



46820 Magellan Drive Parking Lot Expansion JSP12-66

46820 Magellan Drive Parking Lot Expansion, JSP12-66

Consideration of the request of Carrier Real Estate, LLC, for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 9 at 46820 Magellan Drive, south of West Road and east of Beck Road in the I-1, Light Industrial District. The subject property is 3.06 acres and the applicant is proposing to add 20 parking spaces to the site by eliminating existing grass areas and relocating existing landscaping.

REQUIRED ACTION

Approval/denial of the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/06/12	Items to address on the revised Final Site Plan and Stamping Set.
Engineering	Approval recommended	11/07/12	Items to address on the Stamping Set.
Traffic	Approval recommended	10/23/12	<ul style="list-style-type: none"> • Planning Commission waiver to allow painted end islands in lieu of curbed and landscaped end islands. • Items to address on the revised Final Site Plan and Stamping Set.
Landscaping	Approval recommended	11/07/12	Items to address on the Stamping Set.
Fire	Approval recommended	10/19/12	Items to address on the Stamping Set.

Motion sheet

Approval – Preliminary Site Plan

In the matter of 46820 Magellan Drive Parking Lot Expansion, JSP12-66, motion to **approve** the Preliminary Site Plan subject to the following:

- a. Planning Commission waiver to allow painted end islands in lieu of curbed and landscaped end islands;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

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

Approval – Stormwater Management Plan

In the matter of 46820 Magellan Drive Parking Lot Expansion, JSP12-66, motion to **approve** the Stormwater Management Plan, subject to:

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

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

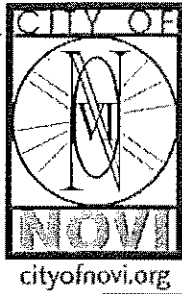
Denial

In the matter of 46820 Magellan Drive Parking Lot Expansion, JSP12-66 motion to **deny** the Preliminary Site Plan, for the following reasons...(because the plan is not in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance.)

Denial Storm Water Management Plan

In the matter of 46820 Magellan Drive Parking Lot Expansion, JSP12-66, motion to **deny** the Stormwater Management Plan, for the following reasons...(because the plan is not in compliance with Chapter 11 of the Ordinance.)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

November 6, 2012

Planning Review

46820 Magellan Dr. Parking Lot Expansion - Carrier

JSP12-66

Petitioner

Carrier Real Estate LLC

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 46820 Magellan Dr., South of West Rd., East of Beck Rd. (Section 9)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East and West: I-1; South: I-2, General Industrial
- Site Use(s): Existing Carrier Offices
- Adjoining Uses: North, East and West: existing office/industrial buildings; South: vacant
- Site Size: 3.06 acres
- Plan Date: 10-15-12

Project Summary

Carrier is proposing to add 20 spaces to the existing parking lot at 46820 Magellan Drive, on the east side of Magellan Drive. The spaces would be added by eliminating existing grass areas and relocating existing landscaping to accommodate additional pavement. The applicant has indicated there are not enough spaces on site to accommodate the needs of the user(s).

Recommendation

Provided the applicant receives the required Planning Commission waiver or revises the plans accordingly, approval of the Preliminary/Final site plan **is recommended**. The applicant should be made aware that the traffic review letter requires the submittal and approval of a revised Final Site Plan prior to the submission of Stamping Sets. Following consideration of the painted end island waiver by the Planning Commission, the applicant should make the appropriate modifications to the plan and submit 4 sets of signed and sealed plans for a revised Final Site Plan review by the City's traffic consultant.

Review Standards

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (I-1, Light Industrial), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed on the revised Final Site Plan submittal and/or Final Stamping Set.

1. A Planning Commission waiver is required for the use of painted end islands in lieu of curbed landscaped islands. See the traffic review letter for additional information.
2. **There are several inconsistencies and corrections required for the new parking lot striping that should be addressed on the revised Final Site Plan.** See the traffic review letter for additional information.
3. It appears existing lighting will be relocated to accommodate the proposed parking expansion. However this is unclear on the photometric plan. **The applicant should**

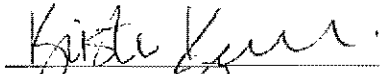
provide manufacturer's specifications for any new proposed lighting fixtures. If existing fixtures only will be relocated, a note on the photometric plan should be included to indicate that is the case. In addition, the required notes should be added to the photometric plan. See the lighting review chart for additional information.

Stamping Set Approval

Stamping Sets are still required for this project. After having received approval of the revised Final Site Plan from City staff and consultants, the applicant should make the appropriate changes on the plans and submit **9 copies with original signature and seals**, to the Community Development Department for Stamping Set approval.

Response Letter

The applicant is asked to provide a response letter to the Community Development Department, responding to all issues raised in the review letter prior to the Planning Commission and at the time of Stamping Set submittal. Please contact the Community Development Department with any questions about this review or any of the other reviews for the project.



