



CZ Cartage JSP13-70

CZ Cartage, JSP13-70

Public hearing at the request of CZ Trucking Realty, LLC for Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan approval. The subject property is located in Section 17, south of Grand River Avenue and east of Wixom Road in the I-1, Light Industrial District. The subject property is 17.78 acres and the applicant is proposing to construct a parking area for 72 trailer trucks.

REQUIRED ACTION

Approval/denial of the Preliminary Site Plan, Wetland Permit, Woodland Permit and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03/28/14	Items to address on the Final Site Plan submittal
Engineering	Approval recommended	04/16/14	<ul style="list-style-type: none"> • City Council DCS variance required for lack of curbing and paving • Items to address on the Final Site Plan submittal
Traffic	Approval recommended	03/13/14	Items to address on the Final Site Plan submittal
Landscaping	Approval recommended	03/31/14	<ul style="list-style-type: none"> • Waiver required for the lack of interior parking lot landscaping (3,580 sq. ft. required and 1,406 sq. ft. provided) – Staff does not support • Waiver required for more than 15 contiguous parking spaces – Staff does not support • Items to address on the Final Site Plan submittal
Wetlands	Approval recommended	03/27/14	<ul style="list-style-type: none"> • City of Novi Non-Minor Use Wetland Permit and Authorization to Encroach into the 25-Foot Natural Features Setback required • Items to address on the Final Site Plan submittal
Woodlands	Approval recommended	03/27/14	<ul style="list-style-type: none"> • City of Novi Woodland Permit required • Items to address on the Final Site Plan submittal
Fire	Approval recommended	03/18/14	Items to address on the Final Site Plan submittal

Motion sheet

Approval – Preliminary Site Plan

In the matter of CZ Cartage, JSP13-70, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Applicant providing the required 3,580 sq. ft. of interior parking lot landscaping (*Alternately the Planning Commission may choose to grant a waiver of this requirement as requested by the applicant.*);
- b. Applicant providing no more than 15 contiguous parking spaces without a landscape island (*Alternately the Planning Commission may choose to grant a waiver of this requirement as requested by the applicant.*);
- c. City Council granting a DCS Variance for the lack of curbing and paving;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- e. (*additional conditions here if any*)

This motion is made because the plan is otherwise in compliance with Article 19, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-AND-

Approval – Wetland Permit

In the matter of CZ Cartage, JSP13-70, 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 – Woodland Permit

In the matter of CZ Cartage, JSP13-70, motion to **approve** the Woodland 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.

-AND-

Approval – Stormwater Management Plan

In the matter of CZ Cartage, JSP13-70, motion to **approve** the Stormwater Management Plan, subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the 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 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

-OR-

Denial

In the matter of CZ Cartage, JSP13-70 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.)*

-AND-

Denial- Wetland Permit

In the matter of CZ Cartage, JSP13-70, 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- Woodland Permit

In the matter of CZ Cartage, JSP13-70, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

Denial Stormwater Management Plan

In the matter of CZ Cartage, JSP13-70, motion to **deny** the Stormwater Management Plan, for the following reasons...*(because the plan is not in compliance with Chapter 11 of the Ordinance.)*

