



PAVILION SHORE PARK-REST ROOMS/SHELTER AREA JSP16-02

PAVILION SHORE PARK-REST ROOMS/SHELTER AREA, JSP 16-02

Consideration at the request of City of Novi for approval of Preliminary Site Plan, a Section 9 Façade waiver and Storm Water Management Plan for Pavilion Shore Park – Rest Rooms/Shelter Area, JSP 16-02. The subject property is located in Section 3 north of Thirteen Mile Road and east of South Lake Drive. The applicant is proposing to construct approximately 1,872 square feet building that will function as rest area and picnic shelter area for Pavilion Shore Park.

Required Action

Approval/Denial of the Preliminary Site Plan, a Section 9 Façade Waiver Storm water Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	01-22-16	<ul style="list-style-type: none"> • Ordinance deviation for front building setback • Items to be addressed on the final site plan submittal
Engineering	Approval recommended	01-21-16	<ul style="list-style-type: none"> • Items to be addressed on the final site plan submittal
Landscaping	Approval recommended	01-22-16	<ul style="list-style-type: none"> • Items to be addressed on the final site plan submittal
Facade	Approval recommended	01-20-16	<ul style="list-style-type: none"> • A Section 9 Façade waiver required for underage of Brick on all sides and overage of Asphalt Shingles, Cementitious Siding and Wood Trim
Fire	Approval recommended	01-19-16	<ul style="list-style-type: none"> • Items to be addressed on the final site plan submittal

Motion sheet

Approval – Preliminary Site Plan

In the matter of Pavilion Shore Park-Rest Rooms/Shelter Area, JSP 16-02, motion to **approve** the Preliminary Site Plan and a Section 9 Waiver, based on and subject to the following:

- a. To allow the underage of brick on all sides (30 percent minimum required, 0% proposed), overage of cementitious siding on east and west facades (50% maximum allowed, 66 and 62 percent proposed respectively), overage of Wood Trim on east and west facades (15 percent maximum allowed, 18 and 21 percent proposed respectively) and overage of Asphalt Shingles on north and south facades (25 percent maximum allowed, 86 percent proposed respectively) because the deviations are justified on the basis of historical context and the design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted.
- b. Ordinance deviation for the front building setback for non-residential buildings (75 feet required, approximately 62 provided)
- c. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Approval – Stormwater Management Plan

In the matter of Pavilion Shore Park-Rest Rooms/Shelter Area, JSP 16-02, 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.

(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 Pavilion Shore Park-Rest Rooms/Shelter Area, JSP 16-02, motion to **deny** the Preliminary Site Plan and a Section 9 Façade Waiver...*(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 -

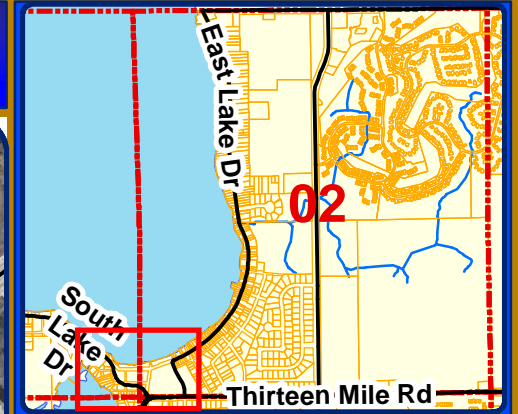
Denial – Stormwater Management Plan

In the matter of Pavilion Shore Park-Rest Rooms/Shelter Area, JSP 16-02, 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 16-02 Pavilion Shore Park: Restroom/Shelter Area

Location



Legend

 Sections



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: 01/22/16
Project: JSP 16-02 Pavilion Shore Park: Restroom/Shelter Area
Version #: 1