Planning Review by Kristen Kapelanski, AICP, Planner
248-347-0586 or kkapelanski@cityofnovi.org
(Attachments: Lighting Review Chart)

Lighting Review Summary Chart

46820 Magellan Dr. Parking Lot Expansion - Carrier

JSP12-66

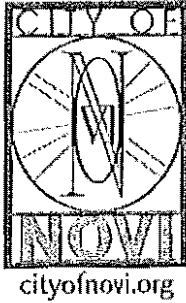
Preliminary/Final Site Plan

Plan Date: 10/15/12

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> ▪ Photometric data ▪ Fixture height ▪ Mounting & design ▪ Glare control devices ▪ Type and color rendition of lamps ▪ Hours of operation ▪ Photometric plan 	No	The applicant should provide manufacturer's specifications for any new proposed lighting fixtures. If existing fixtures only will be relocated, a note on the photometric plan should be included to indicate that is the case. The hours of operation should be indicated.
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?	The applicant should provide manufacturer's specifications for any new proposed lighting fixtures. If existing fixtures only will be relocated, a note on the photometric plan should be included to indicate that is the case.

Item	Required	Meets Requirements?	Comments
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. 	No	Required notes should be added to the photometric plan.
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?	The applicant should provide manufacturer's specifications for any new proposed lighting fixtures. If existing fixtures only will be relocated, a note on the photometric plan should be included to indicate that is the case.
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 residential district, maximum illumination at the property line shall not exceed 0.5 foot candles	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

November 7, 2012

Engineering Review
Magellan Parking Lot Expansion
JSP12-0066

Petitioner

SDA Architects, applicant

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Magellan Drive, Beck West Corporate Park.
- Site Size: 3.06 acres
- Plan Date: October 15, 2012

Project Summary

- 20 stall expansion of an existing parking lot
- Storm water would be collected by the existing storm sewer collection system.

Recommendation

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

Comments:

The Preliminary/Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, 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 calculations for the increase in impervious area.

Paving & Grading

2. Clarify what "Alternative #1" (remove and replace pavement west of dumpster enclosure) is a substitute for and when it may be used.

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).

3. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

The following must be addressed prior to construction:

4. 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).
5. 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 \$125 must be paid to the City Treasurer's Office.
6. 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.
7. Construction inspection fees in the amount of \$575.26 must be paid to the City Treasurer's Office.
8. Storm water Detention Fees in the amount of \$TBD must be paid at the City Treasurer's Office.
9. A street sign financial guarantee in the amount of \$1,200 (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
10. 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.

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

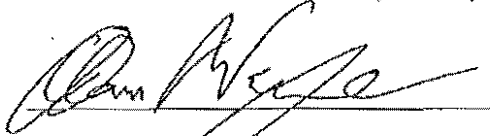
11. The amount of the incomplete site work performance guarantee for this development at this time is \$28,525.41 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

Engineering Review of Preliminary/Final Site Plan
Magellan Parking Lot Expansion
JSP12-0066

November 7, 2012
Page 3 of 3

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.

A handwritten signature in black ink, appearing to read "Adam Wayne", is written over a horizontal line.

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

TRAFFIC REVIEW

October 23, 2012

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



**SUBJECT: Parking Lot Expansion, 46820 Magellan Drive (3.06 acres),
JSP12-0066, PSP12-0036, Traffic Review of Preliminary and
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 of the preliminary site plan (only), subject to a revised final site plan satisfactorily addressing the concerns shown below in **bold**.

Project Description

What is the applicant proposing?

1. The applicant, Carrier Real Estate, LLC, is proposing to add 20 parking spaces to an already-developed site, delete two 10-ft x 50-ft loading zones, create one new 10-ft x 50-ft loading zone, and relocate the sidewalk serving the east parking lot. The new parking would include one non-van-accessible barrier-free space.

Trip Generation

How much traffic would the proposed development generate?

2. We have no basis for forecasting an increase in site traffic due to the increased parking supply.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

3. Not applicable.

Vehicular Access Improvements

Will there be any improvements to the abutting road at the proposed driveways?

4. Not applicable.

Driveway Design and Control

Are the driveways acceptably designed and signed?

5. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. The relocated sidewalk is satisfactory.

Parking and Circulation


Can vehicles safely and conveniently maneuver through the site?

7. **The proposed use of painted end islands for the new eight-space parking module near the south property line requires a Planning Commission waiver of Section 2506.13 of the Zoning Ordinance.** We support the needed waiver, as raised islands in these locations are not functionally needed (the spaces involved are too small to accommodate improperly parked vehicles). As the island crosshatching is meant to deter parking in the marked areas, the proposed use of yellow is appropriate.
8. The angled parking spaces cited in the preceding comment have been dimensioned 18 ft long on the architectural plan but 19 ft long on the engineering plans, both incorrectly referenced to the back rather than face of a proposed new 4-inch-high curb. The City standard length for an acute-angled parking space is 18 ft, not 19 ft, and similar to a 90-degree parking layout, a 2-ft overhang of a 4-inch curb is expected. Hence, **the stall striping should be shortened to 16 ft, referenced (as all parking should be) to face of curb. Also, for compliance with the MMUTCD, the striping for these and all other new non-barrier-free parking spaces must be white, not yellow** (per the attached aerial photo, this would also be consistent with the color of existing parking space striping). Finally, the architectural site plan contains a note (#8) indicating that a 15-ft-wide maneuvering lane is required adjacent to 53-degree angled parking. We believe, instead, that the Zoning Ordinance should be interpreted as requiring an aisle width interpolated between the 15-ft and 18-ft widths listed for 45-degree and 60-degree parking, respectively, or in this case, a minimum aisle width of 16.6 ft; note that such would be more-than-provided by our proposed striping length.
9. To further comply with the MMUTCD, the striping, pavement arrows, and **ONE WAY** messages proposed to delineate the 15-ft-wide eastbound-only travel lane should be white, not yellow. The pair of opposing-direction pavement arrows shown in the east parking aisle should also be white. In correcting the colors of the pavement markings on detail sheet C-5.1, we further recommend that the space between the words **ONE** and **WAY**, and between **ONE** and the arrow, be increased (for readability) to at least 1.5 ft.
10. The proposed line spacing and color (yellow) of the new loading zone crosshatching are appropriate. **The loading zone pavement markings should be accompanied, however, by a NO PARKING LOADING ZONE (R7-6) sign mounted at a**

