



SHOWPLACE FAIRGROUNDS CONNECTION JSP15-51

SHOWPLACE FAIRGROUNDS CONNECTION JSP 15-51

Public hearing at the request of Showplace Fairgrounds Connection for the approval of the Preliminary Site Plan, Wetlands Permit and Storm water Management Plan. The subject property is located north of Grand River Avenue and west of Taft Road in Section 16. The applicant is proposing to fill an existing wetland/ditch and install a 24 inch diameter culvert on the subject property.

Required Action

Approval/Denial of the Preliminary Site Plan, Wetlands Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	07-10-15	Items to be addressed on the final site plan submittal
Engineering	Approval recommended	07-13-15	Items to be addressed on the final site plan submittal
Wetlands	Approval recommended	07-10-15	Items to be addressed on the final site plan submittal

Motion sheet

Approval – Preliminary Site Plan

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-- **AND** --

Approval – Wetland Permit

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to **approve** the Wetland Permit based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-- **AND** --

Approval – Stormwater Management Plan

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-- **OR** --

Denial – Preliminary Site Plan

In the matter of Showplace Fairgrounds Connection JSP 15-51, to **deny** the Preliminary Site Plan... *(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-- AND --

Denial- Wetland Permit

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to **deny** the Wetland Permit...*(because the plan is not in compliance with Chapter 12, Article V of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-- AND --

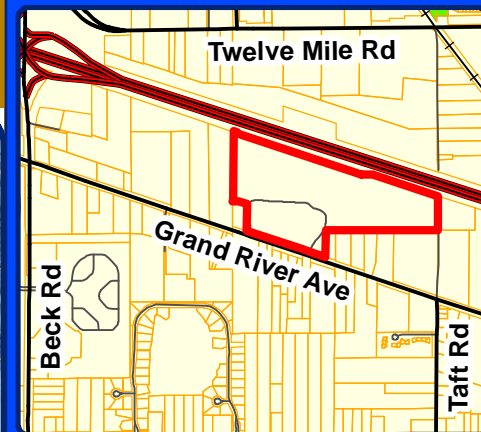
Denial - Stormwater Management Plan

In the matter of Showplace Fairgrounds Connection JSP 15-51, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 15-51 Showplace Fairgrounds Connection

Location



Wetland Fill Area

**Subject
Property**
Section 16

I-96 Expressway

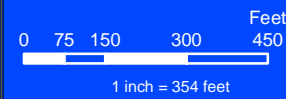
Grand River Ave



City of Novi

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

Map Author: Sri Komaragiri
Date: 07/16/15
Project: JSP15-51 Showplace Fairgrounds Connection
Version #: 1

