



Beck North Lot 49 (fka Lot 41) SP 12-01A

BECK NORTH LOT 49 (fka Lot 41) SP12-01A

Consideration of the request of NADLAN LLC for revised Preliminary Site Plan, and revised Stormwater Management Plan approval. The subject property is located the west side of Hudson Drive across from Nadlan Court, in Section 4 of the City. The property totals 3.62 acres and the applicant is proposing a 54,960 square foot building with associated parking and landscaping.

REQUIRED ACTION

Approval or denial of the revised Preliminary Site Plan and revised Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06/16/12	<ul style="list-style-type: none"> • Similar plan previously approved by the Planning Commission for a 70,756 sq. ft. building. Applicant has maintained the same general site layout but on a smaller scale. • Items to be addressed on the Stamping Set submittal.
Engineering	Approval recommended		Items to be addressed on the Stamping Set submittal.
Traffic	Approval recommended		Items to be addressed on the Stamping Set submittal.
Landscaping	Approval recommended		Items to be addressed on the Stamping Set submittal.
Woodlands	Approval recommended		Items to be addressed on the Stamping Set submittal.
Facade	Approval recommended		Section 9 waiver required and recommended for the overage of CMU on the north and west facades.
Fire	Approval recommended	06/05/12	Items to be addressed as part of building permit review.

Motion sheet

Approval – Preliminary Site Plan

In the matter of the request of NADLAN LLC for Beck North Lot 49 (fka Lot 41) SP12-01A, motion to **approve** the revised Preliminary Site Plan, subject to the following:

- a. Section 9 waiver for the overages of CMU on the north and west facades; and
- b. Compliance with all the conditions and requirements listed in the staff and consultant review letters;
- c. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 19, 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 NADLAN LLC for Beck North Lot 49 (fka Lot 41), SP 12-01A, motion to **approve** the revised 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 Chapters 11 and 12 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

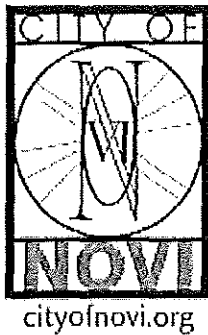
Denial – Preliminary Site Plan

In the matter of the request of NADLAN LLC for Beck North Lot 49 (fka Lot 41) SP 12-01A, motion to **deny** the revised Preliminary Site Plan ...because the plan is not in compliance with Article 19, Article 24 and/or Article 25 of the Zoning Ordinance.

Denial – Storm Water Management Plan

In the matter of the request of NADLAN LLC for Beck North Lot 49 (fka Lot 41) SP 12-01A, motion to **deny** the revised Storm Water Management Plan ...because the plan is not in compliance with Chapters 11 and 12 of the Code of Ordinances.

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 19, 2012

Planning Review

Beck North Lot 49 (fka Lot 41)

SP 12-01A

Petitioner

NADLAN LLC

Review Type

Final Site Plan

Property Characteristics

- Site Location: West side of Hudson Drive, across from Nadlan Court (Section 4)
- Site School District: Walled Lake Consolidate Schools
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East, West, and South: I-1, Light Industrial
- Site Use(s): Vacant
- Adjoining Uses: North, East and South: Vacant; West: Office/warehouse use
- Site Size: 3.62 acres
- Building Size: 54,960 square feet
- Plan Date: Site Plan 05/22/12

Project Summary

The applicant is proposing to construct a 54,960 square foot speculative industrial building in the Beck North Corporate Park. The proposed building will be approximately 31% office use, with the remainder being warehouse use.

The applicant received approval of the Preliminary Site Plan, Woodland Permit and Stormwater Management Plan from the Planning Commission for a larger building than what is currently proposed (70,756 sq. ft.) on February 22, 2012. The applicant has now revised the plan to show a smaller building and smaller lot size but with the same general site layout. Per section 2516.1.c of the Zoning Ordinance, a site plan showing a reduction in the building size of a previously approved plan may not be approved administratively and must be approved by the Planning Commission.

Recommendation

Approval of the **Final Site Plan is recommended**. The plan conforms to the requirements of the Zoning Ordinance for the I-1 district as indicated in this review letter and attached chart. Planning Commission approval of the revised Preliminary Site Plan is required.

Ordinance Requirements

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

1. Master Deed Amendment: A lot combination is required in order to assemble the proposed lot for development purposes. This will require a change to the exhibit B of the existing Master Deed for the property. The applicant has submitted and staff has approved the appropriate legal documents. **A recorded copy of the Master Deed amendment should be submitted with Stamping Sets.**

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals** to the Community Development Department for final Stamping Set approval. Stamping Sets cannot be finalized until the Planning Commission has approved the revised plan.

Response Letter

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

Site Addressing

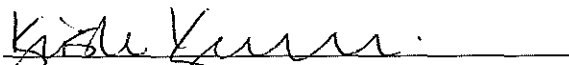
The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development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

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



Kristen Kapelanski, AICP, Planner
Attachments: Planning Review Chart
Lighting Review Chart

PLANNING REVIEW SUMMARY CHART

Project Name: Beck North Lot 49 (fka Lot 41) SP12-01A

Plan Date: 05/22/12

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Industrial Research Development Technology	No Change Proposed	Yes	
Zoning	I-1 Light Industrial District	No Change Proposed	Yes	
Use (Article 19)	Office, research & development, technology centers, warehousing, manufacturing, laboratories, utility buildings, indoor/outdoor recreation, other similar uses, and accessory structures	Speculative 54,960 sq. ft. light industrial building (31% GFA office, 69% GFA warehouse)	Yes	Applicant previously received Preliminary Site Plan approval of a 70,756 sq. ft. building.
Building Height (Sec. 2400 & Sec. 2503.2.E)	40 feet maximum	31 feet to top of masonry, approx. 33 feet to top of RTU screen	Yes	
Building Setback (Sec. 2400)				
Front (east)	40 ft.	40 ft.	Yes	
Interior Side (north)	20 ft.	43 ft.	Yes	
Interior Side (south)	20 ft.	130 ft.	Yes	
Rear (west)	20 ft.	85 ft.	Yes	
Parking Setback (Sec. 2400)				
Front (east)	Front yard parking permitted subject to special conditions	No front yard parking proposed	Yes	
Interior Side (north)	10 ft.	10 ft (north driveway)	Yes	
Interior Side (south)	10 ft.	10 ft.	Yes	
Rear (west)	10 ft.	16 ft.	Yes	
Number of Parking Spaces (Sec. 2505)	Office = 17,000 sq. ft., one space per 222 of GLA = 77 spaces	161 spaces including 6 barrier free	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	<p>Warehouse = 37,960 sq. ft. one space per 700 sq. ft. usable floor area = 54 spaces</p> <p>88 spaces + 73 spaces = 131 spaces required incl. 5 barrier free</p>			
Parking Space Dimensions and Maneuvering Lanes (Sec. 2506)	<p>9' x 19' parking space dimensions and 24' wide drives.</p> <p>9' x 17' parking spaces allowed along 7' wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.</p>	<p>9' x 19' interior spaces provided</p> <p>9' X 17' spaces provided around perimeter</p> <p>24' access aisles provided</p> <p>7' sidewalk provided where adjacent to 17' parking spaces</p>	Yes	
Barrier Free Spaces (Barrier Free Code)	5 barrier free spaces required (1 van accessible)	5 barrier free spaces (2 van accessible) provided	Yes	
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	8' wide with a 5' wide access aisles for standard barrier free spaces, and 8' wide with a shared 8' wide access aisle for van accessible spaces	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	One barrier free sign provided for each space	Yes	
Loading Spaces (Sec. 2507)	Must be in rear yard and screened from right-of-way and neighboring properties - minimum 360 sq. ft.	4 below-grade truckwells provided in rear yard; approx. 3,500 sq. ft.	Yes	
Accessory	Accessory structures	Dumpsters in the	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Structure Setback- Dumpster (Sec. 2503)	should be setback a minimum of 10 feet from any building unless structurally attached and setback the same as parking from all property lines; the structure must be in the rear or interior side yard.	north interior side yard and setback appropriately		
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet required, interior bumpers or posts required. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	Screening per ordinance requirements provided	Yes	
Exterior lighting (Sec. 251.1)	Photometric plan and exterior lighting details needed at time of Final Site Plan	Lighting plan submitted	No	See lighting review summary chart for additional information
Sidewalks (City Code Sec. 11-276(b) and Subdivision Ordinance Sec. 4.05A)	A 5'-8' wide sidewalk shall be constructed along all major thoroughfares and collectors per DCS, but not along industrial service streets per Subdivision Ordinance Building exits must be connected to sidewalk system or parking lot.	No sidewalk provided Building entrances connected to parking lot and BF ramps	Yes	
Development/ Business Sign	Signage if proposed requires a permit.	No freestanding or wall signs shown on the plan (spec building)		Please contact Jeannie Niland (248.347.0438) for information on sign permits