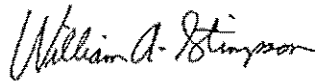
suitable location on the building façade. On a related matter, the Demolition Plan should indicate the removal of any existing signs marking the two loading zones to be deleted.

11. **The sign detail on sheet C-5.1 should indicate the MMUTCD-minimum mounting height of 7'-0", not 6'-8".**
12. **All new end parking spaces, as well as the new 5-ft-wide crosshatched access aisle, appear to be properly sized; that is, their required width is provided to face of curb or walk. However, plan note 1 is inconsistent with this requirement and must be revised appropriately. To ensure compliance, we recommend that one representative end parking space also be dimensioned (to face of curb) as "typical."**
13. **To comply with the MMUTCD, the International Symbol of Accessibility (wheelchair symbol) to be painted in the new barrier-free space should be white, not blue. Also, the side of the barrier-free space abutting the non-barrier-free space should be delineated with both a blue stripe and a white stripe, immediately adjacent to each other (Section 3B-19 of the 2011 MMUTCD describes the blue stripe as "supplemental," and therefore does not replace the normally required white stripe).**
14. **In closing, we note for the record that the proposed addition of one non-van-accessible barrier-free parking space is appropriate. For the site's new total parking supply of 112 spaces, ADA regulations call for five barrier-free parking spaces, one of which must be van-accessible. Two van-accessible spaces already exist north of Tenant Space 'A.'**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.