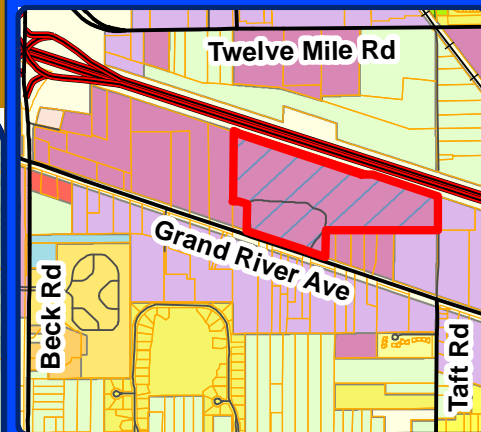
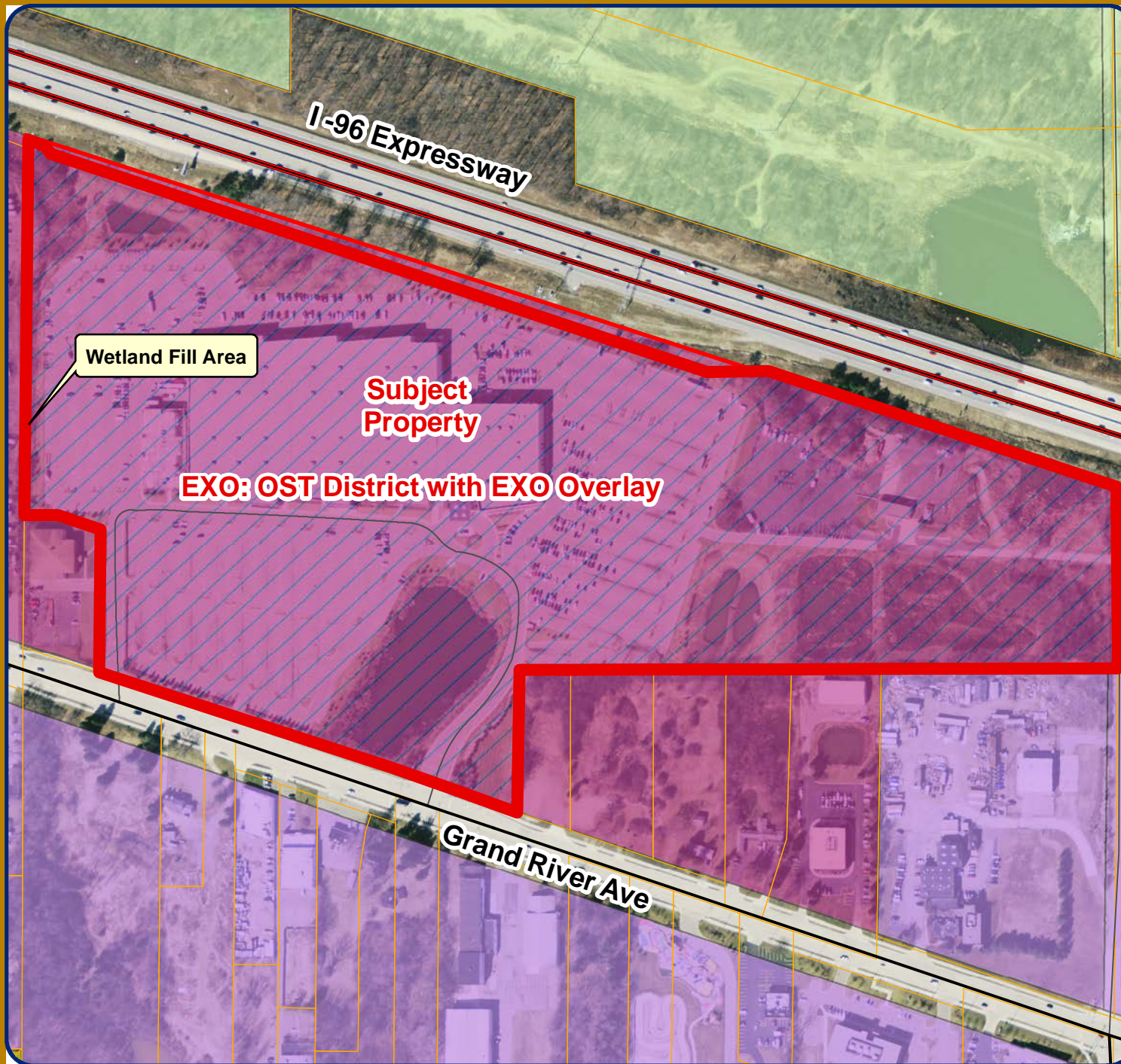


MAP INTERPRETATION NOTICE

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JSP 15-51 Showplace Fairgrounds Connection

Zoning



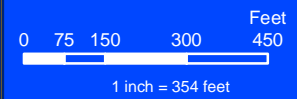
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-2: Community Business District
- B-3: General Business District
- EXO: OST District with EXO Overlay
- FS: Freeway Service District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology