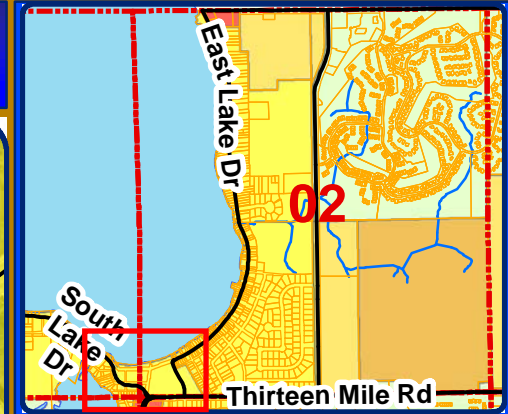
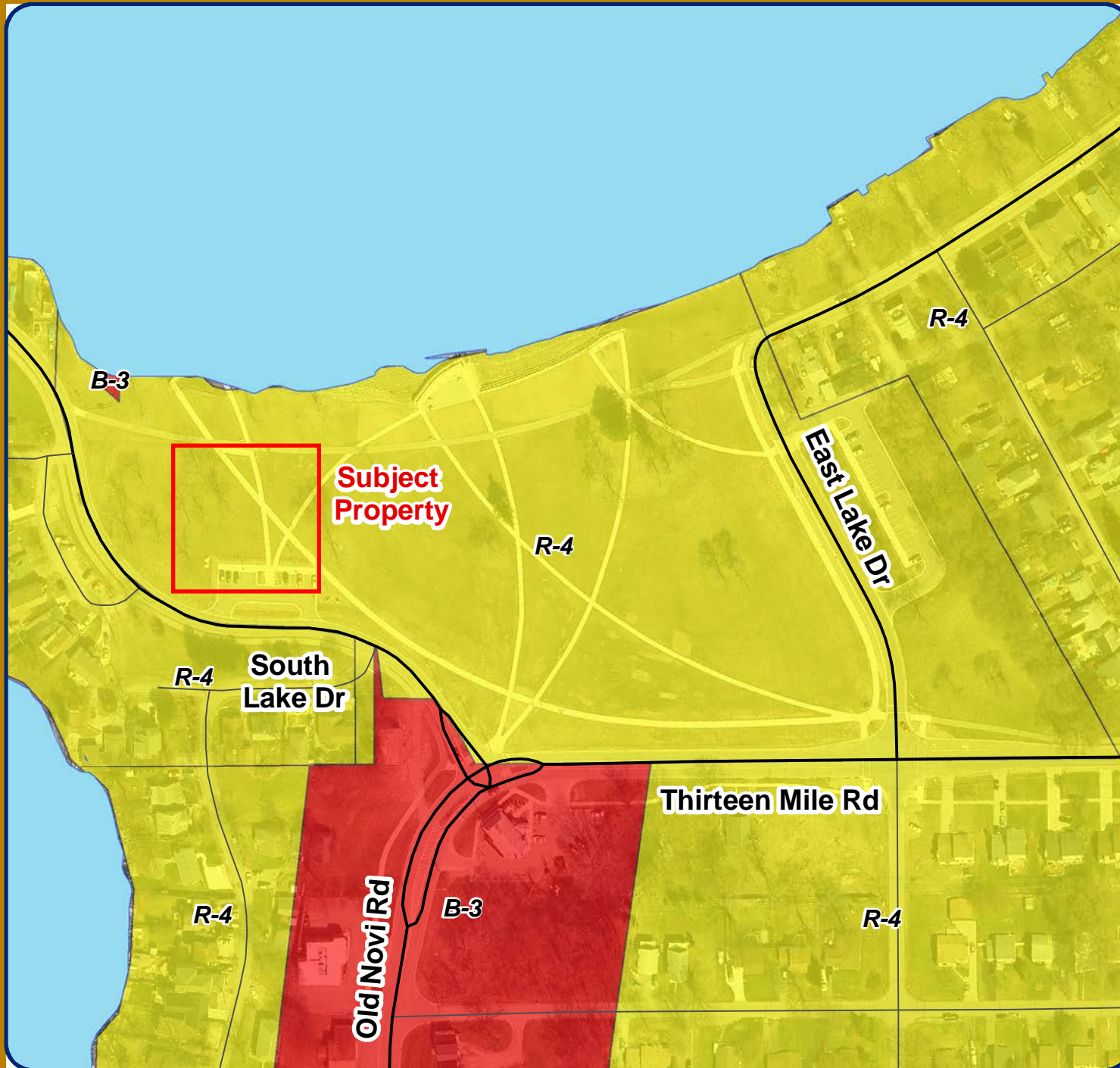


MAP INTERPRETATION NOTICE

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 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.

JSP 16-02 Pavilion Shore Park: Restroom/Shelter Area

Zoning



Legend

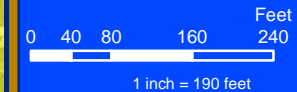
- Sections
- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District



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: 01/22/16
Project: JSP 16-02 Pavilion Shore Park: Restroom/Shelter Area
Version #: 1

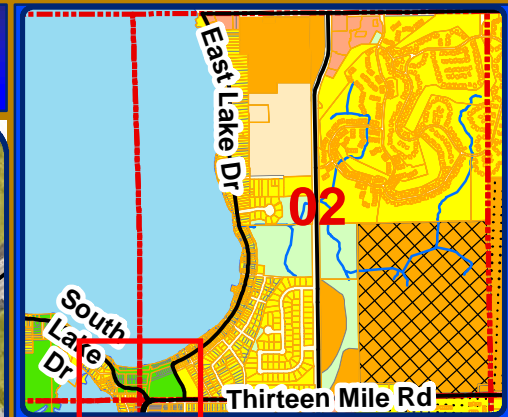


MAP INTERPRETATION NOTICE

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 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.

JSP 16-02 Pavilion Shore Park: Restroom/Shelter Area

Future Land Use



Legend

- Sections
- SINGLE FAMILY
- PUD
- MULTIPLE FAMILY
- PD1
- MOBILE HOME PARK
- LOCAL COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC PARK
- PRIVATE PARK



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: 01/22/16
Project: JSP 16-02 Pavilion Shore Park: Restroom/Shelter Area
Version #: 1

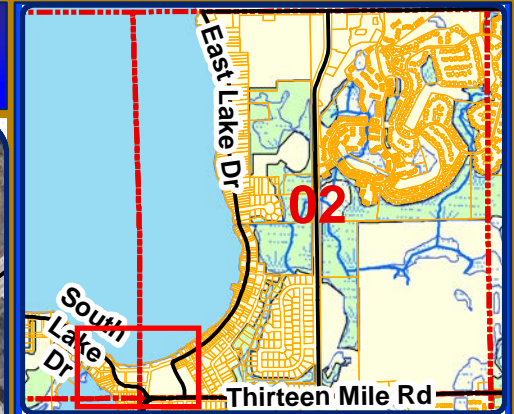


MAP INTERPRETATION NOTICE




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 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.

