided.

##### **Plant List (LDM)**

1. Please provide costs for the plant list materials per the requirements of the Ordinance and the Landscape Design Manual.

**Planting Notations and Details (LDM)**

1. Planting details and notations have been provided per the requirements of the Ordinance and the Landscape Design Manual.
2. **Please revise references to all plant guying material to specify fabric ties only.**
3. **Please revise the proposed date for the commencement of planting.**
4. **Please remove the reference to parking islands being 8' from curb to curb. The ordinance specifies that parking islands are to be minimum 10' curb to curb and a minimum of 300 square feet.**
5. **Please revise the notes to state that guying material will be removed after a period of one year.**

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

1. An Irrigation Plan and Cost Estimate must be provided. A note on the plans indicates that all lawn and landscape areas will be irrigated with an automatic underground irrigation system.

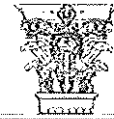
**General**

1. **An overall Landscape Plan for the entire site including parking areas must be provided.**

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.

Reviewed by: David R. Beschke, RLA 

**FACADE REVIEW**



January 16, 2012

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

Re: **FACADE ORDINANCE - Facade Review – Revised Preliminary Site Plan  
 Hyatt place Hotel @ Suburban Collection Showplace, SP11-44A (ZCM12-0003)  
 Façade Region: 1, Zoning District: EXPO**

Dear Ms. McBeth;

The following is the Facade Review for Revised Preliminary Site Plan Approval of the above referenced project. This review is based on drawings and sample board prepared by Bowers & Associates Architects. An updated sheet A5.00, dated 1/16/12 was provided by the applicant in response to a phone inquiry by DRN to clarify certain façade material. The applicant has been notified to submit the revised sheet to the Novi Department of Community Development. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Facade Schedule are highlighted in bold.

	East	South	North	West	Ordinance Maximum (Minimum)
Brick (4" natural clay)	32%	35%	33%	<b>23%</b>	100% (30%)
EIFS	<b>43%</b>	<b>48%</b>	<b>56%</b>	<b>76%</b>	25%
"Metalic" Finish on Insulated Panel	14%	0%	8%	0%	25%
Limestone Accent	6%	3%	1%	1%	50%
Spanderal Glass	2%	0%	2%	0%	50%
Prefinished Metal, Painted Metal	3%	14%	0%	0%	50%

As shown above the percentage of Brick is below the minimum percentage required by the Façade chart on the west façade and the percentage of EIFS is above the maximum percentage allowed by the Façade Chart on all facades.

The design represents a significant improvement over the prior application (2008) in terms of siting and functional relationship to the existing Expo Center. The sample board indicates that the proposed materials and colors are dissimilar to those used on the existing expo building. The architect has incorporated an offset which visually separates the two structures. It is evident that although the structures are physically connected the intent is for the building to appear as separate structures.

Both structures feature a porte-cochere that defines the main entrances. Drawings for the hotel's porte-cochere are incomplete at the time of this review. It appears that the hotel's porte-cochere is intended to match that of the Expo Center. If so, this will act as a unifying element. The applicant should submit drawings of the porte-cochere to clarify its design intent.

Although the design relies on a large percentage of EIFS, the material is articulated using a variety of colors and textures on various building elements. The "Metallic Finish on Insulated Panel" is in fact a type of EIFS that offers cost effective metal panel simulation. This material is not specifically listed on the Façade Chart. It is treated as a separate material in this review due to its distinct color and texture as compared to normal EIFS. A large scale mock-up panel of this material should be provided at the time of the façade inspection to verify its visual appearance. Approximately 50% of the EIFS is proposed to be a color that almost exactly matches the brick used on the lower story of the building. This will effectively extend the visual presence of the brick to upper stories.