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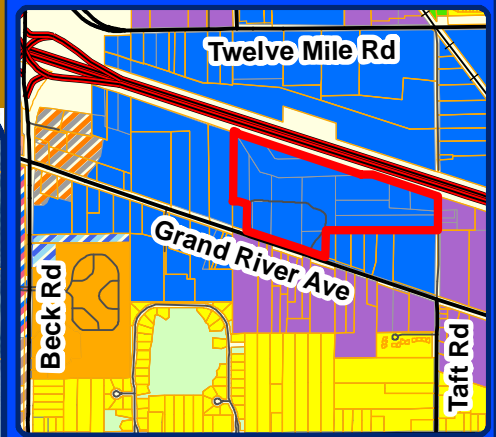
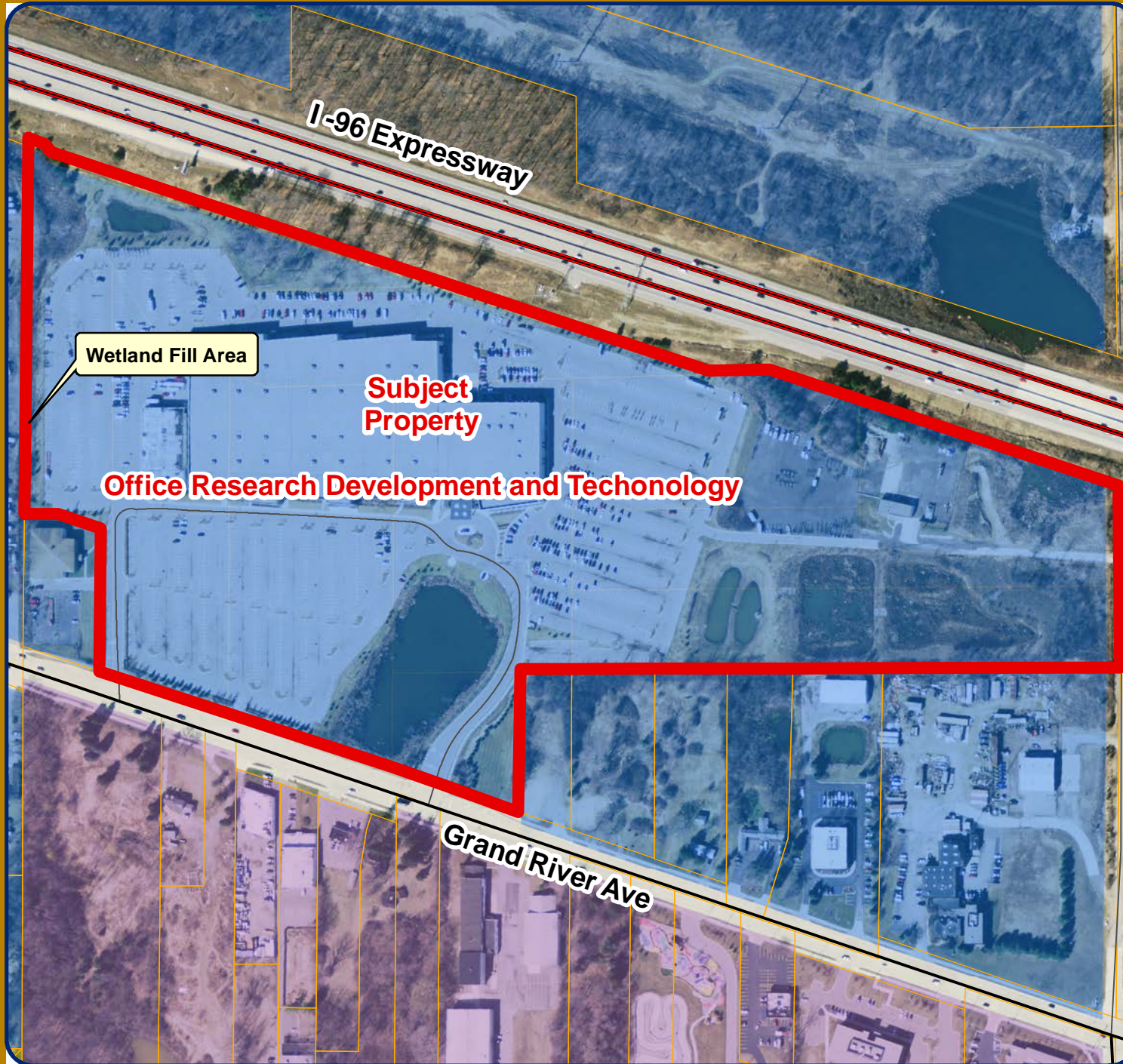


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JSP 15-51 Showplace Fairgrounds Connection

Land Use

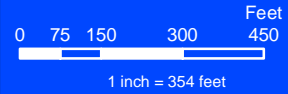


- SINGLE FAMILY
- MULTIPLE FAMILY
- SUBURBAN LOW-RISE
- COMMUNITY OFFICE
- OFFICE RES DEV TECH
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- INDUSTRIAL RES DEV TECH
- LOCAL COMMERCIAL
- PUBLIC PARK
- PRIVATE PARK