Prepared by Kristen Kapelanski, AICP (248)347-0586

Lighting Review Summary Chart

Beck North Lot 49 (fka Lot 41)

SP 12-01A

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

Item	Required	Meets Requirements?	Comments
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

June 19, 2012

Engineering Review

Beck North Unit 49 (fka Unit 41)
SP12-0001A

Petitioner

NDA LLC., property owner

Review Type

Revised Final Site Plan

Property Characteristics

- Site Location: Beck North Corporate Park (South of Cartier Drive and east of Beck Road)
- Site Size: 3.62 acres
- Plan Date: May 22, 2012

Project Summary

- Construction of an approximately 54,960 square-foot office building and associated parking. Site access would be provided by Hudson Drive.
- Water service would be provided by an 8-inch extension from the existing stub that is connected to the 12-inch water main along the east side of Hudson Drive. A 2-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 a sanitary lead from the 18-inch sanitary main along the west side of Hudson Drive.
- Storm water from the northern portion of the site would pass through two proposed oil/gas separators and be directed off site through the existing Beck North Phase II 36" storm sewer, pass through an existing sedimentation treatment structure, and then enter the existing dissipation basin.
- Storm water from the southern portion of the site would pass through a proposed oil/gas separator and be directed off site through an existing Beck North Phase II 18" storm sewer, pass through an existing sedimentation basin, and then enter the existing dissipation basin.

Recommendation

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

Comments:

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

General

1. Provide the liber and page numbers on the plan for all existing easements within the proposed parcel limits.

Water Main

2. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Storm Water Management Plan

3. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
4. Provide calculations that show the determination of the run-off coefficient 'c' and that it is less than or equal to the previously approved 'c' value in Beck North Phase II.

Offsite Easements

5. Provide documentation of ownership or a temporary construction easement for the proposed construction and grading to the south of Unit 49.

The following must be submitted with the Stamping Set;

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

6. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.
7. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.

8. Any off-site utility easements anticipated and the water main easement **must be executed** by both parties and submitted to the Community Development Department.
9. Any grading easements anticipated, the north drive grading easement, and the grading along the south side property line of the site must be executed by both parties and submitted to the Community Development Department.
10. A draft copy of the 20-foot wide access easement for the sanitary sewer lead monitoring manhole to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
11. Executed copies of any cross access easements by both parties must be submitted to the Community Development Department.

The following must be addressed prior to construction:

12. 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).
13. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). A grading permit fee in the amount of \$373.75 must be paid to the City Treasurer's Office.
14. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
15. Construction inspection fees in the amount of \$19,176.88 must be paid to the City Treasurer's Office.
16. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-735-5642 to determine the amount of these fees.
17. A street sign financial guarantee in the amount of \$5,600 (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
18. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
19. A permit for work within the right-of-way must be obtained from the City of Novi. The application is available from the City Engineering Department or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Department at 248-347-0454 for

- further information. Only submit the cover sheet, standard details and plan sheets applicable to the permit.
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. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
 21. An NPDES permit must be obtained from the MDEQ because the earth disturbance is over 5 acres in size. The MDEQ may require an approved SESC plan to be submitted with the Notice of Coverage.
 22. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resource Commissioner.
 23. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

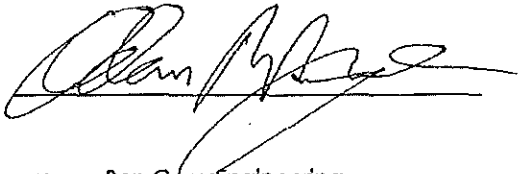
The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

24. The amount of the incomplete site work performance guarantee for this development at this time is \$360,213.00 (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.
25. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
26. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
27. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
28. Submit to the Engineering Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
29. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be aware that the title

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

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Department for an informal review and approval.

Please contact Adam Wayne at (248) 735-5648 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
T. Meadows, C. Sapp; Spalding DeDecker

TRAFFIC REVIEW

June 19, 2012

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



**SUBJECT: Beck North Lot 49 (fka Beck North Lot 41) (4.38 acres), SP#12-01,
Traffic Review of Revised Final Site Plan**

Dear Ms. McBeth:

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

Recommendation

We recommend approval, subject to the items shown below in **bold** being satisfactorily addressed prior to stamping.

Issues to Resolve

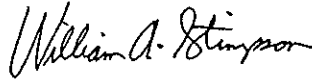
What Items Still Need to Be Addressed in Order to Provide a Satisfactory Plan?

1. The Acting Fire Marshall should offer an opinion as to whether or not the service door immediately east of the truck well will constitute an emergency exit. If it will, **the sidewalk stub to the north service drive should be equipped with an ADA-compatible ramp.**
2. The crosshatched cross-access easements, shown between each proposed primary access drive and the adjacent site, have been designed and illustrated satisfactorily. **These easements should be available for general-purpose use. A formal legal description of the proposed easements should be reviewed and approved by the City attorney prior to stamping, and legally recorded prior to issuing a certificate of occupancy.**
3. **All references to the MMUTCD should be revised to read "2011 MMUTCD,"** since some parties may be unaware that the new edition has been formally adopted and changes some details considered standard on site plans (see architectural sheet SP.401 and engineering sheets I and II). Specifically, **all references to the VAN ACCESSIBLE sign should be accompanied by the label R7-8P rather than R7-8A** (the sign remains 6 inches x 12 inches, with green legend on white background). Also, since the preceding sign is assured of being no higher than 6 inches, **its minimum mounting height should be changed to 6'-3" from the current 6'-0"**.