As with the prior application in 2008 the hotel features an internally illuminated sloping glass roof element. Renderings that were provided for the prior application showed that the illumination levels would be consistent with what would be expected through normal windows. Although no nighttime rendering has been provided for this application it is assuming that this is still the case. We believe that this element will act as a visual reference point and enhance the overall design of the Expo Center. The applicant should provide specific data as to the type, color and level of illumination intended of the roof element. It should be noted that the use of this roof element to form a background of a sign would be considered inconsistent with section 2520.2 of the Ordinance.

Based on the above considerations we believe the proposed use of EIFS on the south and east facades are consistent with the intent and purpose of the Façade Ordinance.

The overage of EIFS and underage of brick on the west and north facades is significantly greater than the aforementioned facades. These facades will be highly visible from the I-96 expressway. For that reason we are unable to recommend a Section 9 Waiver for these facades at this time. It is recommended that the applicant increase the percentage of brick and reduce the percentage of EIFS to more closely comply with the Façade Chart and maintain consistency with the other facades. For example, the use of brick in lieu of EIFS on the stair tower portion of the north and west facades (approximately 1,600 S.F) or other similar treatment would effectively meet this intent.

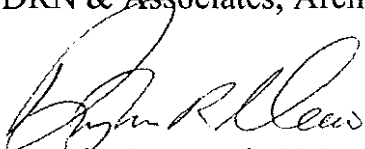
**It is our recommendation that a Section 9 Waiver be granted for the overage of EIFS on the south and east facades, contingent on submittal of drawings for the porte-cochere, approval of the large scale mock-up of the ‘Metallic Finish on Insulated Panels’, and clarification of the type, color and intensity of roof element illumination. For the reasons stated we are unable to recommend a Section 9 Waiver for the west and north facades. Please submit revisions consistent with the comments above for further consideration.**

**Notes to the Applicant:**

1. Inspections - The City of Novi requires Façade Inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department’s Automated Inspection Hotline at (248) 347-0480 to request the Façade inspection.
2. Dumpster Enclosure – The dumpster enclosure must be constructed of materials exactly matching the primary building (30% minimum Brick).

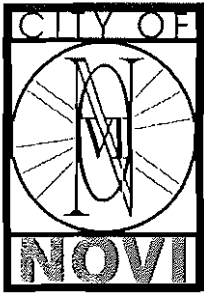
If you have any questions please do not hesitate to call.

Sincerely,  
DRN & Associates, Architects PC

  
Douglas R. Necci, AIA



**FIRE REVIEW**



January 17, 2012

TO: Barbara McBeth, Deputy Director of Community Development

RE: Hyatt Place Hotel @ Suburban Collection Showcase

SP#: 11-44, Preliminary Site Plan

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

**City Manager**  
Clay J. Pearson

**Director of Public Safety**  
**Chief of Police**  
David E. Molloy

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Deputy Chief of Police**  
Thomas C. Lindberg

**Assistant Chief of Police**  
Victor C.M. Lauria

**Project Description:**

Construction of a 95,000 S.F., 6 story hotel and banquet facility connected to and on the east side of the existing exposition and banquet facility.

**Comments:**

This plans have adequate fire apparatus access and correct hydrant placement.

The previous issue of identifying this building as a high-rise cannot be properly addressed since the Architect did not provide the height of the occupied floors above the finished floor elevation. It appears that the first floor finished level is 3.5 feet above the lowest level of fire apparatus access. This means that the highest occupied floor cannot exceed 51.5 feet above the first floor. This still needs to be addressed.

There are two Fire Department Connections located at the northeast and northwest corners. One of the FDC's needs is for the connections to be relocated to the southeast corner of the building so that it is located at the front/address side of the building.

**Recommendation:**

This plan is recommended for approval with the above items being completed on the next plan submittal.