JSP 16-02 Pavilion Shore Park: Restroom/Shelter Area

Natural Features



Legend

-  Sections
-  Wetlands
-  Woodlands



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: 01/22/16
Project: JSP 16-02 Pavilion Shore Park: Restroom/Shelter Area
Version #: 1



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 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.

SITE PLAN

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



BENCH MARKS

BENCH MARK A ELEVATION: 941.15
ARROW ON FIRE HYDRANT IN PARKING LOT

BENCH MARK B ELEVATION: 937.85
NORTHEAST CORNER OF CONCRETE PAD AT
NORTHWEST CORNER OF PARKING LOT

LEGEND

4" THICK CONCRETE SIDEWALK
 CONCRETE SLAB FOR SHELTER

NOTES

1. DIMENSIONS ARE TO BACK OF CURB, OUTSIDE FACE OF BRADING, AND EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO MATCH EDGE OF PAVEMENT.
3. SWAP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SHOULDS, SWALE BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

SPOT ELEVATION LEGEND

SPOT ELEVATION	SP
GUTTER PAN	GP
TOP OF CURB	TC
TOP OF PAVEMENT	TP
GRADE ELEVATION	SR
TOP OF WALL	TW
EDGE OF WALK	EW
FRESH FLOOR	FF
EDGE OF METAL	EM
LOW POINT	LP
HIGH POINT	HP

KEY NOTES

1. SANITARY MANHOLE
2. SANITARY SEWER, 4"
3. 4" THICK CONCRETE WALK
4. 2" COPPER LEAD & STOP BOX

GENERAL SITE CONDITIONS AND NOTES

1. ZONE R-4
2. PARCEL NUMBER: 30-22-03-480-001
3. SANDY LOAM SOIL PER SOIL CLASSIFICATION MAP
4. TOTAL DISTURBED AREA: 0.13 ACRES
5. TOTAL ACREAGE: 1.21 ACRES

BIORETENTION/RAIN GARDENS

ROOF AREA = 1,872.30 SFT
1/2 ROOF AREA = 936.15 SFT
C = 1815 X ACREAGE X THE RELATIVE IMPERVIOUSNESS FACTOR 0.3 STORAGE
FIRST FLUSH VOLUME, VFF = 37.08 CUP
DEPTH OF STORAGE = 6.00 INCH
RAIN GARDEN AREA = 88.94 SFT (sqmft)

RAIN GARDEN SIZING CALCULATOR
24 HOUR RAINFALL DEPTH = 2.30IN
DRAINAGE AREA W/ROOF COEFFICIENT = 0.93
NATVE SOIL INFILTRATION RATE = 1.2IN/HR
DEPTH OF ROCK TRENCH BELOW RAIN GARDEN (OPTIONAL) = 0
INCHES VOID RATIO FOR ROCK TRENCH = 40%
RAIN GARDEN AREA = 0.00SFT
MAXIMUM PONING DEPTH IN RAIN GARDEN = 0.87IN

CONCLUSION:
THE REQUIRED LANDSCAPE AREA AND POROUS SOIL WILL DISTRIBUTE RAIN WATER EVENLY ACROSS THE PLANTED AREA, ALLOWING THE WATER TO SLOWLY SOAK INTO THE GROUND.

(11/12/21) (PRELIM SITE PLAN REVIEW)