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

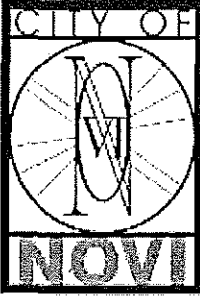


Rodney L. Arroyo, AICP
Vice President



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

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

June 19, 2012

Preliminary & Final Site Plan

Beck North Corporate Park – Lot 49

Review Type

Preliminary / Final Site Plan

Property Characteristics

- Site Location: West side of Hudson Drive, across from Nadlan Court (Section 4)
- Site School District: Walled Lake Consolidate Schools
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East, West, and South: I-1, Light Industrial
- Site Use(s): Vacant
- Adjoining Uses: North, East and South: Vacant; West: Office/warehouse use
- Site Size: 4.38 acres
- Building Size: 54,960 square feet
- Plan Date: May 5, 2012

Recommendation

Approval of the Preliminary & Final Site Plan for Beck North Corporate Park Lot 49 - SP#12-01A is recommended. Please address the concerns noted below for the Stamping Set submittal.

Ordinance Considerations

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

1. A 3' tall berm is required along the Hudson Road right-of-way. The berm has been provided.
2. Right-of-way greenbelt planting calculations have been provided and requirements have been met.
3. Twenty five foot clear vision areas have been provided as required.

Street Tree Requirements (Sec. 2509.3.b.)

1. Ten (10) Street Trees are required and have been provided.

Parking Landscape (Sec. 2509.3.c.)

1. A total of 2,071 SF of interior parking landscape area is required and has been provided.
2. A total of 28 Parking Lot Canopy Trees are required and have been provided.
3. Snow storage areas have been shown on the plan as required.

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

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

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. The landscape plan depicts a sidewalk directly adjacent to the south building foundation. However, the lighting plan depicts a slightly different building foundation in this location that allows for the Applicant to meet the minimum 4' of building foundation landscape requirement. Please clarify this issue.
2. A total of 8,040 SF of foundation landscape area is required. The Applicant has met the requirement.

Plant List (LDM)

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

Planting Notations and Details (LDM)

1. The Planting Details and Notations as provided meets the requirements of the Ordinance and the Landscape Design Manual.

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

1. An Irrigation Plan and Cost Estimate must be provided with the Stamping Set submittal.

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

Financial Requirements Review

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 63,113			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 946.69			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	\$ 69,913		Does not include street trees. Includes irrigation. Estimated \$10,000.
Landscape Financial Guaranty	YES	\$ 104,869.50		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	\$ 4,194.78		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	\$ 629.21		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ 500		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$ 3,200		\$400 per tree.
Street Tree Inspection Fee	YES	\$ 192		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	YES	\$ 200		\$25 per tree.
Landscape Maintenance Bond	YES	\$ 6,991.30		10% of verified cost estimate due prior to release of Financial Guaranty.

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

June 19, 2012

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

Re: Beck North Corporate Park, Unit 49 (formerly Unit 41)
Woodland Review of the Revised Final Site Plan
SP#12-01A

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the proposed Beck North Corporate Park Phase 2 Unit 49 Revised Final Site Plan (Plan) including plan sheets prepared by Alpine Engineering, Inc. and Allen Design (landscape plans) dated May 7, 2012. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Woodlands Map, this site contains regulated woodlands. Pockets of regulated woodland appear across the west side of the project (the majority of these trees are located in the southwest and northwest corners of the proposed project. There is regulated wetland located in the northwest corner of the site; however, the Plan does not propose any wetland impacts as the wetland is contained within an existing conservation easement.

Existing Conditions

As previously stated, the proposed development is located within Beck North Corporate Park Phase 2, north of West Road between Beck and West Park Roads (Section 4). This Unit is located west of Hudson Drive across from the intersection of Hudson and Nadlen Drives. The proposed project includes the construction of a 17,000 square foot office building, 37,810 square foot warehouse and proposed parking.

An existing tree survey has been completed for this Unit. The Woodland Plan (Sheet L-2) contains a tree inventory and existing tree survey.

Proposed Impacts

As shown, there appear to be substantial impacts proposed to regulated woodlands associated with the site construction. It appears as if the proposed work (proposed building and proposed parking areas) will cover the majority of the Unit and will involve a considerable number of tree removals.

Sheet L-2 (*Woodland Plan*) notes that eighty-two (82) total trees are located on the project site. Of those, thirty-nine (39) trees are proposed to be removed, including:

- (4) 2-stem trees; and
- (1) dead tree (tag no. 709).

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

The Plan notes that 70 total tree replacements are required. Based on the City of Novi's Tree Replacement Requirements, it appears as if 73 total tree replacements are required.

Removed Tree D.B.H (Inches)	Replacement Units Required
$\geq 8 \leq 11$	1
$> 11 \leq 20$	2
$> 20 \leq 29$	3
≥ 30	4

This discrepancy needs to be clarified on the Plan. The Applicant should revise the Woodland Summary Table on the Woodland Plan (Sheet L-2) as necessary.

Proposed impacts to any trees will require a Woodland Permit from the City of Novi that allows for the removal of trees eight (8)-inch diameter-at-breast-height (d.b.h.) or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.

The Landscape Details Plan (Sheet L-3) also states the following:

- 70 Woodland Replacement Trees Required (*This should be revised to 73*);
- 20 Woodland Replacement Trees provided on site;
- 50 Credits shall be paid into the City's Tree Fund (*This should be revised to 53, if the number of on-site Woodland Replacement Credits remains at 20 trees*).

Permits

The proposed impacts to regulated trees will require a Woodland Permit from the City of Novi. The discrepancy in proposed tree removals indicated above shall be clarified on all applicable Plan Sheets prior to issuance of the City of Novi Woodland Permit.

In general, it appears as if the Applicant is prepared to meet the requirements of the City of Novi Woodland Ordinance.

Comments and Conditions

The Plan appears to lack a couple of items necessary for compliance with the Site Plan standards. The following information must be provided in the Plan:

- Correct number of required tree replacements on the *Woodland Plan* (Sheet L-2), *Landscape Plan* (Sheet L-1), *Landscape Notes and Details Sheet* (Sheet L-2), and *Landscape Details Sheet* (Sheet L-3).

Beck North Corporate Park, Unit 49 (formerly Unit 41)
SP#12-01A
Woodland Review of the Revised Final Site Plan
June 19, 2012
Page 3

- Clear labeling, location, and dimensions of private and public utilities and their associated easements, especially as it relates to the location of replacement trees onsite (i.e., on Sheet L-1, Landscape Plan). Woodland replacement trees should be set back at least 10 ft from buildings, walls, parking lots, and other built structures. With the long-term viability of the trees in mind, woodland replacements should not be planted within 10 ft of overhead or belowground utilities or their associated easements. To allow room for maturation of the plant material, woodland replacement tree spacing should follow the criteria below:
 - Large evergreen trees: 15 feet on-center minimum
 - Large deciduous canopy trees (>40 feet tall): 35 feet on-center minimum
 - Medium deciduous trees (20-40 feet tall): 30 feet on-center minimum
 - Subcanopy deciduous trees (<20 feet tall): 20 feet on-center minimum

Recommendation

ECT recommends **conditional approval for woodlands** of the Revised Final Site Plan for Beck North Corporate Park, Unit 49 at this time, contingent upon satisfactory resolution of the above *Comments and Conditions*.

Although the Applicant appears to be prepared to meet the requirements of the City of Novi Woodland Ordinance and the associated tree replacement requirements, revisions are needed to the tree replacement calculations. In consideration of the success of their establishment and long-term viability, replacement trees should not be planted within 10 feet of structures or utilities and their associated easements and should be spaced appropriately for mature tree size.