Sincerely,

Michael W. Evans  
Fire Marshal

cc: file

Novi Public Safety Administration  
45125 W. Ten Mile Road  
Novi, Michigan 48375  
248.348.7100  
248.347.0590 fax

cityofnovi.org

**APPLICANT RESPONSE LETTER**

## **TBON, L.L.C.**

*A Michigan Limited Liability Company*

46100 Grand River Ave.

Novi, Michigan 48374

Ph: (248) 348-5600 Fax: (248) 347-7720

January 20, 2012

Planning Dept  
City of Novi  
4517 West 10 Mile  
Novi, MI 48374

RE: Response Letter to Plan Review Center Report, January 17, 2012  
Hyatt Place at Suburban Collection Showplace SP# 11-44

This is a response letter pertaining to your above Review Center Report. For clarity purposes, we will address the items in the order that they were contained in your report. To that end, please consider the following:

**#2 - Condominium.** This is not intended to be a condominium and therefore, no condominium restrictions or covenants will be prepared or provided. (This also addresses Item #6).

**#3 – Parking.** It is our intention to supplement information previously provided in the form of historical photographic and video evidence of peak parking lot usage with information from Wilcox Associates, who will conduct actual counts during the weekends of January 21-22, 2012 and January 28-29, 2012, Saturday only. This information will be summarized in a report and provided to the City prior to the City Council's Hearing on the preliminary site plan matter.

**#4 – Traffic Circulation.** The applicant intends to revise its plan in part to respond to the Traffic Consultant's letter relating to circulation. We will be installing the no right turn sign and are proposing the installation of stop signs at the pedestrian crossing and at the island south of the proposed fire hydrant in order to eliminate safety concerns contained in Birchler Arroyo's letter.

**#6 – Covenants and Restrictions.** This is addressed in Item #2 above.

**#8 - Phasing.** The project does not proposed to be phased at this time.

**#9 – Façade.** The applicant will submit an alternative for the north elevation showing a split face block element for the stairwell portion of the north exterior face. No proposed alterations will be made for the west façade as that is largely screened from the positioning of the existing Showplace/Diamond Center facility, and further, due to the area for likely expansion of the hotel tower extending off of the northwest corner. As was the case with the 2008 submittal, the applicant feels strongly that the EFIS material closely matches the design and feel of the existing Showplace facility and if the split face CMU is not an acceptable alternative, then we will stand with our proposed use of the insulated panels as shown. A detail relating to the porte-

cochere is attached to this letter as well as an evening photograph of an existing Hyatt Place showing the nighttime illuminated roof element. Finally, we will endeavor to provide by the January 25<sup>th</sup> Planning Commission meeting, a larger size mock-up of the metallic finish on the insulated panels proposed.

#10 – Landscape. The landscape review letter appears to be providing a review of and requesting information relating to an overall landscaping plan, parking lot landscaping and/or perimeter required landscaping. No calculations were performed relating to these items because none are proposed or required. We have relocated existing parking lot islands and will restore the plantings within those islands. Where those canopy trees conflict with utilities, they will be relocated to an acceptable location. As it relates to plant materials and costs relating thereto, those will be added to the plans.

This concludes the response to all items contained in the plan review report which were identified in bold. The Applicant stands ready, however, to address in greater detail prior to or at the Planning Commission and City Council Meetings any other details relating to the plan or overall project. Thank you for your attention to these matters.