Maps
Location
Zoning
Future Land Use
Natural Features

CZ Cartage JSP13-70

Location



Map Legend

 Subject Property



1 inch = 417 feet



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

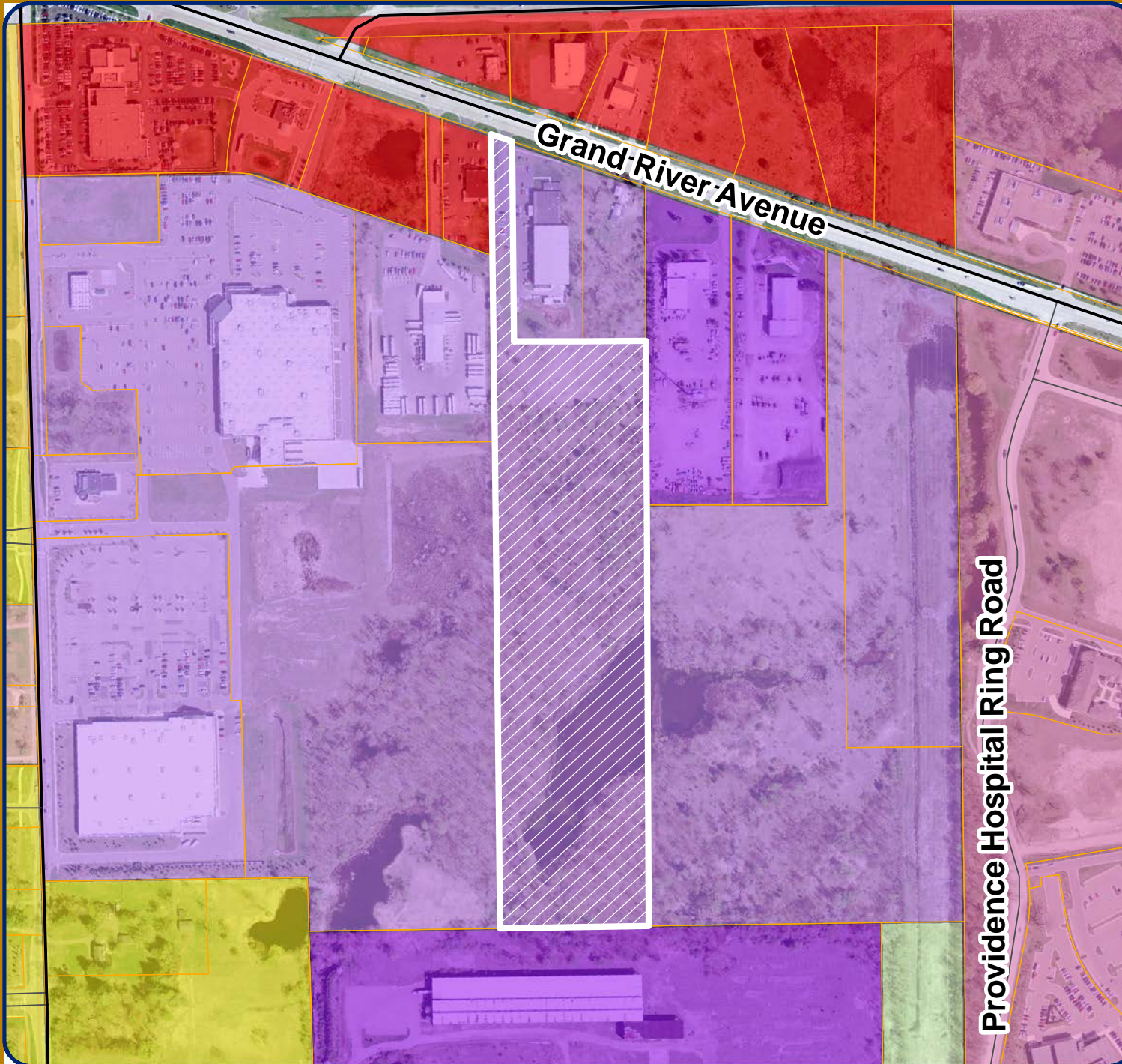
Map Author: Kristen Kapelanski
Date: 04-14-14
Project: CZ Cartage JSP13-70
Version #: 1.0

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor 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.