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

Respectfully,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Peter F. Hill, P.E.
Senior Associate Engineer

cc: Angela Pawlowski, City of Novi Community Development (apawlowski@cityofnovi.org)
Mark Spencer, City of Novi Community Development (mspencer@cityofnovi.org)
Kristen Kapelanski, City of Novi Community Development (kkapelanski@cityofnovi.org)

FACADE REVIEW



Phone: (248) 880-6523
 E-Mail: drn@drnarchitects.com
 Web: drnarchitects.com

DRN & ASSOCIATES, ARCHITECTS, PC

50850 Applebroke Dr., Northville, MI 48167



June 19, 2012 (Revision No. 2)

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

Re: FACADE ORDINANCE - Facade Review – Final Site Plan
 Beck North Lot 49 (FKA 41), SP12-01A
 Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth;

The following is the Facade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Biddison Architects, dated May 22, 2012. 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, if any, are highlighted in bold.

	North	West	South	East	Ordinance Maximum (Minimum)
Split Faced CMU	73%	73%	46%	52%	75%
Striated CMU	25%	25%	20%	14%	25%
Flat Metal Panels	1%	1%	33%	32%	75%
Ribbed Metal Panels	1%	1%	1%	2%	50%
Combined Split Faced & Striated CMU	98%	98%	66%	66%	75% (Note 13)

This revision consists of raising the buildings overall height by 3' - 4". This does not significantly affect the percentages of materials relative to the previous review. Our recommendation remains unchanged from our prior letter dated 2/14/12, and is as follows;

Note 13 of the Façade Chart states that the combined maximum amount of various types of Concrete Masonry Units (CMU) shall not exceed 75% on any façade. As shown above the combined percentage of Split Faced and Striated CMU exceeds 75% on the north and west facades. A Section 9 Waiver is required for this deviation from the Ordinance.

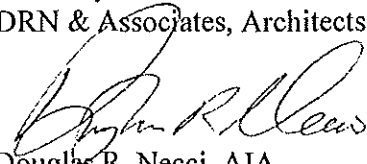
No sample board was submitted for this project. The applicant has indicated that the sample board previously submitted for the nearby Mando project will also apply to this project.

Recommendation - The proposed design is consistent with other nearby buildings with respect to the percentages of CMU and is consistent with the intent and purpose of the Ordinance. A Section 9 Waiver is therefore recommended for the overage of CMU on the north and west facades.

Notes to the Applicant - Façade Inspection(s) for all materials displayed on the approve sample board are required. It is assumed the material sample board currently on file for prior buildings in this development will be used for this building. It is the applicant's responsibility to request the inspection immediately after the materials are delivered prior to placement on the building. Please contact the Novi Building Department's Automated Inspection Hotline at (248) 347-0480 to request the Façade inspection.

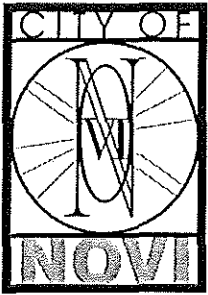
Sincerely,

DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with the first name being the most prominent.

Douglas R. Necci, AIA

FIRE REVIEW



June 5 , 2012

TO: Barbara McBeth, Deputy Director of Community Development

RE: Beck North Corporate Park – unit #49

SP#: 12-0001a

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:

This is a site plan review for a new 54,960 SQ FT – Light Industrial, and potential, multi-use occupancy building. Construction Type II (000).

Comments:

This review is also in reference to a previous review on Jan 27, 2012. All previous items have been corrected; however, applicant should STILL be aware of item #2 (below).

1. The applicant has corrected the issue regarding the turning radius. Access to the building is good. Hydrant and FDC placements are acceptable.
2. The applicant needs to be aware that the provisions for High-Piled Combustible Storage in Chapter 23 of the International Fire Code need to be met before product can be stored above 12' in the warehouse. This warehouse has a ceiling height 29' and any occupant will likely want to go above 12'.

Recommendation:

The above plan is recommended for **Approval**.

Sincerely,

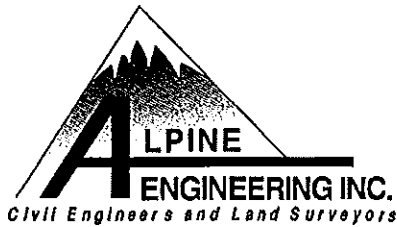
Andrew Copeland – Inspector/CFPE
City of Novi – Fire Dept.

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



46892 West Road, Suite 109
Novi, Michigan 48377
Phone: 248-926-3701
Fax: 248-926-3765

June 21, 2012

Kristen Kapelanski, AICP
City of Novi Community Development Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: **Beck North Corporate Park- Unit 49 (formerly Unit 41)**
Final Site Plan Response Letter
City of Novi, Oakland County
City of Novi Review No. SP 12-01

Dear Kristen:

Alpine Engineering, Inc. has received the preliminary/final plan review comments for the above referred project and offers the following comments:

Planning Review dated June 19, 2012

Ordinance Requirements

1. Master deed amendment is in process. Recorded copy will be provided upon recordation.

Engineering Review dated June 19, 2012

1. Liber and page numbers for all existing easements within the proposed parcel limits will be provided.
2. MDEQ water main permit application and plans will be provided.
3. The overall storm water management plan design is provided on the A.R. Decker & Associates engineering plans. This design was previously approved and constructed. Dissipation basins, pre-treatment structures and storm sewer currently exist designed to accommodate the existing/future sites. Please see sheet 10 for notes and information showing the general drainage districts, storm sewer, pre-treatment structures, dissipation basins, and outlets for the sites.
4. Additional runoff coefficient calculations will be provided.
5. The applicant owns the property to the south and will provide documentation.
6. Letter is provided.
- 7.-11. Easements and/or documentation of ownership will be provided as necessary.
- 12.-23. Items required prior to construction will be provided as required.
- 24.-29. Items required prior to TCO will be provided as required.

Birchler Arroyo Review dated June 19, 2012

1. Sidewalk stub to the north service drive will be equipped with an ADA compatible ramp if required.
2. Easements will be submitted to City attorney for review and approval as required.
3. References to MMUTCD will be revised to read 2011 MMUTCD. Van Accessible sign reference and mounting heights will be revised.

Landscape Review dated June 19, 2012

1. Sidewalk is illustrated consistently on the landscape and lighting plan. See sheets 1 and 3 of the civil sets for additional sidewalk layout detail.
2. Irrigation plan and cost estimate has been provided.

ECT Woodland Review dated June 19, 2012

Required woodland replacement trees will be revised from 70 to 73. Credits into City tree fund will be revised from 50 to 53.

City of Novi Fire Department Review dated June 5, 2012

Comments noted.

If you have any questions please feel free to call our office at (248) 926-3701.

Regards,
Alpine Engineering Inc.


Tom Gizoni, PE

Enclosures

cc: Amson Dembs Development Inc.