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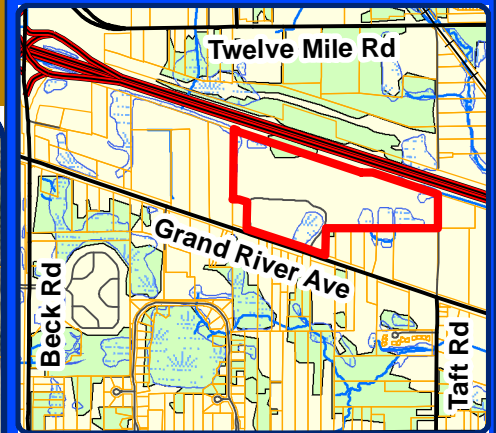
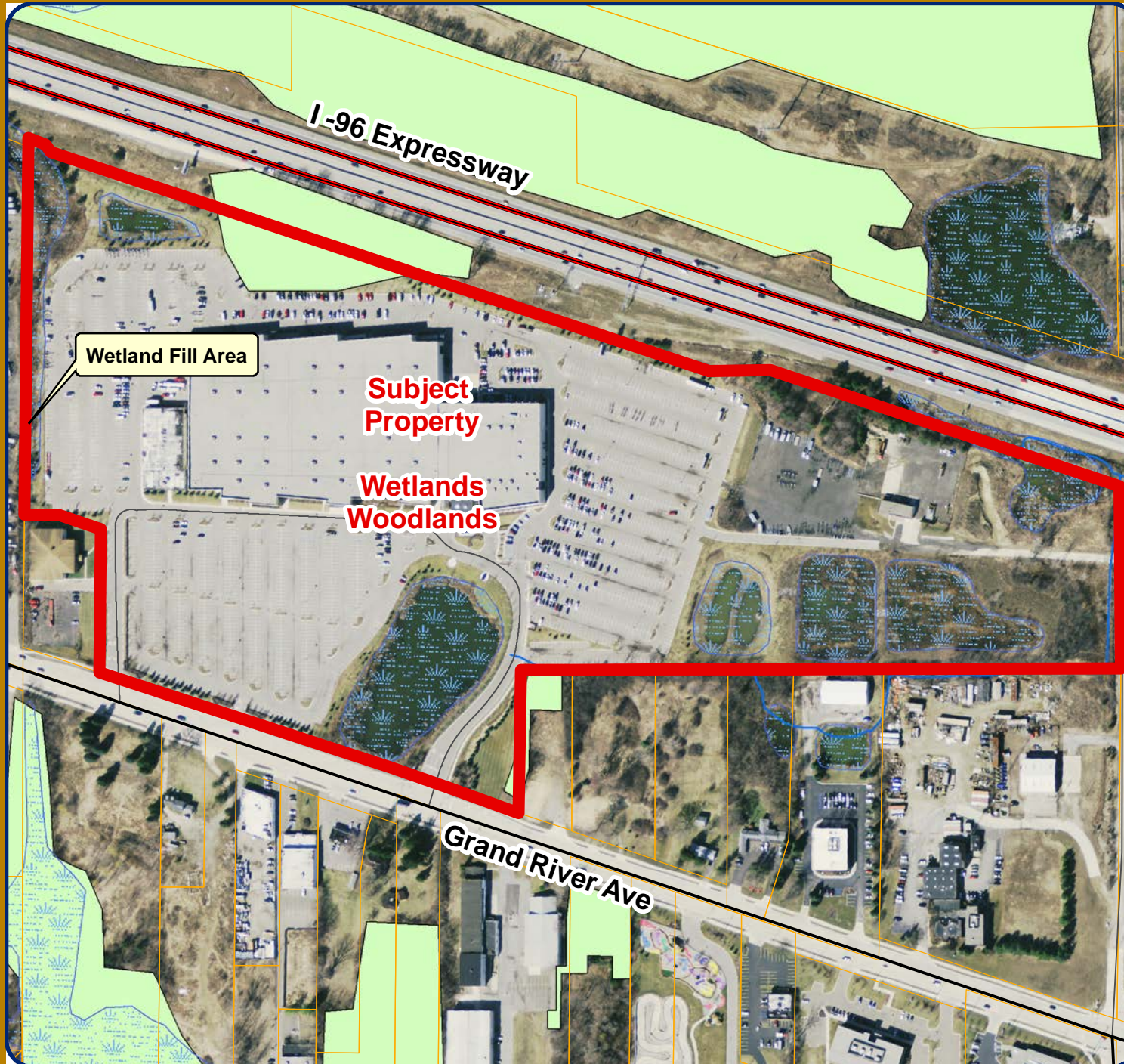
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JSP 15-51 Showplace Fairgrounds Connection