CZ Cartage JSP13-70

Zoning



Map Legend

-  Subject Property
-  R-A: Residential Acreage
-  R-1: One-Family Residential District
-  RM-1: Low-Density Multiple Family
-  B-1: Local Business District
-  B-3: General Business District
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  OSC: Office Service Commercial



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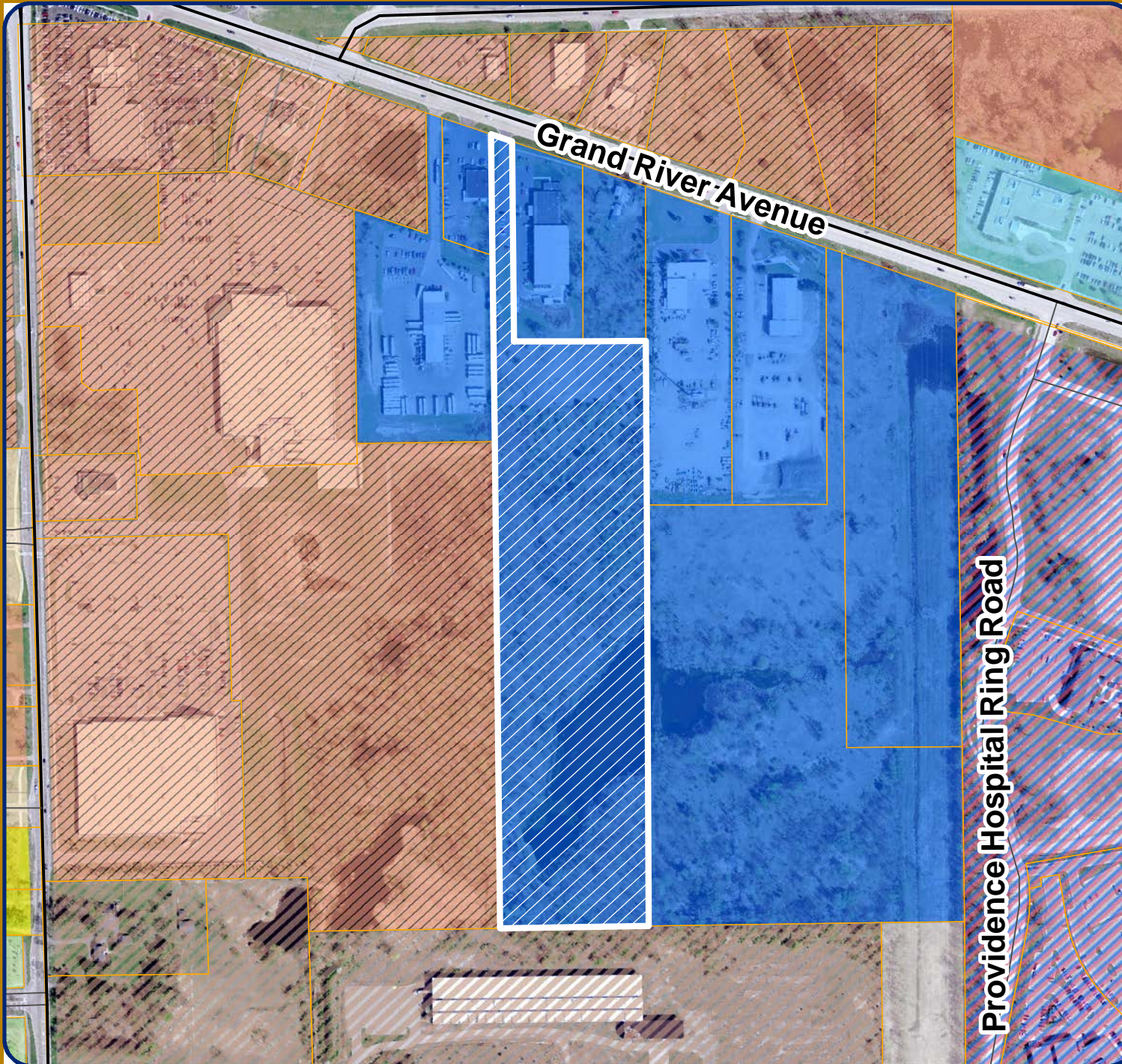
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CZ Cartage JSP13-70