Drawn By ML2
Designer ML2
Reviewer KE3
Manager MS8

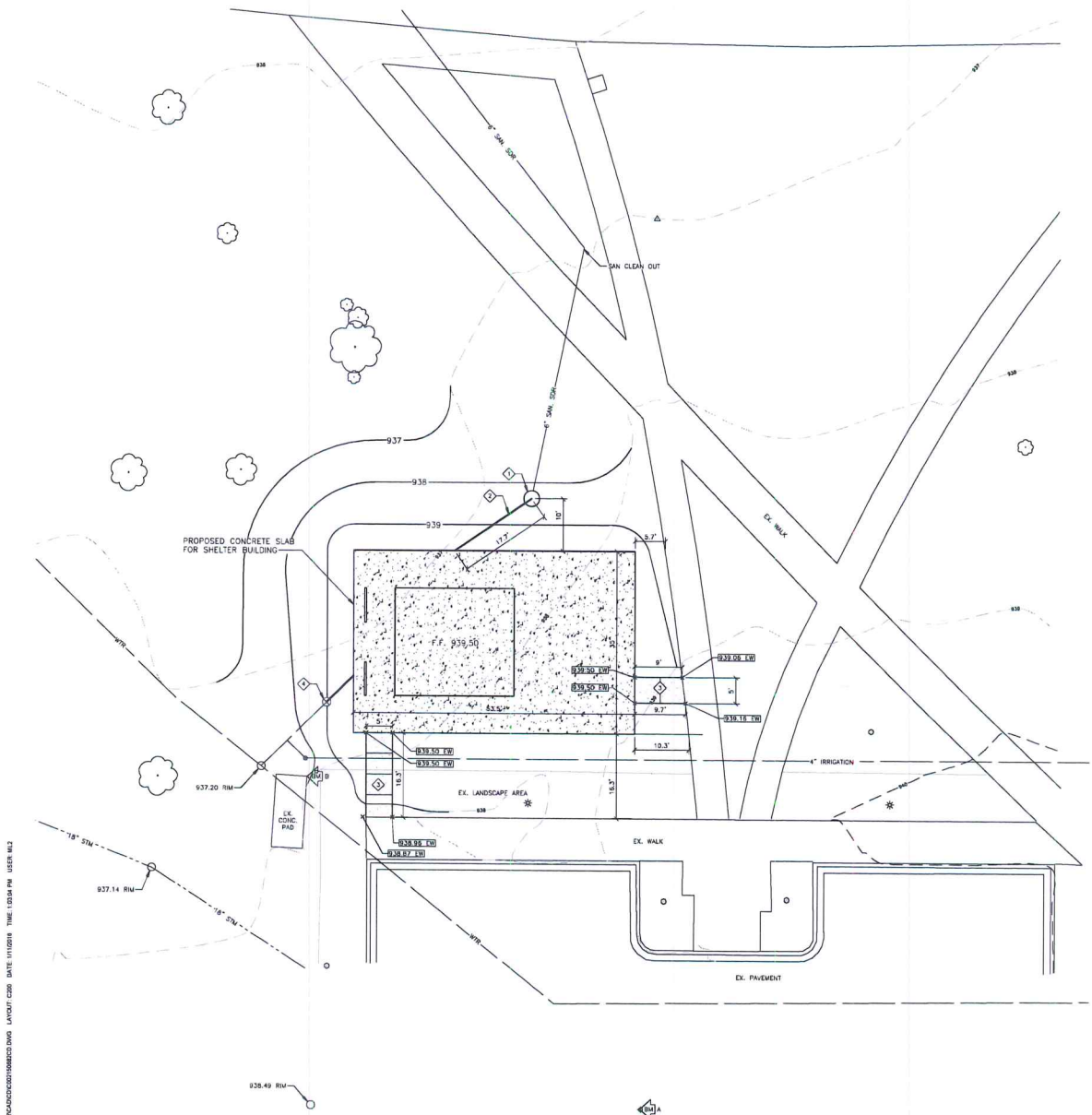
This copy is intended to be 24"x36" when plotted. Details indicated and graphic quality may not be accurate for any other size.

PROJECT NO.
G150682

SHEET NO.