June 22, 2012

Barbara McBelh
Deputy Director of Community Development
City of Novi Community Development Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: Amson Dembs Development, Inc.
Unit 49 (formerly known as Unit 41) – Beck North Corporate Park
Preliminary/Final Site Plan review response letter

Dear Barbara:

Biddison Architecture & Design has received your Preliminary/Final Site Plan review comments, dated June 19, 2012, for the above referenced project. In addition to the plan review responses by Alpine Engineering, Inc., we are providing the following comments:

Planning Review Summary Chart

1. Exterior lighting is listed as not meeting the necessary requirements and a comment had been provided in the review stating "See lighting review summary chart for additional information." However, all item listed on the Lighting Review Summary Chart are noted as meeting all city requirements. Therefore, no revisions have been made.

Traffic Review

1. All references to MMUTCD on sheet SP.401 have been revised to read "2011 MMUTCD." All references to the Van Accessible sign on sheets SP.102 and SP.401 have been revised to R7-8p instead of R7-8A. The mounting height for the Van Accessible sign on sheet SP>401 has also been revised to 6'-3".

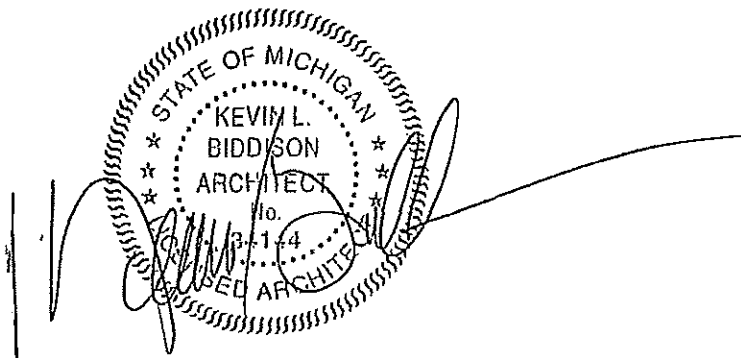
Fire Department Review

1. All provisions for High-Piled Combustible Storage shall be address as the time of tenant improvements.

For responses to all remaining plan review comments, please see plans and responses by Alpine Engineering, Inc. All bonds and fees shall be paid by Amson Dembs Development. Please contact me if you have any further questions regarding this project.

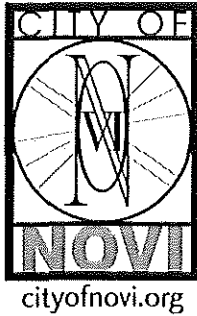
Sincerely,

Kevin L. Biddison, AIA
Biddison architecture + design



320 Martin Street Suite LL-10
Birmingham, MI 48009
p 248-554-9500

**PLANNING COMMISSION MINUTES
FEBRUARY 22, 2012 - EXCERPT**



PLANNING COMMISSION MINUTES

Approved

CITY OF NOVI

Regular Meeting

February 22, 2012 7:00 PM

Council Chambers | Novi Civic Center | 45175 W. Ten Mile
(248) 347-0475

CALL TO ORDER

The meeting was called to order at or about 7:00 PM.

ROLL CALL

Present: Member Anthony, Member Baratta, Member Greco, Member Gutman, Chair Pehrson, Member Prince

Absent: Member Lynch (excused)

Also Present: Barbara McBeth, Deputy Director of Community Development; Tom Schultz, City Attorney; Kristen Kapelanski, Planner; David Beschke, Landscape Architect; Brian Coburn, Engineer; Adam Wayne, Engineer; Rod Arroyo, Traffic Consultant

PLEDGE OF ALLEGIANCE

Member Baratta led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Gutman, seconded by Member Baratta:

VOICE VOTE ON THE AGENDA APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER BARATTA:

Motion to approve the February 22, 2012 Planning Commission agenda. Motion carried 6-0.

PUBLIC HEARINGS

4. BECK NORTH LOT 41 SP12-01

Public Hearing on the request of NADLAN LLC for Preliminary Site Plan, Woodland Permit and Stormwater Management Plan approval. The subject property is located the west side of Hudson Drive across from Nadlan Court, in Section 4 of the City. The property totals 4.38 acres and the applicant is proposing a 70,756 square foot building with associated parking and landscaping.

Planner Kapelanski stated that the site is located on the west side of Hudson Drive across from Nadlan Drive and north of Twelve Mile Road. The applicant is proposing to construct a 70,756 square foot speculative industrial building with approximately 25% of the building as office use and the remainder as warehouse use.

The zoning of the property is I-1, Light Industrial and it is surrounded by I-1 zoning. The property is master planned for industrial, research and development and technology uses. The natural features map indicates a regulated wetland on the site. When the site was surveyed for natural features, it was determined this area was a regulated woodland, as opposed to a regulated wetland. A woodland permit is required.

Planned Kapelanski continued noting the planning review recommends approval of the Preliminary Site Plan noting minor items to be addressed on the Stamping Set submittal. The façade review notes a Section 9 waiver is required and recommended for the overage of CMU on the north and west facades. The applicant has provided a revised rendering to staff following the review of the site plan which shows very minor changes to the proposed façade but no substantial changes to the material percentages. The engineering review, traffic review, landscape review, woodlands review and fire review all recommend approval of the plan noting items to be addressed on the Stamping Set submittal.

Oleg Amcheslavsky of Amson Dembs came forward representing the applicant and indicated he was available for questions.

There was no correspondence and no one from the audience wished to speak and Chair Pehrson closed the public hearing.

Motion made by Member Gutman, seconded by Member Anthony:

ROLL CALL VOTE ON PRELIMINARY SITE PLAN APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER ANTHONY:

In the matter of the request of NADLAN LLC for Beck North Lot 41 SP12-01, motion to approve the Preliminary Site Plan, subject to the following:

- a. Section 9 waiver for the overages of CMU on the north and west facades; and
- b. Compliance with all the conditions and requirements listed in the staff and consultant review letters;

because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 and all other applicable provisions of the Zoning Ordinance. *Motion carried 6-0.*

Motion made by Member Gutman, seconded by Member Anthony:

ROLL CALL VOTE ON THE WOODLAND PERMIT APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER ANTHONY:

In the matter of the request of NADLAN LLC for Beck North Lot 41, SP 12-01, motion to approve the Woodland Permit, subject to Compliance with all the conditions and requirements listed in the staff and consultant review letters because it is in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

Motion made by Member Gutman, seconded by Member Anthony:

ROLL CALL VOTE ON THE STORMWATER MANAGEMENT PLAN APPROVAL MOTION MADE BY MEMBER GUTMAN AND SECONDED BY MEMBER ANTHONY:

In the matter of the request of NADLAN LLC for Beck North Lot 41, SP 12-01, motion to approve the Storm Water Management Plan, subject to Compliance with all the conditions and requirements listed in the staff and consultant review letters because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provision of the Ordinance. *Motion carried 6-0.*

SITE PLAN

Client: AMSON DEVELOPMENT, INC.

Project: PROPOSED BUILDING FOR
**AMSON DEMBS
 DEVELOPMENT, INC.**

Unit: UNIT 40 - 1825 NORTH CORPORATE PARK
 1825 NORTH CORPORATE PARK
 SOUTH WATKINS

Architect: BIDISON
 100 N. 1st Street, Suite 100
 Charlotte, NC 28202
 (704) 252-1111
 Date: 06.22.19

Project No.: **1644-08**

Sheet No.: **SP.102**

SITE STATISTICS:

Lot Area: 11,000 sq. ft.
 Building Area: 25,000 sq. ft.
 Total Area: 36,000 sq. ft.
 Parking Spaces: 20
 Drive Area: 5,000 sq. ft.
 Landscaping Area: 1,000 sq. ft.
 Stormwater Management: 1,000 sq. ft.