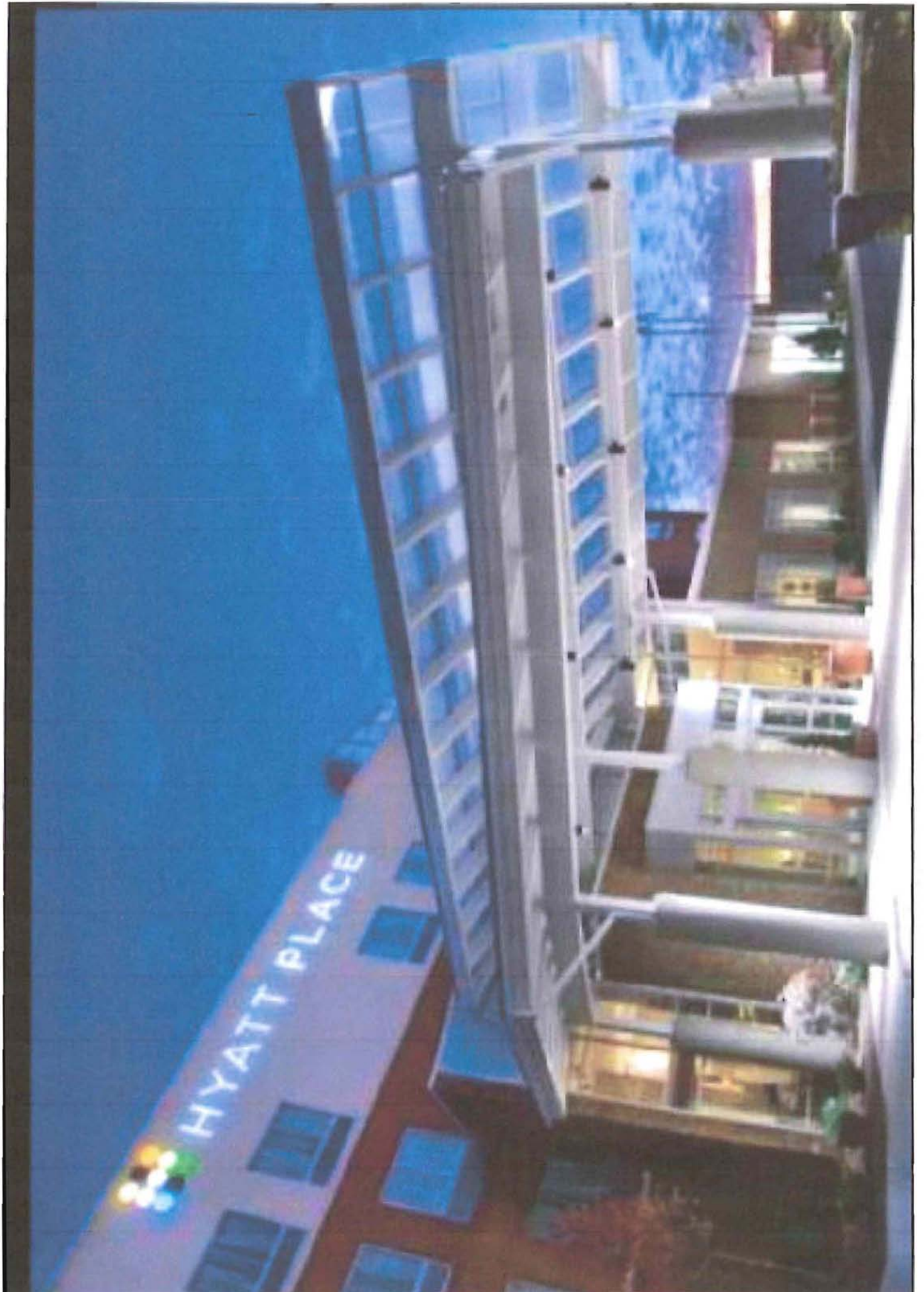
Very truly yours,  
**TBON, L.L.C.**

A handwritten signature in black ink, appearing to read 'Blair M. Bowman', with a long horizontal flourish extending to the right.