Future Land Use



Map Legend

- Subject Property
- Single Family
- Suburban Low-Rise
- Office RD Tech
- Office Commercial
- Local Commercial
- Community Commercial
- Educational Facility
- Public
- Private Park
- Utility



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CZ Cartage JSP13-70

Natural Features



Map Legend

-  Subject Property
-  Wetlands
-  Woodlands



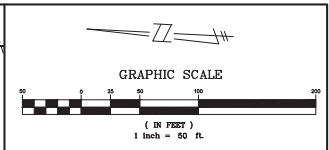
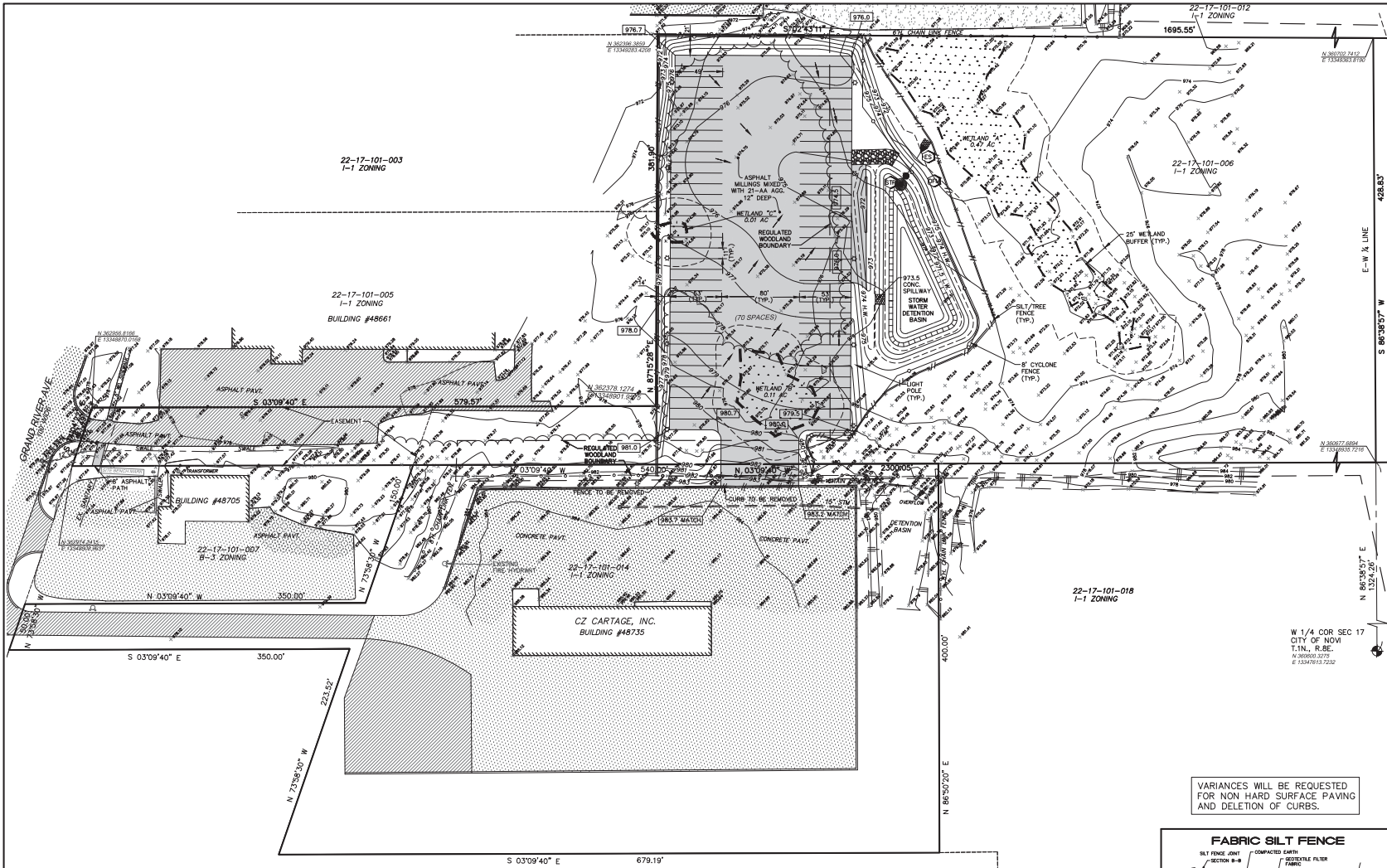
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Site Plan