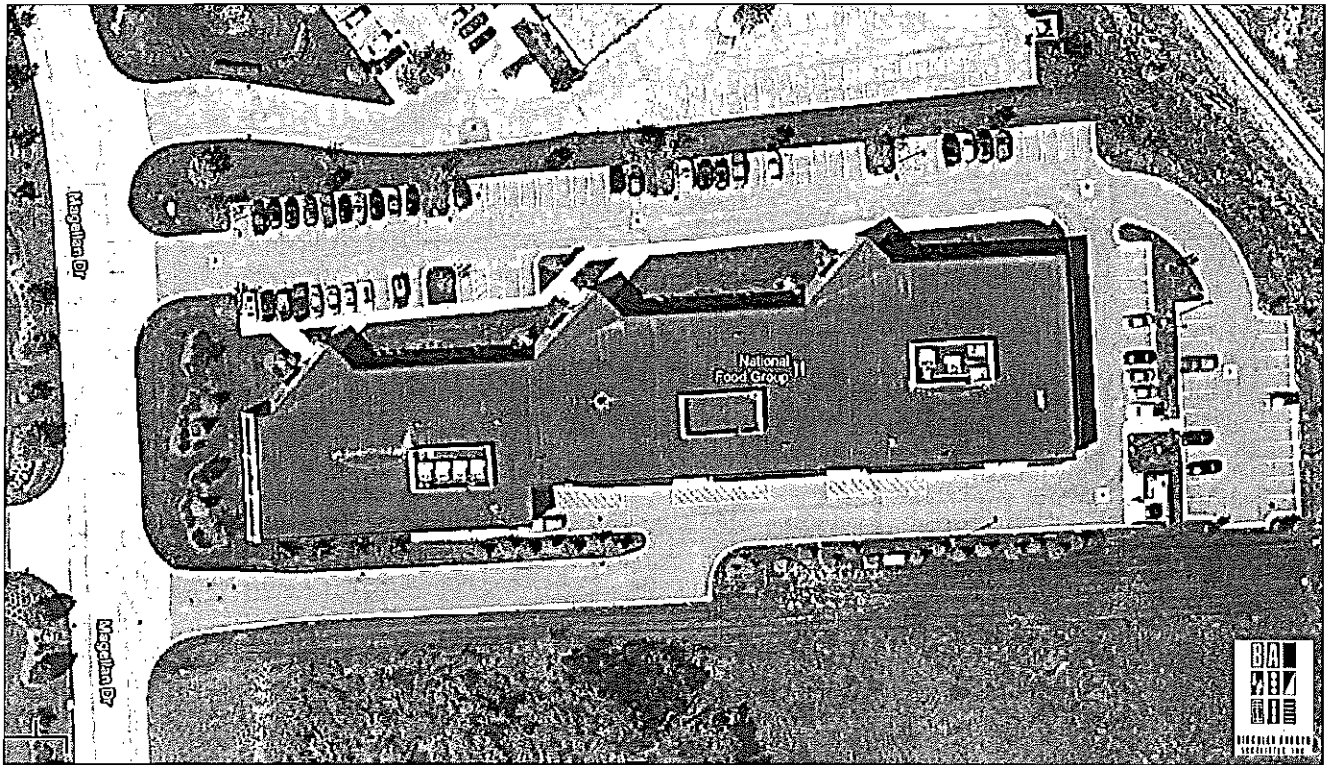


Rodney L. Arroyo, AICP
Vice President



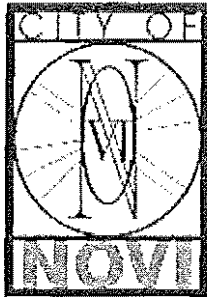
William A. Stimpson, P.E.
Director of Traffic Engineering

Attachment: Aerial photo



Carrier Real Estate - Parking Lot Expansion, JSP12-0066

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

November 8, 2012

Preliminary & Final Site Plan 12-66

Carrier Parking Lot Expansion

Petitioner

Carrier Real Estate LLC

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 46820 Magellan Dr., South of West Rd., East of Beck Rd.
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, East and West: I-1; South: I-2, General Industrial
- Site Use(s): Existing Carrier Offices
- Adjoining Uses: North, East and West: existing I-1 buildings; South: vacant
- Site Size: 3.06 acres
- Plan Date: 10-15-12

Recommendation

Approval for the Preliminary & Final Site Plan for the Carrier Parking Lot Expansion SP12-66 is recommended. *The Applicant must provide additional plan information and address the minor concerns as noted in italics below at the time of Stamping Set submittal.*

Ordinance Considerations

Adjacent to Residential (Sec. 2509.3.a.)

1. The property is not adjacent to residential property.

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

1. No alterations are proposed or required at the right of way frontage.

Street Tree Requirements (Sec. 2509.3.b.)

1. No alterations are proposed or required to the existing street trees.

Parking Landscape (Sec. 2509.3.c.)

1. The Applicant meets the requirements for parking lot landscape area requirements.
2. The Applicant meets the requirements for parking lot canopy area requirements.
3. *Please note that transplanted vegetation will be required to be under warranty as new plantings for the two-year guarantee period.*

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 not provided calculations showing that this requirement has been met. Please provide this information on the Stamping Set submittal.*

Building Foundation Landscape (Sec. 2509.3.d.)

1. No alterations are proposed or required to the existing building foundation plantings.

Plant List (LDM)

1. *The Plant List as provided does not fully meet the requirements of the Ordinance and the Landscape Design Manual. Please revise the Plant List to include proposed plant sizes, B&B/ Container, and any relevant notations. Landscape costs totals should be included.*

Planting Notations and Details (LDM)

1. The Planting Details provided meet the requirements of the Ordinance and the Landscape Design Manual.
2. *Planting Notations provided are an abbreviated version of the standard notations required by the City of Novi. Staff has sent a copy of the standard notations to the Applicant via email for inclusion on the Stamping Set submittal.*

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

1. The Applicant has noted that existing irrigation will be modified as necessary to facilitate the proposed alterations.

General

1. *Please include the stamp and seal of the Landscape Architect responsible for the plan preparation.*

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

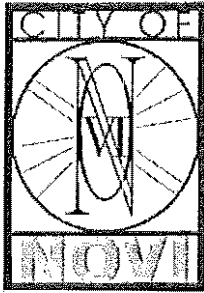
To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 5,510			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 82.65			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	\$ 6,610		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 9,915		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	\$ 500		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	\$ 75		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	NO	\$ 0		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	NO	\$ 0		\$400 per tree.
Street Tree Inspection Fee	NO	\$ 0		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	NO	\$ 0		\$25 per tree.
Landscape Maintenance Bond	YES	\$ 661		10% of verified cost estimate due prior to release of Financial Guaranty.

FIRE REVIEW



October 19, 2012

TO: Barbara McBeth, Deputy Director of Community Development
Joseph Shelton, Fire Marshal

RE: Parking Lot Expansion @ 46820 Magellan

SP#: JSP12-66

CITY COUNCIL

Mayor
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Mayor Pro Tem
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Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

Project Description:

Parking Lot expansion and new curb layouts.

Comments:

While no structures or water mains are being added or changed on the property, only issue of concern is the fire hydrant to the south- labeled BM300 (plan set - sheet C-2.1). Per International Fire Code (sections 508.5.4 & 508.5.5), FD access to hydrants must be maintained at all times and clear space around hydrants must be maintained for 3 feet in all directions. During construction of curbs access to hydrant must be maintained.

Recommendation:

The above plan has been reviewed and is recommended for APPROVAL.

Sincerely,

Andrew Copeland - Inspector II/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



SDA ARCHITECTS, INC.

November 8, 2012

Ms. Kristen Kapelanski, Planner
City of Novi Community Development Department
45175 W. Ten Mile Road
Novi, MI 48375

Dear Ms. Kapelanski,

We are in receipt of the Plan Review Center Report Dated November 6, 2012. As requested, we offer the following responses to the issues raised in that report:

Lighting Review:

1. There are two existing parking lot light poles near the east end of the property that are being relocated on-site as indicated on the Site Plans. There will not be any new fixtures. An appropriate note will be added to the Photometric Plan for clarification.
2. Hours of Operation will be added to the Photometric Plan.