**Blair M. Bowman**  
Manager









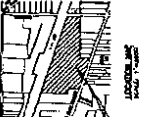




**SITE PLAN**

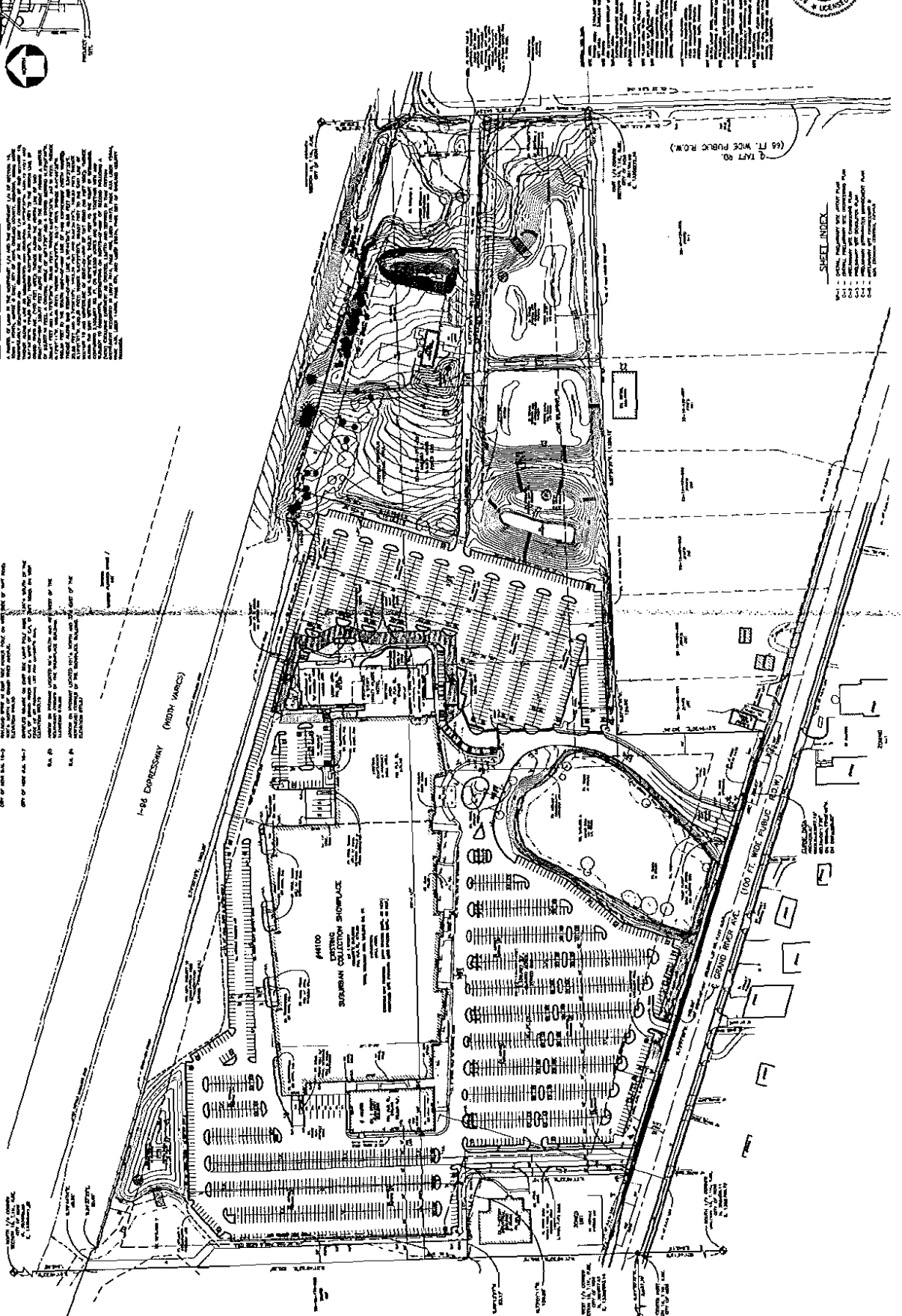
A portion of land is the subject of a preliminary site plan for a proposed development. This plan is prepared for the City of Irvine, California, and is subject to the review and approval of the City of Irvine Planning Department. The plan is prepared by Environmental Engineers, Inc., and is based on the information provided by the City of Irvine Planning Department. The plan is not to be used for any other purpose without the written consent of Environmental Engineers, Inc.