C200

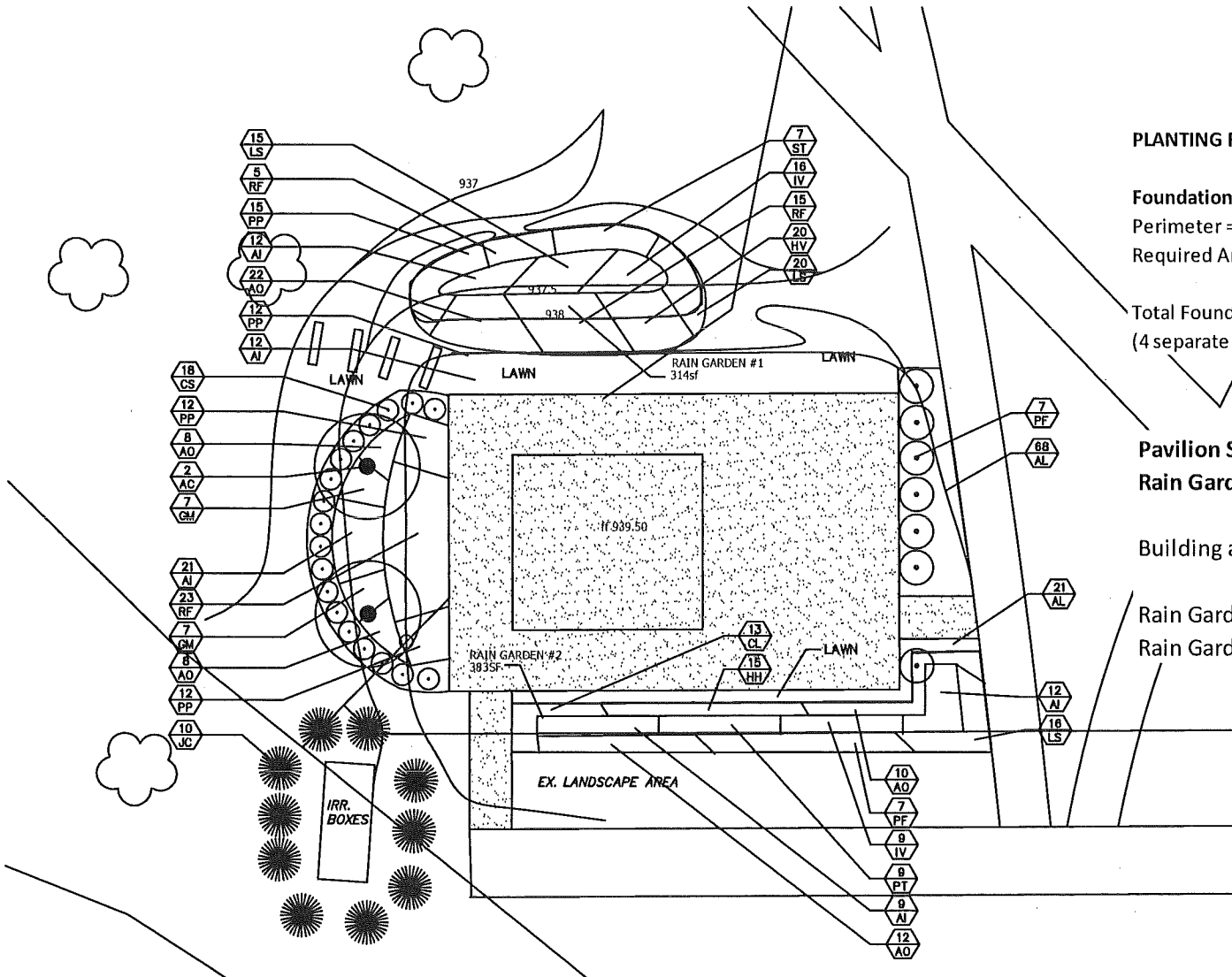
©Copyright 2019
All Rights Reserved



SITE LAYOUT AND GRADING PLAN

SCALE: 1" = 10'
0 5 10 20





PLANTING REQUIREMENTS

Foundation Planting:
 Perimeter = 177 lf
 Required Area = 8 x perimeter = 1416 sf
 Total Foundation Landscaping Provided: 1499 sf
 (4 separate planting areas)

**Pavilion Shore Bathroom Building
 Rain Garden Calculations**

Building areas (2): 937 sf ea
 Rain Garden Size @ 20% 187.4 sf ea
 Rain Garden Size @ 30% 281.1 sf ea

PROJECT: PAVILION SHORE PARK RESTROOM BUILDING
 SHEET: Landscape Plan

DATE: 1/22/2016 DESIGN: RICK MEADER, LANDSCAPE ARCHITECT



SCALE: 1" = 20'