LEGAL DESCRIPTION:

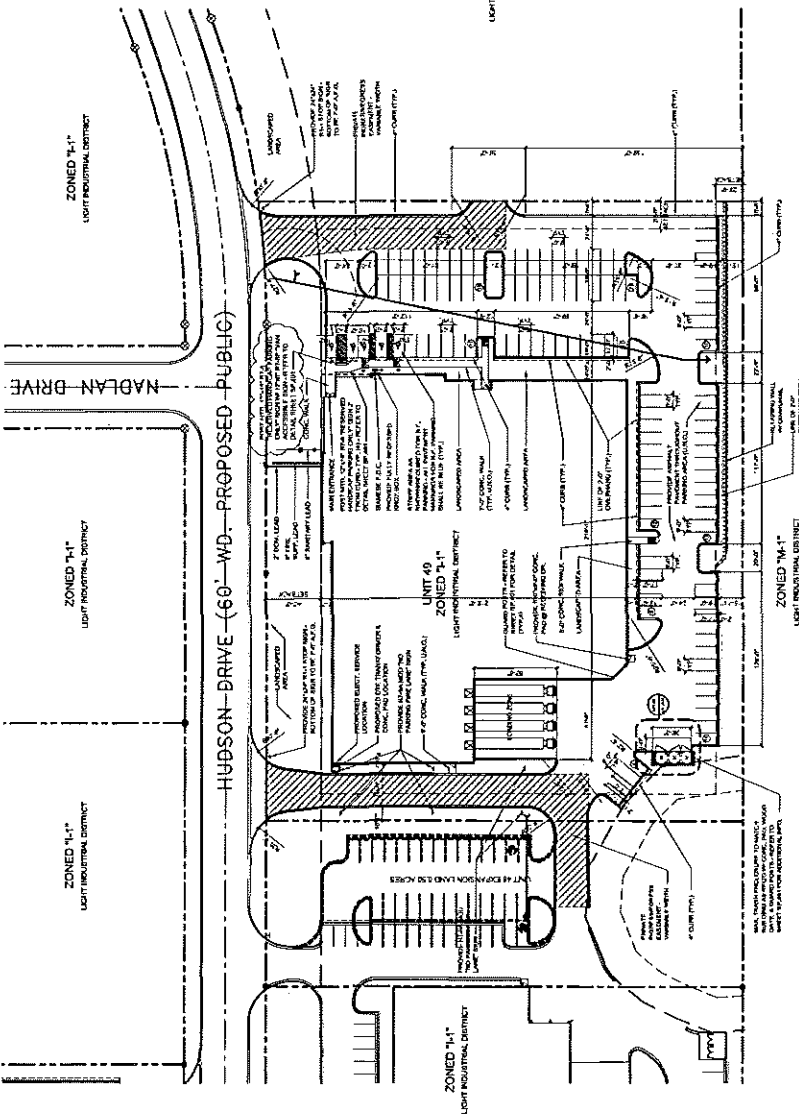
Parcel 1: 0.18 AC +/- OF LAND MORE OR LESS AS SHOWN ON THE PLAT OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12 WEST, COUNTY OF MECKLENBURG, NORTH CAROLINA, BEING THE SAME AS SHOWN ON PLAT 1000-01, RECORD 1000, OF THE PUBLIC RECORDS OF MECKLENBURG COUNTY, NORTH CAROLINA.

APPLICANT INFORMATION:

Applicant: AMSON DEMBS DEVELOPMENT, INC.
 1825 NORTH CORPORATE PARK
 SOUTH WATKINS
 Charlotte, NC 28202

GENERAL SITE NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE EXISTING UTILITIES SHOWN ON THIS PLAN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
3. THE EXISTING DRIVE SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
4. THE EXISTING LANDSCAPING SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
5. THE EXISTING STORMWATER MANAGEMENT SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
6. THE EXISTING LIGHTING SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
7. THE EXISTING FENCING SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
8. THE EXISTING SIGNAGE SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
9. THE EXISTING PAVING SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
10. THE EXISTING GRASS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
11. THE EXISTING TREES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
12. THE EXISTING WALKWAYS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
13. THE EXISTING BIKEWAYS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
14. THE EXISTING PLAY AREAS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
15. THE EXISTING SPORTS AREAS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
16. THE EXISTING COMMUNITY AREAS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
17. THE EXISTING CULTURAL AREAS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
18. THE EXISTING HISTORIC AREAS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
19. THE EXISTING NATURAL AREAS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
20. THE EXISTING OPEN SPACES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.



SITE PLAN



CONSULT WITH THE
 ALL APPLICABLE ORDINANCES
 FOR THE LATEST EDITIONS OF THE IBC

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL ORDINANCES.

THE EXISTING UTILITIES SHOWN ON THIS PLAN SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

THE EXISTING DRIVE SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

THE EXISTING LANDSCAPING SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

THE EXISTING STORMWATER MANAGEMENT SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

THE EXISTING LIGHTING SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

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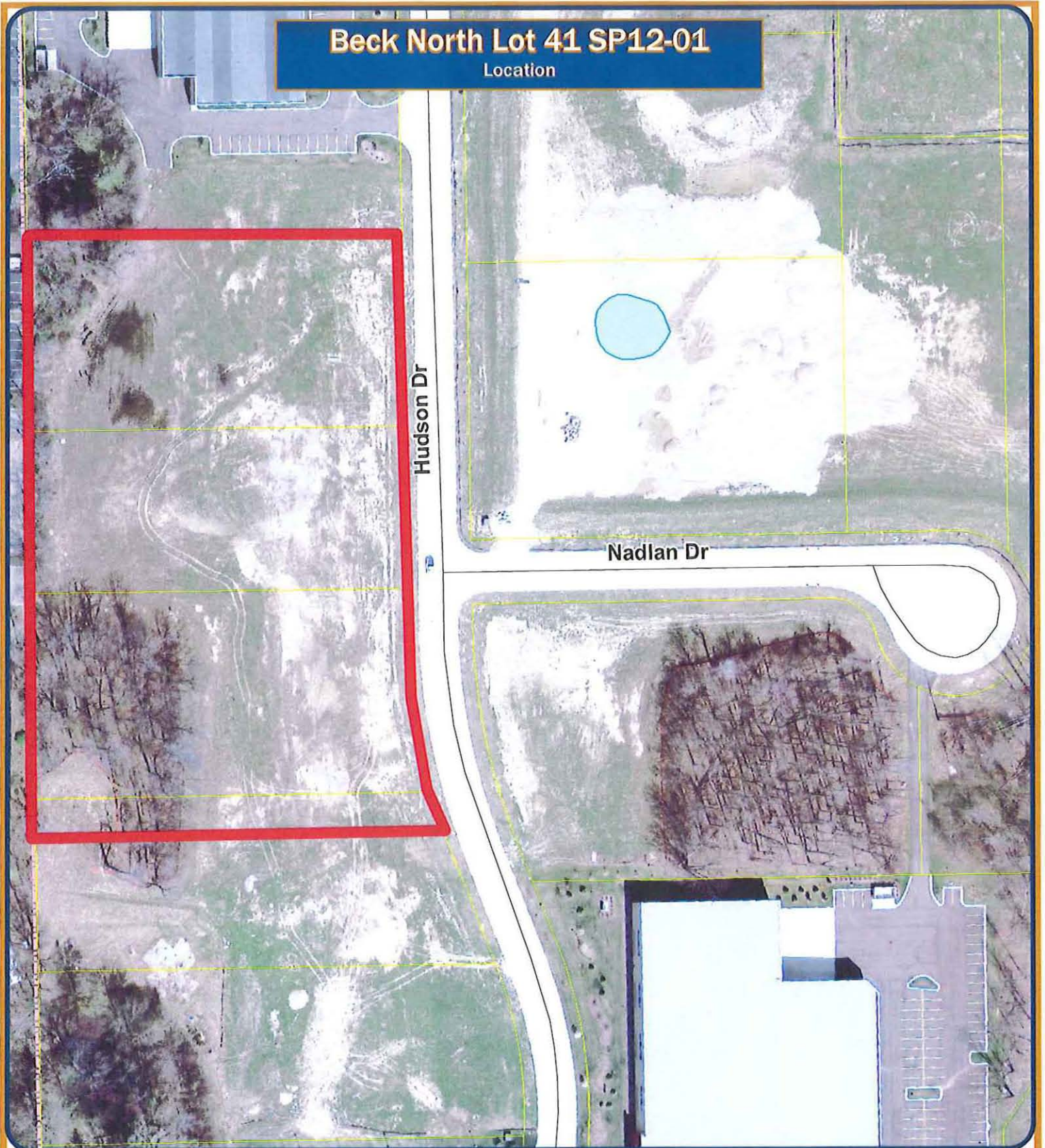
THE EXISTING NATURAL AREAS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