Natural Features



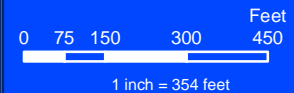
-  Wetlands
-  Woodlands



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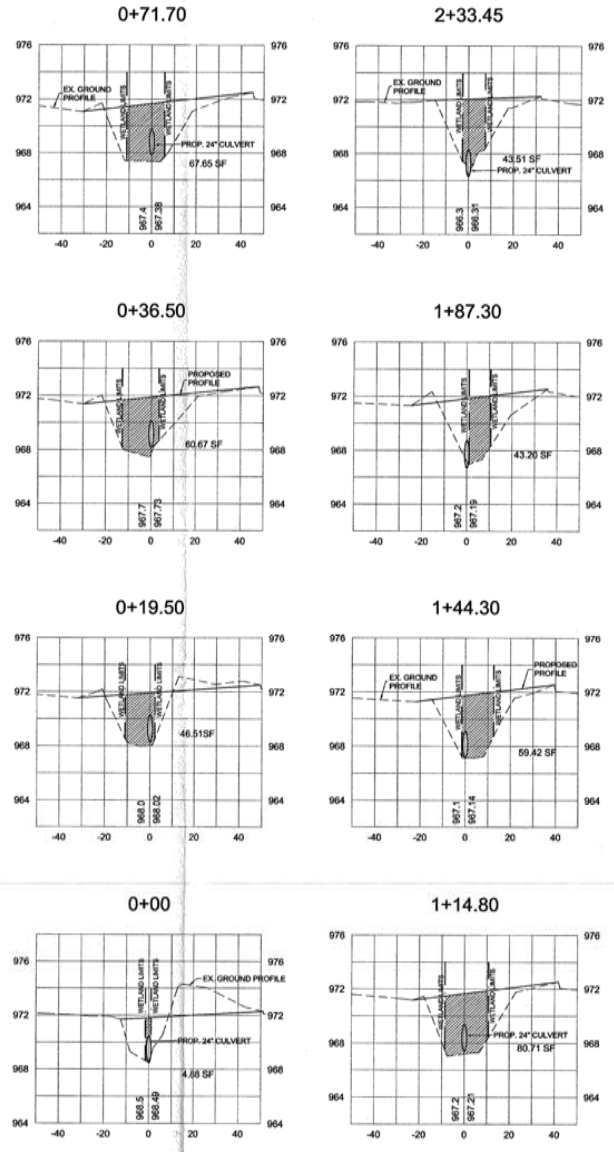
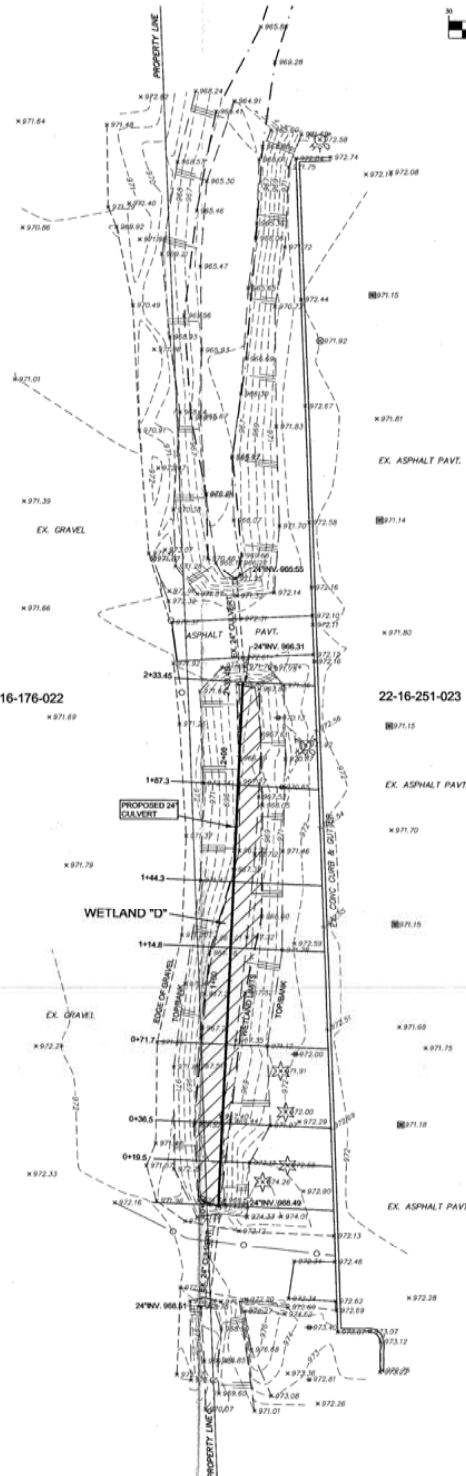
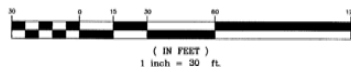
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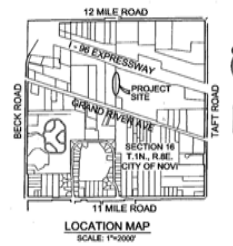
SITE PLAN

(Full plan set available for viewing at the Community Development Department.)

GRAPHIC SCALE

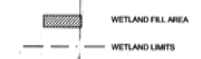


WETLAND "D" CROSS SECTIONS



STATION	AREA	DESCRIPTION
0+00	4.88 S.F.	= 25.70 S.F. X 19.5' = 501.05 C.F. = 18.56 C.Y.
0+19.5	46.51 S.F.	= 53.59 S.F. X 17.0' = 911.03 C.F. = 33.74 C.Y.
0+36.5	60.67 S.F.	= 64.16 S.F. X 35.2' = 2258.43 C.F. = 83.64 C.Y.
0+71.7	67.65 S.F.	= 74.18 S.F. X 43.1' = 3197.16 C.F. = 118.41 C.Y.
1+14.8	80.71 S.F.	= 70.06 S.F. X 29.5' = 2066.91 C.F. = 76.55 C.Y.
1+44.3	59.42 S.F.	= 51.31 S.F. X 43.0' = 2206.33 C.F. = 81.71 C.Y.
1+87.3	43.20 S.F.	= 43.35 S.F. X 46.1' = 1998.66 C.F. = 74.02 C.Y.
2+33.4	43.51 S.F.	486.6 C.Y.