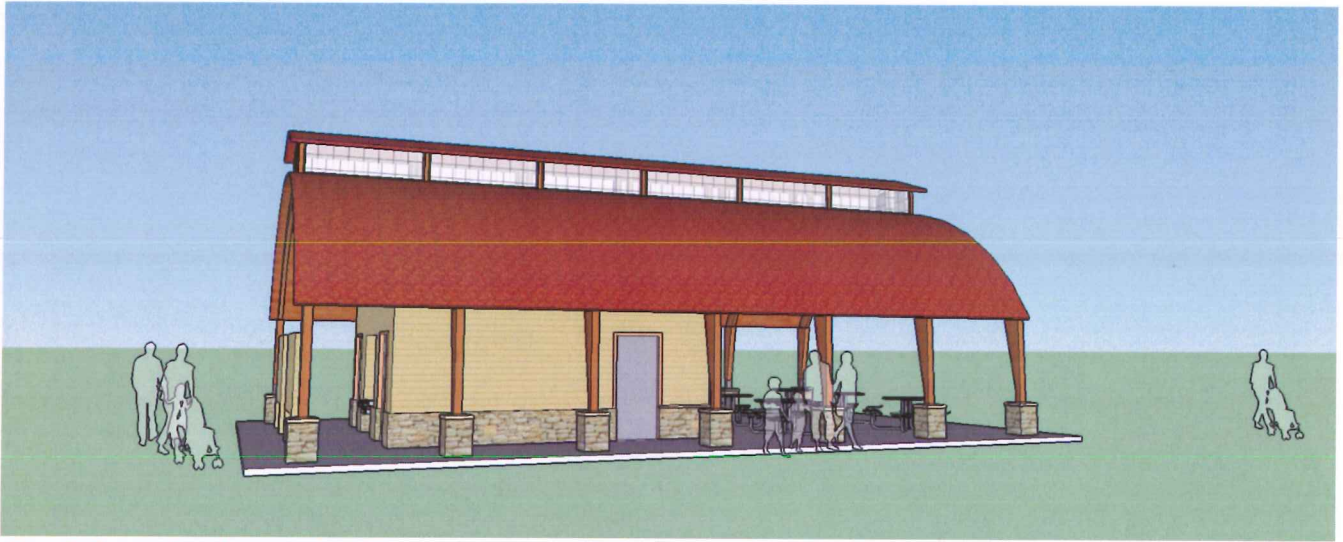


Figure 1: Perspective of proposed pavilion

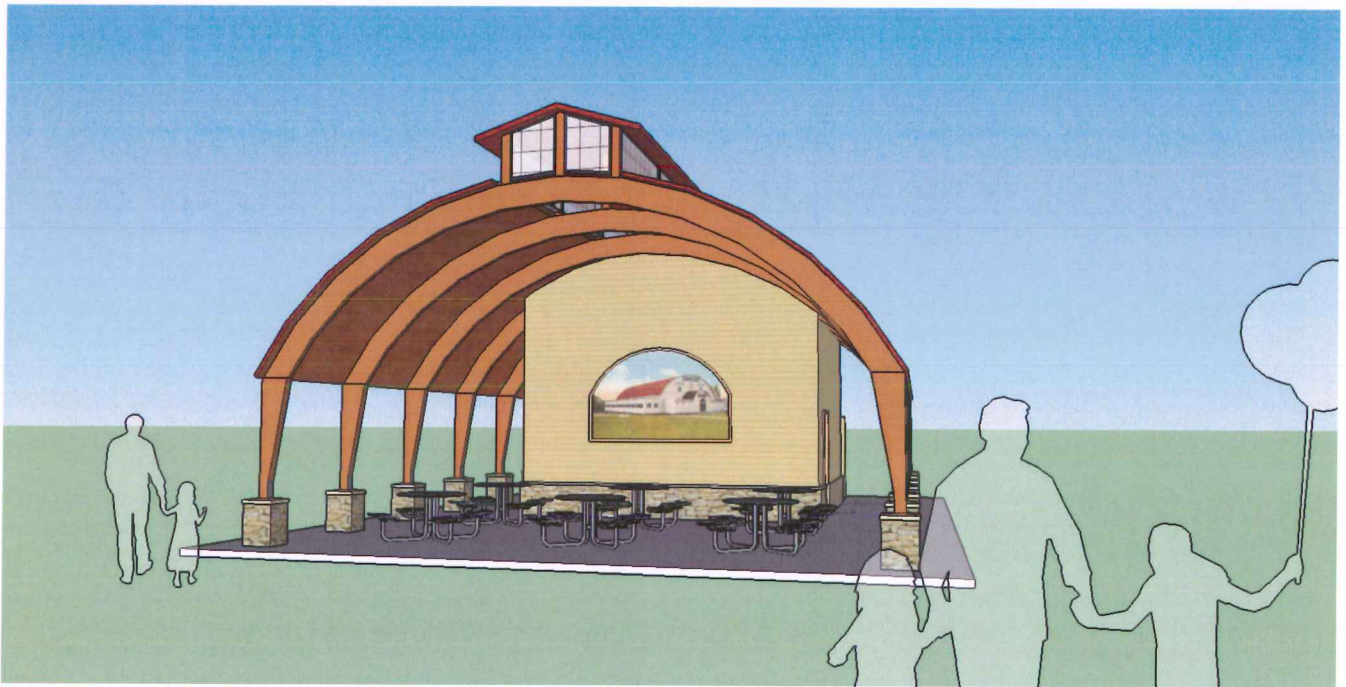


Figure 2: Perspective of seating area within proposed pavilion

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

January 22, 2016

Planning Review

Pavilion Shore Park Shelter Building
JSP 16-02

Petitioner

City of Novi

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Section 3 ; North of Thirteen Mile Road and east of South Lake Drive
- Site Zoning: R-4 One-Family Residential
- Adjoining Zoning: R-4 One-Family Residential
- Site Use(s): Public Park
- Adjoining Uses: Single family residential
- Site Size: Approximately 1.29 acres
- Building Size: 1,872 square feet
- Plan Date: 1/11/15

Project Summary

The applicant is proposing to construct approximately 1,872 square feet building that will function as rest area and picnic shelter area.

Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan generally conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal.

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. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal.

1. Setbacks: Because the legal descriptions denoting the road right-of-way of South Lake Drive and the actual park boundary are still being formalized through the plat amendment process, planning staff calculated the required setbacks from the assumed Right of Way line (calculated 30 feet from the centerline of South Lake Drive). Staff calculates that the front and side yard building setback does not meet the minimum requirement of 75 feet for non-residential buildings (75 feet required, approximately 65 feet provided). Staff understands the location is determined to avoid conflict with existing underground utilities and staff believes that it is an acceptable deviation. **The applicant can either revise the building location or request a deviation to be approved by the Planning Commission.**

2. Bicycle Spaces: Staff understands the availability of bike spaces within the park. However, staff suggests adding a couple more bike space near the proposed rest area for added convenience for those people using the facility. Refer to Section 5,16 of the Zoning Ordinance for more details.
3. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with Final Site Plan submittal. Engineering recommends approval.
 - b. Landscape Review: Landscape recommends approval.
 - c. Wetland Review: Not Applicable
 - d. Woodland Review: Not Applicable
 - e. Traffic Review: Not Applicable. No additional parking is proposed
 - f. Facade Review: A Section 9 waiver is required for the proposed building and is supported by the staff.
 - g. Fire Review: Fire has no additional comments. Fire recommends approval.

Submittal Requirements

This Site Plan is scheduled to go before the Planning Commission on January 27, 2016. Please provide the following **no later than January 22, 2015** if you wish to keep the schedule.

1. A response letter addressing **ALL** the comments from **ALL** the review letters
2. A PDF version of the all Site Plan drawings that were dated 01-11-15. **NO CHANGES MADE.**
3. A color rendering of the Site Plan (Optional)

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 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



PLANNING REVIEW CHART: R-4_One Family Residential

Review Date: January 20, 2016
Review Type: Preliminary Site Plan
Project Name: JSP16-02
Plan Date: January 11, 2016
Prepared by: Sri Komaragiri, Planner
Contact: **E-mail:** skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