THE EXISTING OPEN SPACES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

MAPS
Location
Zoning
Future Land Use
Natural Features



Beck North Lot 41 SP12-01

Location



Map Author: Kristen Kapelanski
Date: 02/14/12
Project: Beck North Lot 41 SP12-01
Version #: 1.0

Map Legend

-  Subject Property
-  City Incorporated Boundary

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.



City of Novi

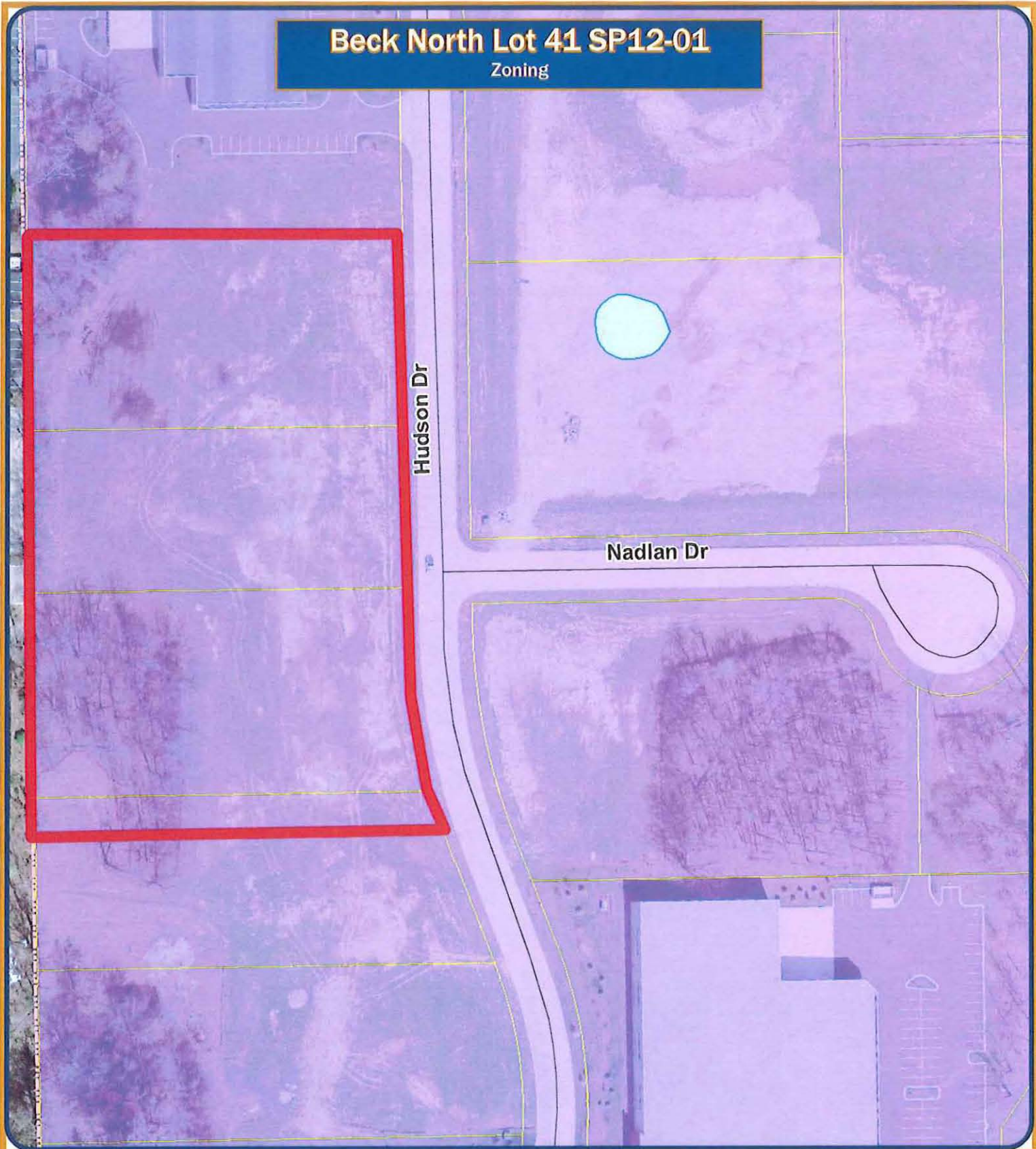
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 121 feet

Beck North Lot 41 SP12-01

Zoning






Map Author: Kristen Kapelanski
Date: 02 / 14 / 12
Project: Beck North Lot 41 SP12-01
Version #: 1.0

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Map Legend

-  Subject Property
-  City Incorporated Boundary
-  I-1: Light Industrial District