486.6 C.Y. WETLAND "D" FILL
 AREA OF WETLAND "D" TO BE FILLED = .075 ACRES



DESCRIPTION PARCEL #22-16-176-022
 PART OF THE NW 1/4 OF SECTION 16, T. 1 N., R. 16 E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, SAID POINT BEING LOCATED 302°31'14" E 1696.99 FEET ALONG THE WEST LINE OF SECTION 16 TO THE CENTER LINE OF GRAND RIVER AVENUE AND ALONG THE CENTER LINE OF GRAND RIVER AVENUE, S02°58'20" E 1186.71 FEET TO A POINT OF DISSECTION IN THE CENTER LINE OF GRAND RIVER AVENUE AND S23°54'20" E 1191.82 FEET ALONG THE CENTER LINE OF GRAND RIVER AVENUE TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT 205.15 FEET ALONG THE CENTER LINE OF GRAND RIVER AVENUE TO A POINT ON A CURVE, SAID CURVE HAVING A RADIUS OF 5726.78 FEET, CENTRAL ANGLE OF 00°12'19" AND LONG CHORD BEARING AND DISTANCE OF S79°48'18" E 205.15 FEET AND N02°49'35" W 52.52 FEET FROM THE NORTHWEST CORNER OF SECTION 16 TO THE POINT OF BEGINNING ON THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE; THENCE N02°49'35" W 1238.50 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY I-96; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE S71°16'55" E 322.80 FEET TO THE NORTHSOUTH LINE OF SECTION 16; THENCE ALONG THE NORTHSOUTH 1/4 LINE OF SECTION 16, S02°17'34" E 1218.72 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE, SAID POINT BEING N02°17'34" W 16.14 FEET FROM THE CENTER OF SECTION 16; THENCE N13°28'27" W 65.31 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT 245.72 FEET ALONG THE NORTH RIGHT OF WAY LINE OF GRAND RIVER AVENUE TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS 5745.78 FEET, CENTRAL ANGLE 00°14'44" AND LONG CHORD BEARING AND DISTANCE OF N70°25'09" W 245.72 FEET. CONTAINING 8.45 ACRES.

DESCRIPTION PARCEL #22-16-251-023
 T1N, R1E, SEC 16 PART OF NE 1/4, ALSO PART OF SE 1/4 BEG AT E 1/4 COR, TH S 87°26'-37" W 1339.12 FT, TH S 87°26'-36" W 124.90 FT, TH S 01°24'-20" E 347.04 FT, TH ALG CURVE TO RIGHT, RAD 83807.16 FT, CHORD BEARS N 73°03'-46" W 238.67 FT, DIST OF 325.07 FT, TH N 72°57'-29" W 255.69 FT, TH N 01°46'-33" W 347.10 FT, TH N 73°01'-11" W 109.66 FT, TH S 88°13'-27" W 83.17 FT, TH N 01°46'-33" W 980.29 FT, TH S 70°44'-04" E 45.95 FT, TH S 34°37'-33" E 20.86 FT, TH S 74°00'-10" E 1093.30 FT, TH N 86°34'-29" E 150.38 FT, TH S 74°00'-10" E 901.58 FT, TH S 02°19'-20" E 443.24 FT TO BEG 54.86 A 9-11-12 FR 021 & 022

APPLICANT: SERVMAN, LLC
 48100 GRAND RIVER AVE.
 NOVI, MI 48374



Joseph C. Papalocok

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 10, 2015

Planning Review

Showplace Fairgrounds Connection
JSP 15-51

Petitioner

Showplace Fairgrounds Connection

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Section 16; North of Grand River Avenue; west of Beck Road; 46100 Grand River Avenue
- Site School District: Novi Schools
- Site Zoning: EXO-OST district with EXO overlay
- Adjoining Zoning: East and west: OST-Office Service Technology; South: I-1 light industrial district
- Site Use(s): Suburban Collection Showplace
- Adjoining Uses: Industrial/Office/Medical
- Site Size: Approximately 0.25 Acres (limits of work)
- Building Size: Not applicable
- Plan Date: 06-09-2015

Project Summary

The applicant is proposing to fill existing wetlands and install a 24 inch diameter culvert

Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal. **Planning Commission approval of the Preliminary Site Plan and Wetland Permit is required.**

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance.

1. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with Final Site Plan submittal. Engineering recommends approval.
 - b. Wetlands Review: Additional Comments to be addressed with Final Site Plan submittal. Wetlands recommend approval.

Response Letter

This Site Plan is scheduled to go before Planning Commission on July 22, 2015. Please provide the following **no later than Jul 15, 2015** if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters and a request for waivers as you see fit.
2. A PDF version of the all Site Plan drawings that were submitted for the Preliminary review dated June 09, 2015. **NO CHANGES MADE**

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 checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.


Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Signage

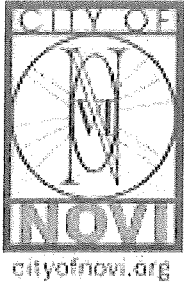
Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

07/13/2015

Engineering Review

Showplace Fairgrounds Connection
JSP15-0051

Applicant

TBON LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of Grand River Ave. and W. of Taft Rd.
- Site Size: Not Provided
- Plan Date: 06/09/15

Project Summary

- Construction culvert to enclose an existing ditch and wetland.

Recommendation

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

Comments:

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

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Provide a note stating the size of the disturbed area.
3. Provide a minimum of two ties to established section or quarter section corners.
4. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
5. A sheet index shall be provided on the cover sheet.
6. Provide details showing where the site is in relation to the overall parcel.
7. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
8. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Storm Sewer

9. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
10. Provide profiles for the proposed storm sewer.
11. Provide length, slope, and material for the proposed storm sewer.

Off-Site Easements

12. Approval from the neighboring property owner for the work associated with the off-site grading shall be forwarded to the Engineering Division **prior to site plan approval**.

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

13. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

14. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

15. 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).
16. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
17. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
18. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
19. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Sabrina Lilla, Water & Sewer

WETLANDS REVIEW

July 10, 2015

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

Re: Showplace Fairgrounds Connection (JSP15-0051)
Wetland Review of the Preliminary Site Plan (PSP15-0102)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Showplace Fairgrounds Connection project (i.e., Wetland "D" Enclosure Plan) prepared by JCK Group, Inc. dated June 9, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT conducted a wetland evaluation for the property on April 22, 2015 as well as on May 27, 2015 with the Applicant's wetland consultant, King & MacGregor Environmental, Inc. (KME).

The proposed project is located just west of the existing Suburban Collection Showplace, north of Grand River Avenue and west of Taft Road in Section 16.

The proposed project is relatively small in scope and includes the filling of an existing wetland/ditch and the installation of a 24" diameter culvert. As shown on the attached City of Novi Regulated Wetland and Woodland Map (Figure 1) the proposed project site contains an area of City-Regulated Wetlands.

ECT currently recommends approval of the Preliminary Site Plan for Wetlands contingent on the Applicant addressing the concerns noted in the *Comments* section of this letter prior to Final Site Plan approval.

Onsite Wetland Evaluation

ECT visited the site on April 22, 2015 as well as on May 27, 2015 for the purpose of a wetland boundary verification with the applicant's wetland consultant King & MacGregor Environmental (KME). The focus of the inspection was to review site conditions in order to determine whether on-site wetland is considered regulated under the City of Novi's Wetland and Watercourse Protection Ordinance. ECT and KME reviewed the Wetland D area at the Showplace Fairgrounds Connection location. The approximate project boundary is depicted in Figure 1.

Wetlands D is an emergent/scrub-shrub wetland area directly adjacent to a storm water drainage ditch with considerable side slopes/banks. Plant species identified include cottonwood (*Populus deltoides*), reed canary grass (*Phalaris arundinacea*) and common reed (*Phragmites australis*).

This wetland area appears to be of fair to poor quality and impact to this wetland is proposed as part the site design (see Site Photos). ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan.

What follows is a summary of the wetland impacts associated with the proposed site design.

Wetland Impact Review

The Plan includes proposed impacts to a section of Wetland D for the purpose of parking lot expansion at the Suburban Collection Showplace. The Plan proposes to fill approximately 233 lineal feet of this wetland/drain with approximately 487 cubic yards of clean fill. The fill area is approximately 14 feet wide on average and approximately 4 feet deep on average.

Based on the dimensions shown on the Plan it appears as if the total wetland area is approximately 0.075-acre (3,267 square feet). The Plan proposes to fill this portion of the wetland and install approximately 233 lineal feet of 24-inch diameter culvert.