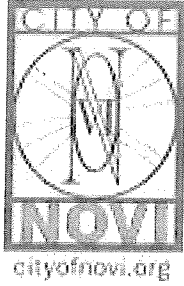
Items in **Bold** need to be addressed by the applicant and/or the Planning Commission before approval of the Preliminary Site Plan. Underlined items need to be addressed on the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Single Family, with master planned 1.65 maximum dwelling units per acre.	Rest Area @ Public Park	Yes	Planning Commission approval of the site plan is required
Zoning <i>(Effective December 25, 2013)</i>	R-4: One-Family Residential	Rest Area @ Public Park	Yes	
Uses Permitted <i>(Sec.3.1.5)</i>	Publicly owned and operated parks, parkways and outdoor recreational facilities	Public Park	Yes	
Height, bulk, density and area limitations (Sec. 3.1.5)				
Maximum Dwelling Unit Density	2.7 DUA	Not Applicable	NA	
Minimum Lot Area <i>(Sec 3.1.5)</i>	12,000 square feet	Total Site Area: Approximately 1.21 Acres	NA	
Minimum Lot Width <i>(Sec 3.1.5)</i>	90 ft.	Not Applicable	NA	
Building Setbacks (Sec 3.1.5) & 3.6.B				
Front <i>(Sec. 3.6.B)</i>	For all uses other than single-family or two-family residential , 30 ft. or 75 ft. or Height of main building Whichever is greater	Unable to determine. Front setbacks appear to deviate by approximately 10-15 feet	Yes?	Please show the proposed building in context with the entire parcel and label setbacks.
Side	10 ft. one side 30 ft. total two sides		Yes?	
Exterior Side Yard	Same as front yard setback			
Rear	35 ft.		Yes?	

Item	Required Code	Proposed	Meets Code	Comments
Maximum % of Lot Area Covered <i>(By All Buildings)</i> <i>(Sec 3.1.5)</i>	25%	Information is not provided at this point. It appears to be in compliance	Yes?	Please show the maximum % of area covered on the plan
Minimum Floor Area <i>(Sec 3.1.5)</i>	1,000 Sq.ft.	Approximately 2,555 Square Feet (staff calculated)	Yes	Please indicate the proposed floor area under General Site Conditions and Notes on Sheet C200
Building Height <i>(Sec 3.1.5)</i>	35 ft. or 2.5 stories whichever is less	21 feet	Yes	Please list building height under General Site Conditions and Notes on Sheet C200
Frontage on a Public Street. <i>(Sec. 5.12)</i>	No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.	Park fronts on Thirteen Mile Road	Yes	
Note to District Standards <i>(Sec 3.6)</i>				
Area Requirements <i>(Sec 3.6A & Sec. 2.2)</i>	<ul style="list-style-type: none"> - Lot width shall be measured between two lines where a front setback line intersects with side setback lines. - Distance between side lot lines cannot be less than 90% between the front setback line and the main building. 	Not Applicable	NA	
Additional Setbacks <i>(Sec 3.6B)</i>	For all uses other than single-family or two-family residential , 30 ft. or 75 ft. or Height of main building Whichever is greater			
Exterior Side yard abutting Streets <i>(Sec 3.6C)</i>	NA	Side yards abutting residential districts	NA	
Wetland/Water-course Setback <i>(Sec 3.6M)</i>	25ft. from boundary of a wetland and 25ft. from the ordinary highwater mark of a watercourse.	There are no wetlands on site. The site abuts Walled Lake. Proposed building is farther than 25 ft. from the waterline	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Sidewalks Requirements				
Non-Motorized Plan	Not Applicable	No sidewalk is proposed with this site plan	NA	
Other Requirements				
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Not Applicable	NA	
Property Split or Combination	Property combination or split shall be reviewed and approved by the Community Development Department.	No Parcel combination or split is proposed at this point	NA	
Development/ Business Sign	Signage if proposed requires a permit.	Entryway signage not proposed	Yes	<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>
NOTES:				
<ol style="list-style-type: none"> 1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details. 3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals. 				

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

01/21/2016

Engineering Review

Pavilion Shore Park
JSP16-0002

Applicant

City of Novi Parks Department

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of 13 Mile Rd. and E. of S. Lake Dr.
- Site Size: 1.21 acres (Site) – 0.13 acres (Disturbed Area)
- Plan Date: 01/11/16

Project Summary

- Construction of an approximately 1,872.5 square-foot building.
- Water service would be provided a 2-inch domestic lead from the existing water main south west of the proposed building.
- Sanitary sewer service would be provided a 4-inch domestic lead from the existing 6-inch sanitary sewer north of the proposed building.
- Storm water would be collected by a single storm sewer collection system and detained in a rain garden on-site/

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 minimum of two ties to established section or quarter section corners.
3. 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.
4. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
5. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
6. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
7. 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).

Water Main

8. Provide the size of the existing water main being tapped.

Sanitary Sewer

9. Provide the size of the proposed manhole.
10. Provide inverts and slope of sanitary sewer lead.
11. Revise sanitary lead to be 6-inches in diameter.

Storm Sewer

12. Show any roof lead location, size, and material.

Storm Water Management Plan

13. 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.
 - a. Clarify why only half the roof area is being considered in the bioretention calculations.

14. Show locations of proposed bioretention.
15. Provide a cross-section of proposed bio retention.
16. The detail for the bioswale shall indicate the above-grade ponding depth, and shall show the overflow catch basin. Include the design sideslopes, currently shown vertical.
17. A secondary overflow catch basin shall be provided outside of limits of the bioswale.
18. The planting soil media shall consist of a mixture such as 50% topsoil/50% sand or 20% topsoil/60% sand/20% compost, or similar.
19. Provide a cross-section for the bioswale, including all relevant elevations, inverts and dimensions.