City of Irvine, California  
 Planning Department  
 17001 Irvine Blvd., Suite 200  
 Irvine, California 92614  
 Phone: (949) 453-3100  
 Fax: (949) 453-3101  
 E-mail: planning@cityofirvine.org



- LEGEND**
- 1. Existing Topography
  - 2. Proposed Topography
  - 3. Proposed Building Footprint
  - 4. Proposed Parking
  - 5. Proposed Driveways
  - 6. Proposed Walkways
  - 7. Proposed Landscaping
  - 8. Proposed Utilities
  - 9. Proposed Fencing
  - 10. Proposed Stormwater Management
  - 11. Proposed Fire Protection
  - 12. Proposed Security
  - 13. Proposed Signage
  - 14. Proposed Access
  - 15. Proposed Erosion Control
  - 16. Proposed Noise Barrier
  - 17. Proposed Lighting
  - 18. Proposed Security Cameras
  - 19. Proposed Security Gates
  - 20. Proposed Security Patrol

Environmental Engineers, Inc.  
 20000 Irvine Blvd., Suite 200  
 Irvine, California 92614  
 Phone: (949) 453-3100  
 Fax: (949) 453-3101  
 E-mail: ee@eeinc.com



**SHEET INDEX**

1. SITE PLAN  
 2. SITE PLAN  
 3. SITE PLAN  
 4. SITE PLAN  
 5. SITE PLAN

**PROPOSED VEST PLAN AT  
 SUBURBAN COLLECTION SHOWPLACE  
 IN SECTION 18  
 OF TARI 00**

CITY OF IRVINE  
 DAVENPORT COUNTY

APPROVED FOR THE CITY OF IRVINE  
 BY: [Signature]  
 DATE: [Date]

APPROVED FOR THE CITY OF IRVINE  
 BY: [Signature]  
 DATE: [Date]

APPROVED FOR THE CITY OF IRVINE  
 BY: [Signature]  
 DATE: [Date]

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 BY: [Signature]  
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 BY: [Signature]  
 DATE: [Date]

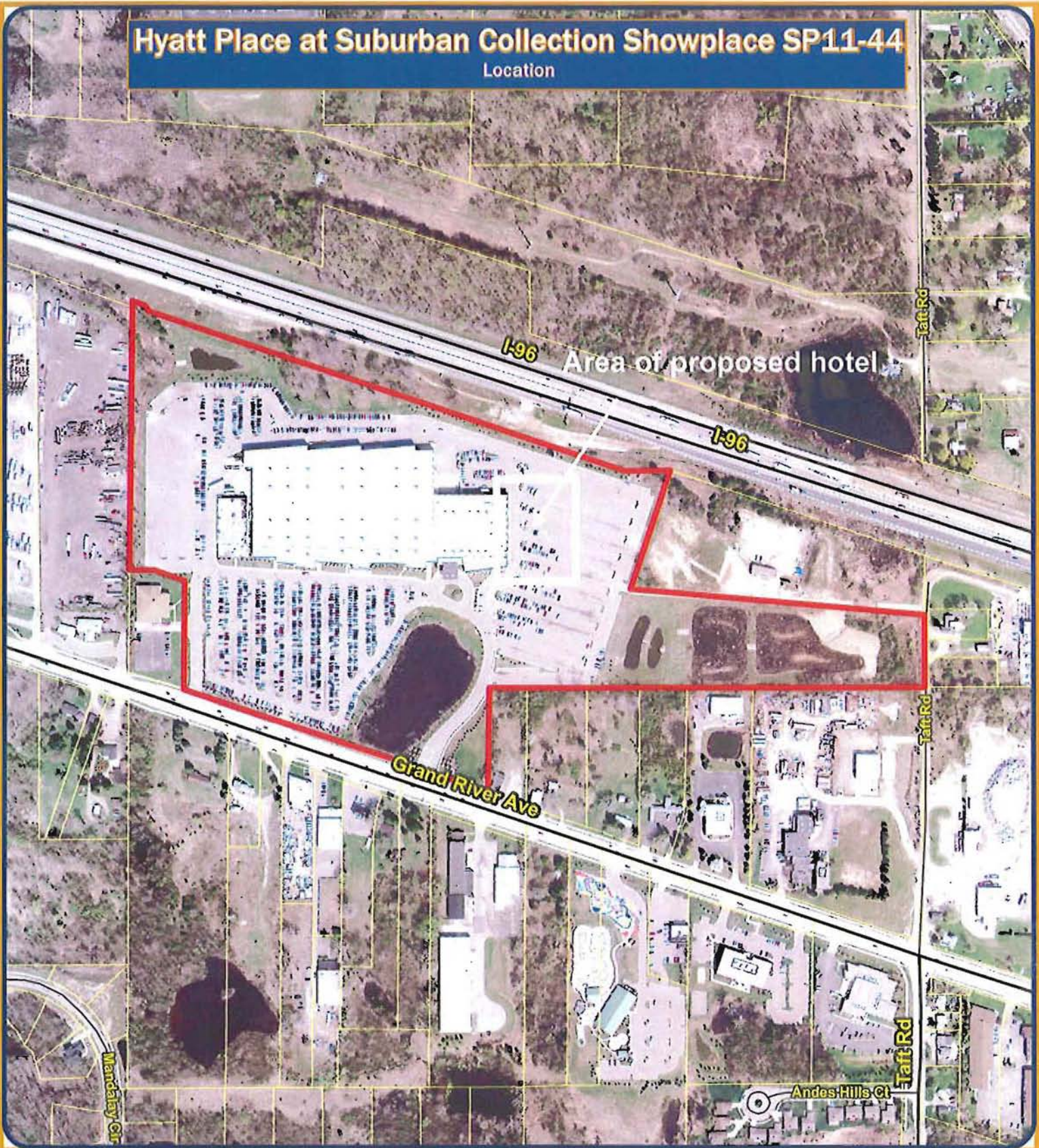
APPROVED FOR THE CITY OF IRVINE  
 BY: [Signature]  
 DATE: [Date]