City of Novi

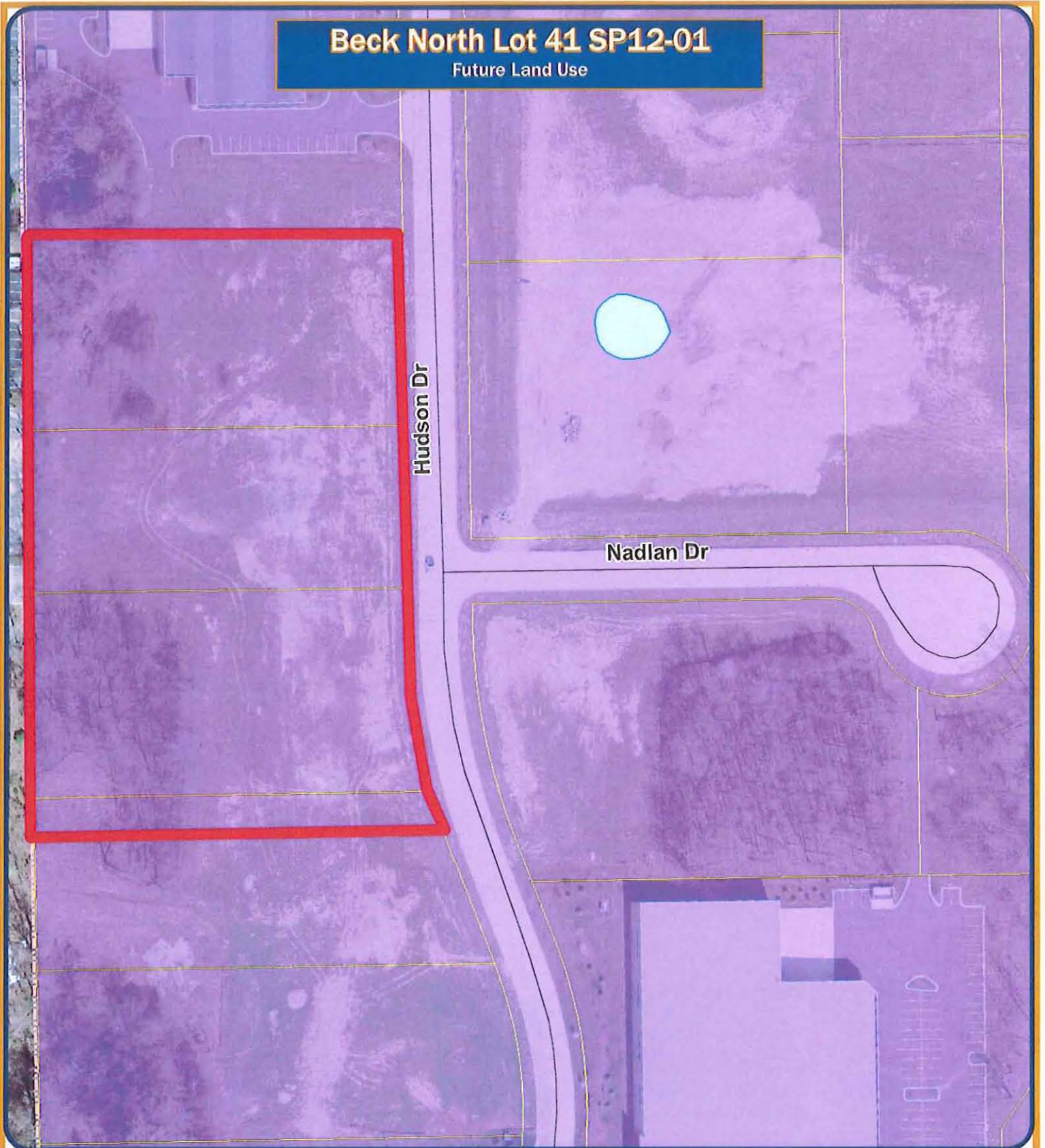
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 121 feet

Beck North Lot 41 SP12-01

Future Land Use






Map Author: Kristen Kapelanski
Date: 02/14/12
Project: Beck North Lot 41 SP12-01
Version #: 1.0

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Map Legend

-  Subject Property
-  City Incorporated Boundary
-  Industrial RD Tech



City of Novi

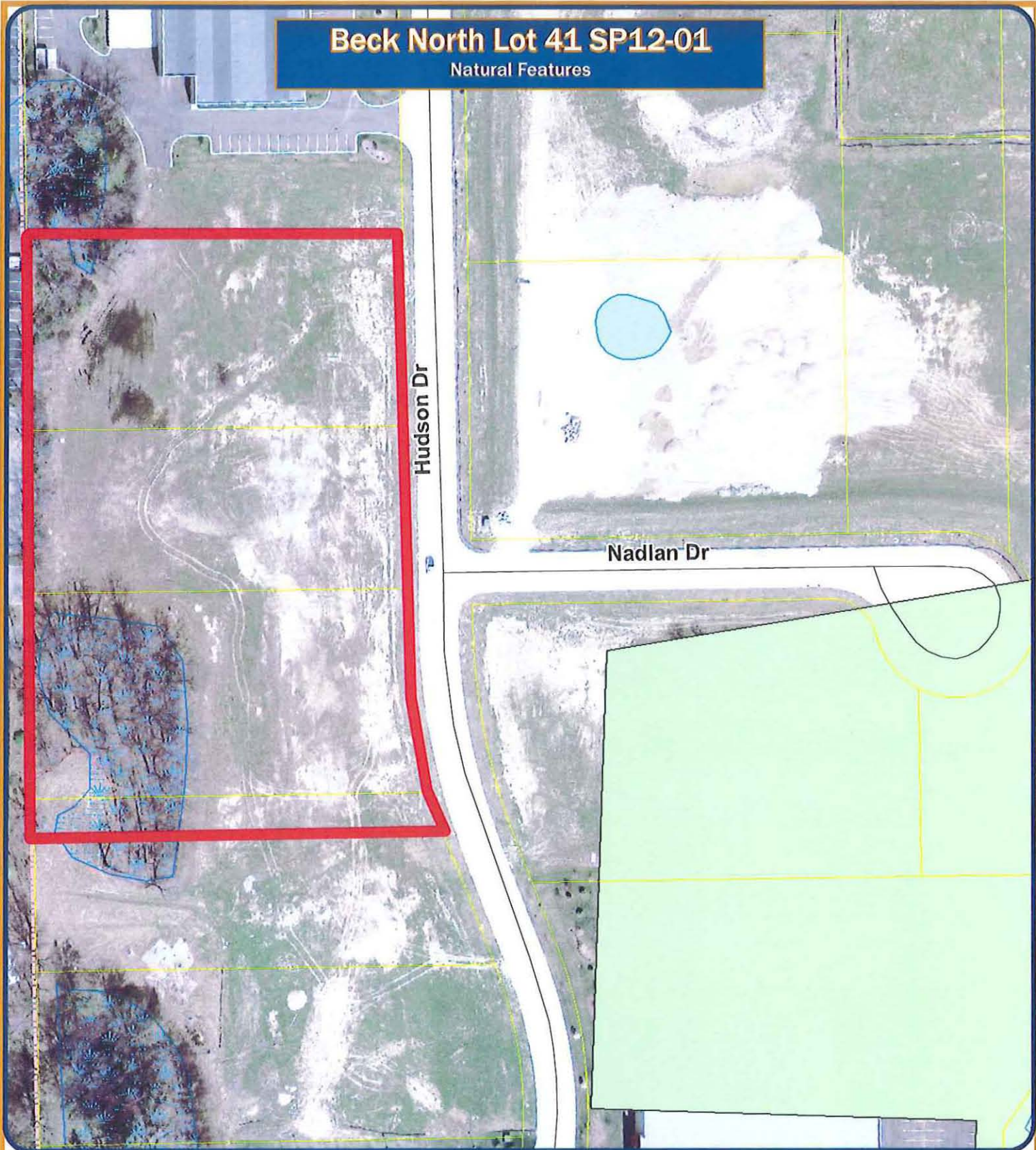
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 121 feet

Beck North Lot 41 SP12-01

Natural Features



Map Author: Kristen Kapelanski
Date: 02/14/12
Project: Beck North Lot 41 SP12-01
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 construed as survey measurements performed by a licensed Michigan Surveyor and 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
-  City Incorporated Boundary
-  Wetlands
-  Woodlands



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0 25 50 100 150 200
Feet

1 inch = 121 feet