Paving & Grading

20. Provide a cross-section for the proposed paving.
21. Provide proposed grades for concrete walk.
22. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.

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

23. 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).

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



A handwritten signature in black ink, reading "Jeremy Miller", is written over a horizontal line.

cc: Adam Wayne, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Becky Arold, Water & Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

January 22, 2016

Preliminary Site Plan - Landscaping

Pavilion Shore Rest Building

Review Type

Preliminary Site Plan Landscape Review

Project Number

16-0002

Property Characteristics

- Site Location: Southwest quarter of Pavilion Shore Park
- Site Zoning: OST
- Adjacent Zoning: OST
- Plan Date: 1/22/15

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. All **bold** Items below must be addressed and incorporated as part of the revised Final Site Plan 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. Please see the attached chart for detailed information

Recommendation

This project is **recommended for approval**, with the understanding that the required changes below are made prior to stamping sets being issued.

DETAILS

EXISTING ELEMENTS

Existing Trees and Tree Protection (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. Existing trees near site need to be identified with size and identification.
2. Tree fencing is shown around trees near site, and detail is correct.

LANDSCAPING REQUIREMENTS

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Zoning Sec. 5.5.3.B.ii and iii)

The building is behind the existing parking lot. Based on the building frontage of 53.5 feet, 2 canopy trees and 3 subcanopy trees are required. 2 subcanopy trees are provided on the west side of the building as there is no room between the building and the parking lot due to the rain garden. No canopy trees are proposed but there are a number of existing trees to remain west of the building.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. Based on the frontage, 2 street trees are required. There is one existing street tree near the building. No street trees are possible in the front parking lot island due to underground storm sewer.
2. **An additional street tree west of the parking lot should be provided.**

Parking Lot Landscape (Zoning Sec. 5.5.3.C.)

No changes to parking lot are proposed so no additional landscaping is required.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

No changes to parking lot are proposed so no additional landscaping is required.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Foundation landscaping needs to be provided. Per the plan, this will be $177\text{ft} \times 8 = 1416$ sf.
2. Foundation landscaping provided exceeds the requirement.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

1. Two rain gardens are proposed to handle the runoff from the roof, one on each side of the building.
2. **Please clean up and label the contours and verify that the proposed rain gardens provide the required volume and expand if necessary.**
3. **Please verify that the rain garden designs meet city requirements for overflow conditions.**

Utility Box Screening

1. Two irrigation utility boxes near the proposed building do not meet the city requirements for screening.
2. Junipers have been proposed as screening around the boxes.

OTHER REQUIREMENTS

Plant List (LDM 2.h. and t.) and Cost estimates for Proposed Landscaping (LDM 2.h and t)

Costs for all plantings are provided, but costs for sod, seed and mulch need to be included with the other costs.

If the applicant has any questions concerning the above review or the process in general, please do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

FAÇADE REVIEW



January 20, 2016

Façade Review Status Summary:
Approved, Section 9 Waiver Recommended

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

Re: **FACADE ORDINANCE – Preliminary Site Plan Approval**
Pavilion Shore Park, PSP16-0003
 Façade Region: 1, Zoning District: R-4

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Fishbeck, Thompson, Carr and Huber, dated 1/11/16. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold.

Façade Region 1	East	West	North	South	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	0%	0%	0%	0%	100% (30% MIN.)
Stone Veneer	14%	15%	9%	9%	50%
Cementitious Siding	66%	62%	0%	0%	50% (Footnote 11)
Wood Trim, Painted	18%	21%	4%	4%	15%
Asphalt Shingles	0%	0%	86%	86%	25%
Limestone Coping	2%	2%	1%	1%	50%

As shown above the minimum percentage of brick is not provided on all facades, the percentage of Asphalt Shingles exceeds the maximum amount allowed by the Ordinance on the north and south facades, and the percentages of Cementitious Siding and Wood Trim exceed the maximum amount allowed by the Ordinance on the east and west facades. The Architect has stated that the design objective was to be reminiscent of the Walled Lake Casino that once stood on the same site. We believe this has been accomplished in exemplary fashion. It is our recommendation that the deviations from the Façade Ordinance are justified on the basis of historical context and that a Section 9 Waiver be granted for the underage of Brick on all facades, the overage of Asphalt Shingles on the north and south facades, and the overage of Cementitious Siding and Wood Trim on the east and west facades.

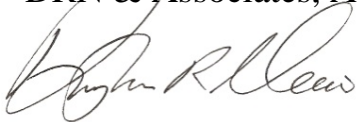
Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Associates, Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over a light blue horizontal line.

Douglas R. Necci, AIA

FIRE REVIEW



January 19, 2016

TO: Barbara McBeth- Deputy Director of Community Development
Sri Komaragiri- Plan Review Center
Christopher Gruba- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrod S. Hart

RE: Pavilion Shore Park

PSP#16-0003

Project Description: Pavilion structure to include restrooms.

Comments: Meets Fire Department requirements

Recommendation: Recommended for Approval

Sincerely,

Joseph Shelton- Fire Marshal
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