Engineering Review:

1. The required calculations shall be provided.
2. Sheet A1.1 indicates what Alternate #1 is. For clarification: there is an area west of the existing dumpster enclosure where the existing asphalt pavement has become rutted. We are asking bidders to provide a separate price to remove and replace the asphalt in this area so that our Client can determine whether to proceed with the repair work or not.
3. The required letter shall accompany the revised Final Site Plan documents
- 4.-11. Items are to be addressed by the contractor prior to construction.

Traffic Review:

7. We understand that the use of striped islands will require a Planning Commission waiver. If granted, the color of the island striping will be yellow.

8. Dimension of the parking spaces shall be adjusted (thus increasing the width of the maneuvering lane) and the striping of those spaces shall be white.
9. Pavement marking indicating one-way traffic movement will be adjusted accordingly.
10. The required "No Parking – Loading Zone" signage will be adjusted accordingly.
11. The sign mounting height on Sheet C-5 shall be corrected.
12. General Note 1 shall be revised to indicate that parking spaces are measured to face of curb.
13. The pavement markings at the barrier free space shall be painted the colors as noted in the review.

Fire Department Review:

1. No comments.

Should you have any additional comments, please let me know.

Sincerely,
SDA Architects, Inc.



John DeBruyne, RA
Executive Vice President

Cc: Dan Carrier – Carrier Real Estate, LLC
Steve Sorensen – Professional Engineering Associates, Inc.
Rick Fromm – R Fromm Company, LLC

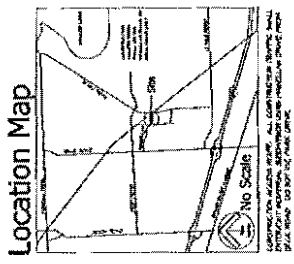
SITE PLAN

© 2012, S&B ARCHITECTS, INC.
 10000 Highway 101, Suite 100
 San Diego, CA 92121
 Phone: 619-451-1111
 Fax: 619-451-1112
 www.sandbarchitects.com

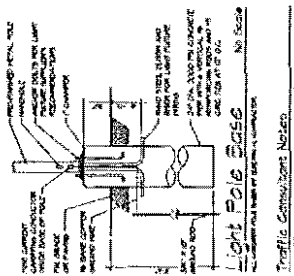
ASPIZ 2016

4200 Camino San Diego
 San Diego, CA 92108
 Fax: 619-234-4300
 www.yard.com

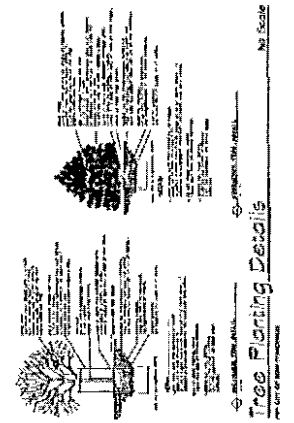
Proposed Planning Lot
 Expansion of
 46820
 Magellan
 Deck West Corp.
 Section 4
 North Highway
 9415
 12-124



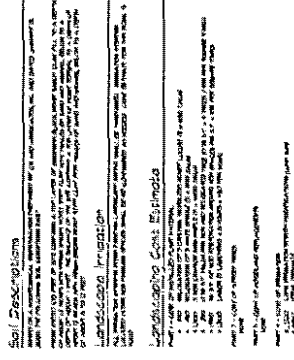
- Site Planning Note:**
 1. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LANDSCAPE DESIGN AND MAINTENANCE MANUAL (LDMM) AND THE CITY OF SAN DIEGO'S PLANTING SPECIFICATIONS (PSP).
- Planting Notes:**
 2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Planting Schedule:**
 3. ALL PLANTING SHALL BE INSTALLED WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
- Planting Materials:**
 4. ALL PLANTING SHALL BE INSTALLED WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
- Planting Maintenance:**
 5. ALL PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Planting Watering:**
 6. ALL PLANTING SHALL BE WATERED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Planting Fertilization:**
 7. ALL PLANTING SHALL BE FERTILIZED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Planting Pruning:**
 8. ALL PLANTING SHALL BE PRUNED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Planting Removal:**
 9. ALL PLANTING SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.



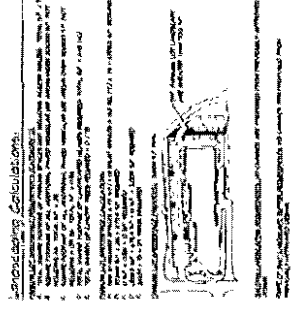
- Light Pole Base Note:**
 1. ALL LIGHT POLE BASES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Light Pole Base Materials:**
 2. ALL LIGHT POLE BASES SHALL BE INSTALLED WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
- Light Pole Base Maintenance:**
 3. ALL LIGHT POLE BASES SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Light Pole Base Watering:**
 4. ALL LIGHT POLE BASES SHALL BE WATERED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Light Pole Base Fertilization:**
 5. ALL LIGHT POLE BASES SHALL BE FERTILIZED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Light Pole Base Pruning:**
 6. ALL LIGHT POLE BASES SHALL BE PRUNED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Light Pole Base Removal:**
 7. ALL LIGHT POLE BASES SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.