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features



# Hyatt Place at Suburban Collection Showplace SP11-44

Location



I-96 Area of proposed hotel

Grand River Ave

Taft Rd

Taft Rd


Taft Rd

Mandelay Ct

Andes Hills Ct

Map Author: Kristen Kopelanski  
Date: 01-17-12  
Project: Hyatt Place SP11-44  
Version #: 1.0

## Map Legend

 Subject Property



## City of Novi

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

**MAP INTERPRETATION NOTICE**  
Map information depicted is not intended to replace or substitute for any official or permit by service. This map was intended to reveal 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 boundary information related to this map.

Feet  
0 90 180 360 540 720

1 inch = 438 feet



# Hyatt Place at Suburban Collection Showplace SP11-44

Zoning










Map Author: Kristen Kapelanski  
 Date: 01-17-12  
 Project: Hyatt Place SP11-44  
 Version #: 1.0

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### Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  R-2: One-Family Residential District
-  EXO: OST District with EXO Overlay
-  I-1: Light Industrial District
-  OST: Office Service Technology



**City of Novi**

Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)



1 inch = 438 feet



# Hyatt Place at Suburban Collection Showplace SP11-44

Future Land Use



Map Author: Kristen Kapelanski  
Date: 01-17-12  
Project: Hyatt Place SP11-44  
Version #: 1.0

## Map Legend

-  Subject Property
-  Single Family
-  Office RD Tech
-  Industrial RD Tech
-  Private Park