It should be noted that the City of Novi also regulates 25-foot wetland and watercourse setback areas. The Applicant should review and revise the Plan as necessary in order to indicate and label the existing 25-foot wetland/watercourse setback as well as all proposed impacts to this area.

Permits & Regulatory Status

The on-site wetland appears to be regulated by the Michigan Department of Environmental Quality (MDEQ) as it does not appear to be within 500 feet of a watercourse/regulated drain. Based on a review of the MDEQ Coastal and Inland Waters Permit Information System (CIWPIS), it appears as if the Applicant has applied for a wetland use permit from the MDEQ (MDEQ File No. 15-63-0175-P). It appears as if the MDEQ's Water Resources Division (WRD) has determined that a permit is required under Part 303 of the NREPA (Natural Resources and Environmental Protection Act, 1994 PA 451, as amended) and the project appears to have public-noticed on June 30, 2015. The Applicant should provide a copy of this permit application to the City for review.

The Applicant will likely need a City of Novi Non-Minor Wetland Permit and Wetland Buffer Authorization as well. The City of Novi Wetland Permit and Buffer Authorization are required for the proposed impacts to wetlands and regulated wetland setbacks. As noted, the on-site wetland appears to be considered essential by the City as it appears to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

Wetland Comments

ECT recommends that the Applicant address the following in subsequent site Plan submittals:

1. The overall area (acreage) of wetland/watercourse 25-foot buffer, as well as all proposed impact areas to this setback should be indicated on the Plan. The Plan indicates the acreage of proposed permanent disturbance to the wetland but does not quantify the acreage of the wetland buffer areas (or associated buffer impacts). The Plan should be reviewed and revised as necessary. This information is necessary prior to final approval of the site plan and associated permitting.
2. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for the proposed wetland impact. Final determination as to the regulatory status of the on-site wetlands shall be made by MDEQ. It appears as though this process is in process. The Applicant should provide a copy of the MDEQ Wetland Use Permit Application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.

Recommendation

ECT currently recommends approval of the Preliminary Site Plan for Wetlands contingent on the Applicant addressing the concerns noted in the *Comments* section above prior to Final Site Plan approval.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner
Richelle Leskun, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 & Site Photos



Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate project location shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Site Photos



Photo 1. Looking northwest at proposed impact location (ECT, April 22, 2015)



Photo 2. Looking south at proposed impact location (ECT, April 22, 2015)

APPLICANT'S RESPONSE LETTER

TBON, L.L.C.

A Michigan Limited Liability Company
43700 Expo Center Drive
Novi, Michigan 48375
Ph: (248) 348-5600 Fax: (248) 347-7720

July 15, 2015

City of Novi
Attention: Ms. Sri Ravali Komaragiri
45175 Ten Mile Road
Novi, MI 48375

RE: Plan Review Center Report – 07/13/15, Comments Response to
Engineering Review – Showplace Fairgrounds Connection JSP15-0051 and
Wetland Review of Preliminary Site Plan (PSP15-0102)

Dear Ms. Sri Ravali Komaragiri,

We are in receipt of your correspondence with the review letter attachments regarding the Showplace Fairground connection Preliminary Site Plan. Please consider the following in response to the comments listed in those reviews:

JSP15-0051 - General

Items #1-8: We will comply.

JSP15-0051 - Storm Sewer

Item #9: We request a waiver of the depth of 3 feet of cover from station 0 + 00 to station 0 + 72 as this area will have a fill of 1.2 feet to 3 feet as the area is for pedestrian traffic only. Leaving this at these elevations there will be no problem with storm water drainage.

Items #10-11: We will comply.

JSP15-0051 - Off-site Easements

Item #12: We will comply.

JSP15-0051 - Items to be submitted at the time of Final Site Plan submittal

Item #13: An itemized construction cost estimate is attached for your review.

JSP15-0051 - Items to be submitted at the time of Stamping Set submittal

Item #14: We will comply.

JSP15-0051 - Items to be addressed prior to construction

Items #15-19: We will comply.

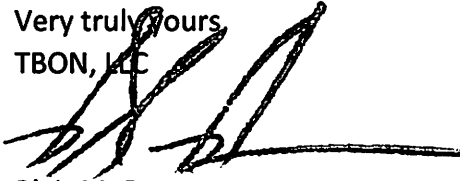
PSP15-0102 – Wetland Comments

Item #1: We will indicate and note the Plan as required.

Item #2: The permit application has been filed with the MDEQ and a copy has been provided to the City.

We very much appreciate your review and look forward to hearing back from you. Please do not hesitate to contact me if you need any additional information.

Very truly yours,
TBON, LLC

A handwritten signature in black ink, appearing to read 'Blair M. Bowman', written over a horizontal line.

Blair M. Bowman
Manager/Member