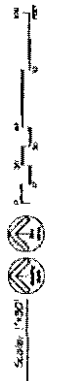
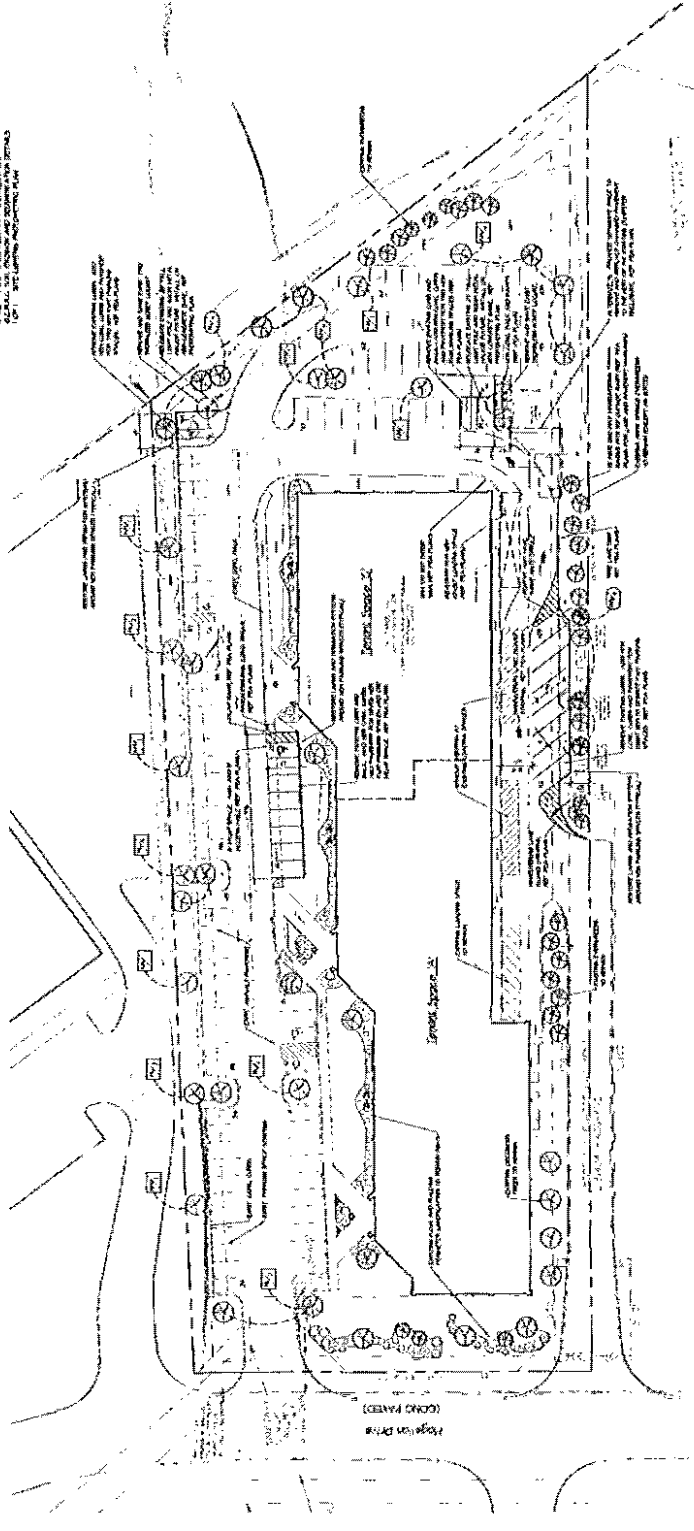
- Tree Planting Note:**
 1. ALL TREE PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Tree Planting Materials:**
 2. ALL TREE PLANTING SHALL BE INSTALLED WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
- Tree Planting Maintenance:**
 3. ALL TREE PLANTING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Tree Planting Watering:**
 4. ALL TREE PLANTING SHALL BE WATERED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Tree Planting Fertilization:**
 5. ALL TREE PLANTING SHALL BE FERTILIZED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Tree Planting Pruning:**
 6. ALL TREE PLANTING SHALL BE PRUNED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Tree Planting Removal:**
 7. ALL TREE PLANTING SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.



- Soil Descriptions:**
 1. ALL SOILS SHALL BE TESTED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Note:**
 2. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Materials:**
 3. ALL LANDSCAPING SHALL BE INSTALLED WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
- Landscaping Maintenance:**
 4. ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Watering:**
 5. ALL LANDSCAPING SHALL BE WATERED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Fertilization:**
 6. ALL LANDSCAPING SHALL BE FERTILIZED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Pruning:**
 7. ALL LANDSCAPING SHALL BE PRUNED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Removal:**
 8. ALL LANDSCAPING SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.