### City of Novi

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

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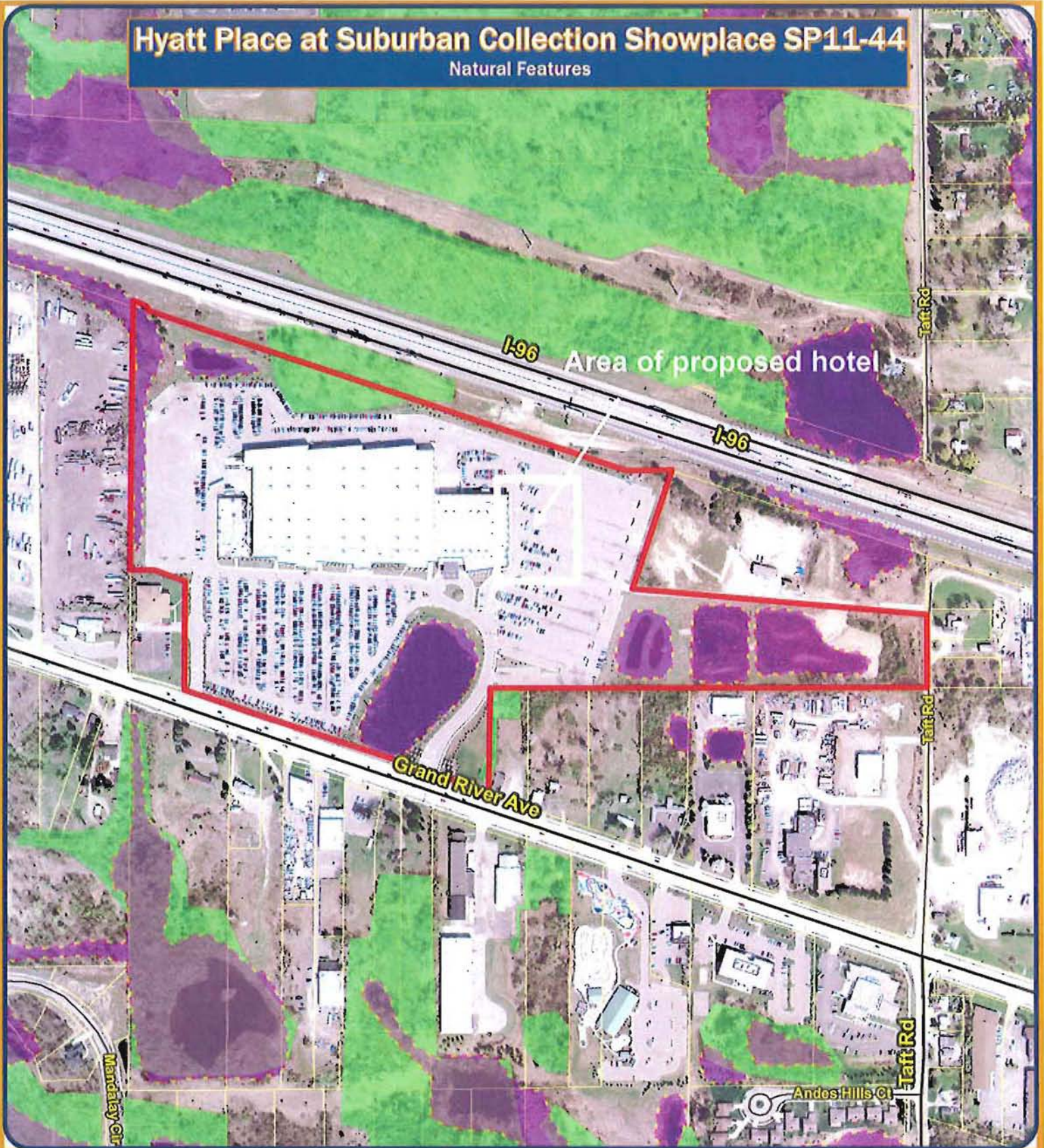


1 inch = 438 feet



# Hyatt Place at Suburban Collection Showplace SP11-44

Natural Features



Map Author: Kristen Kapelanski  
Date: 01-17-12  
Project: Hyatt Place SP11-44  
Version #: 1.0

#### 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 considered 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.

#### Map Legend

-  Subject Property
-  Wetland Areas
-  Woodlands



**City of Novi**

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

0 90 180 360 540 720  
Feet

1 inch = 438 feet