- Landscaping Calculations:**
 1. ALL LANDSCAPING CALCULATIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Symbols Legend:**
 2. ALL LANDSCAPING SYMBOLS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Materials:**
 3. ALL LANDSCAPING MATERIALS SHALL BE INSTALLED WITHIN 90 DAYS OF THE START OF CONSTRUCTION.
- Landscaping Maintenance:**
 4. ALL LANDSCAPING MATERIALS SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Watering:**
 5. ALL LANDSCAPING MATERIALS SHALL BE WATERED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Fertilization:**
 6. ALL LANDSCAPING MATERIALS SHALL BE FERTILIZED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Pruning:**
 7. ALL LANDSCAPING MATERIALS SHALL BE PRUNED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.
- Landscaping Removal:**
 8. ALL LANDSCAPING MATERIALS SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF SAN DIEGO'S LDMM AND PSP.



Architectural Site Plan
 12-124

MAPS

Location

Zoning

Future Land Use

Natural Features

46820 Magellan Drive Parking Lot Expansion JSP 12-66

Location




Map Author: Kristen Kapelanski
Date: 11/07/12
Project: 46820 Magellan JSP12-66
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 prepared to meet National Map Accuracy Standards and use the most recent available sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as being necessarily and precisely as shown Michigan Survey as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager for further details and accuracy information related to this map.

Map Legend

 Subject Property



City of Novi

Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 25 50 100 150 200
Feet

1 inch = 128 feet

46820 Magellan Drive Parking Lot Expansion JSP 12-66




Zoning



Map Author: Kristen Kapelanski
Date: 11/07/12
Project: 46820 Magellan JSP12-66
Version #: 1.0

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Map Legend

-  Subject Property
-  I-1: Light Industrial District
-  I-2: General Industrial District



City of Novi

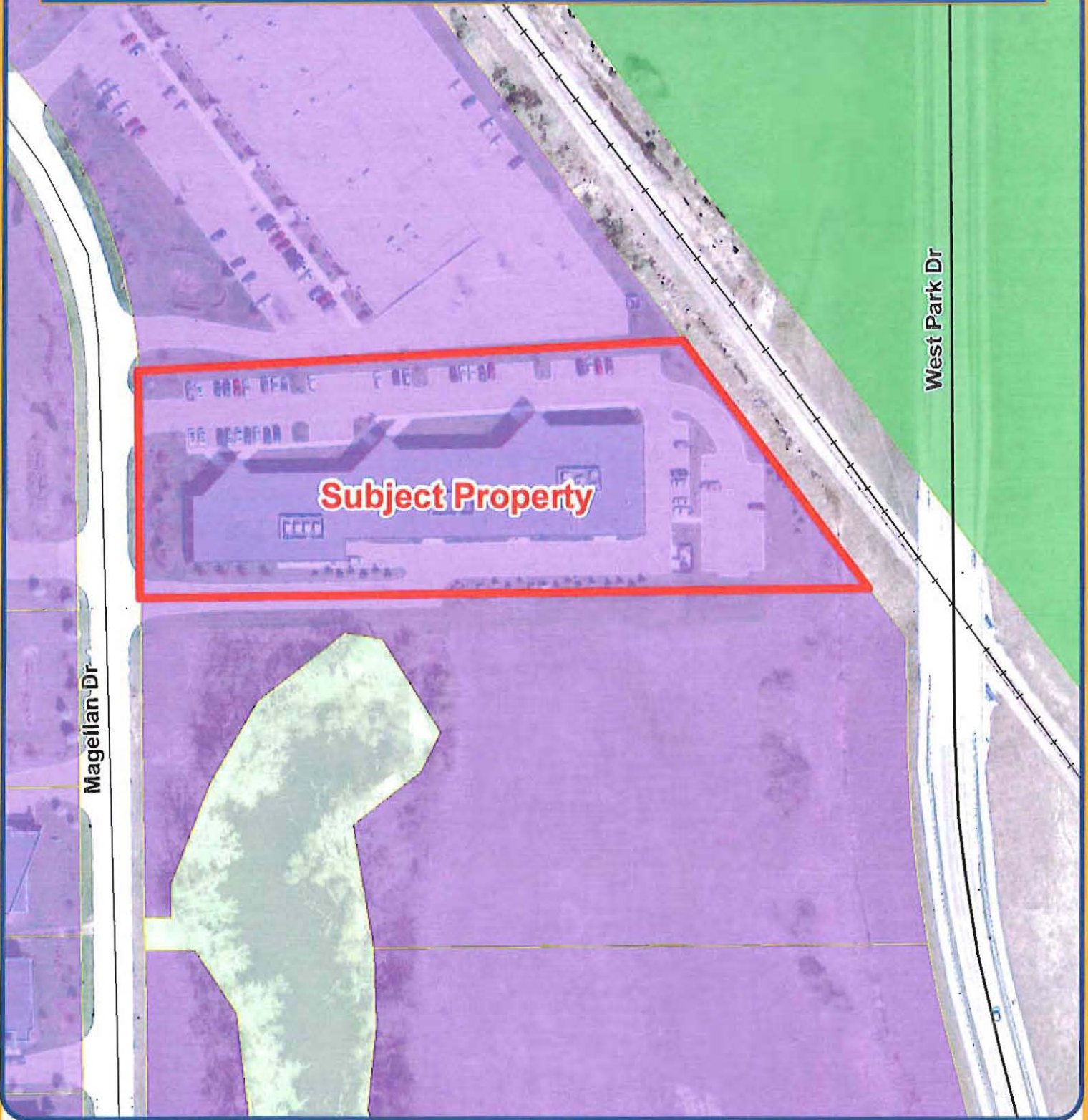
Planning Division
Community Development
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

0 25 50 100 150 200
Feet

1 inch = 128 feet

46820 Magellan Drive Parking Lot Expansion JSP 12-66


Future Land Use




Map Author: Kristen Kapetanski
 Date: 11/07/12
 Project: 46820 Magellan JSP12-66
 Version #: 1.0

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 Boundaries and distances, and area calculations are approximate and should not be construed as having the same accuracy as that of a professional land surveyor or as being more accurate than the information on which it was based. Please contact the City GIS Manager for further information and accuracy information related to this map.

Map Legend

-  Subject Property
-  Industrial RD Technology
-  Public Park
-  Private Park

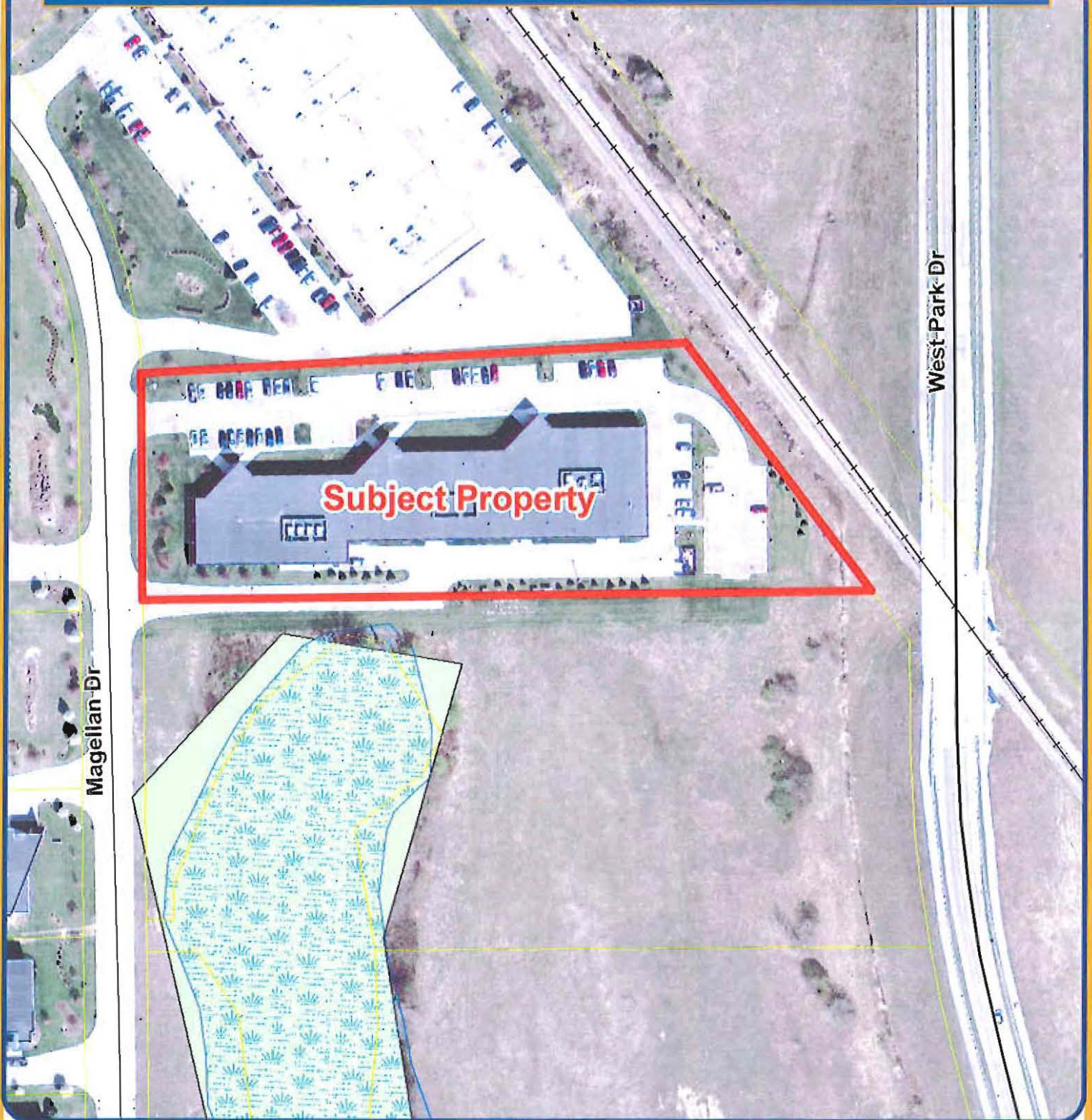



City of Novi
 Planning Division
 Community Development
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Feet
 0 25 50 100 150 200
 1 inch = 128 feet

46820 Magellan Drive Parking Lot Expansion JSP 12-66

Natural Features



Map Author: Kristen Kapelanski
 Date: 11/07/12
 Project: 46820 Magellan JSP12-66
 Version #: 1.0

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Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



City of Novi

Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org



1 inch = 120 feet