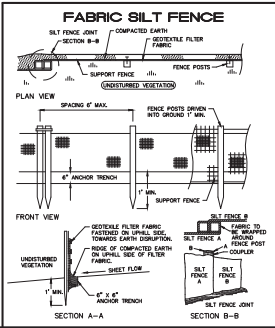


- ### SOIL EROSION CONTROL SEQUENCE OF CONSTRUCTION
1. INSTALL SILT FENCE AND STONE OUTLET FILTERS.
 2. STRIP AND STOCKPILE TOPSOIL.
 3. MASS GRADE.
 4. CONSTRUCT UTILITIES.
 5. INSTALL SEDIMENT FILTERS ON CATCH BASINS.
 6. INSTALL ALL PUBLIC UTILITIES.
 7. FINISH GRADE AND ESTABLISH VEGETATION.
 8. CLEAN PAVEMENT.
 9. REMOVE SOIL EROSION CONTROL MEASURES.
 10. CONTROL DUST AT ALL TIMES.
 11. REMOVE ALL MUD FROM PUBLIC ROADS DAILY.

- ### SOIL CLASSIFICATIONS
-
- Soil classifications were determined by the Soil Survey of Oakland County, Michigan published by the United States Department of Agriculture, Soil Conservation Service.
- Soil Types:
 10B Marlette Sandy Loam, 1 to 6% slopes
 11B Copac Sandy Loam, 0-4% slopes

- ### LEGEND
- | EXISTING | PROPOSED | PAVEMENT (ASPHALT) |
|----------|----------|----------------------------|
| [Symbol] | [Symbol] | SIDE WALK (CONCRETE) |
| [Symbol] | [Symbol] | CONCRETE CURB AND GUTTER |
| [Symbol] | [Symbol] | STORM SEWER |
| [Symbol] | [Symbol] | SANITARY SEWER |
| [Symbol] | [Symbol] | WATER MAIN |
| [Symbol] | [Symbol] | MANHOLE |
| [Symbol] | [Symbol] | CATCH BASIN W/STREAM GUARD |
| [Symbol] | [Symbol] | CURB INLET W/SILT SAC |
| [Symbol] | [Symbol] | END SECTION |
| [Symbol] | [Symbol] | GATE VALVE |
| [Symbol] | [Symbol] | HYDRANT |
| [Symbol] | [Symbol] | WETLAND |
| [Symbol] | [Symbol] | CONTOURS |
| [Symbol] | [Symbol] | SPOT ELEVATION |
| [Symbol] | [Symbol] | SURFACE DRAINAGE |
| [Symbol] | [Symbol] | OVERFLOW ROUTE |
| [Symbol] | [Symbol] | TREE FENCE |
| [Symbol] | [Symbol] | SILT FENCE |
| [Symbol] | [Symbol] | PROPOSED DRIVEWAY LOCATION |
| [Symbol] | [Symbol] | LIMIT OF DISTURBANCE |

VARIANCES WILL BE REQUESTED FOR NON HARD SURFACE PAVING AND DELETION OF CURBS.



CZ CARTAGE, INC.

SECTION 20, TOWN 1 NORTH, RANGE 8 EAST
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

REVISIONS		
NO.	ITEM	DATE
1	REVISE PER CITY	12-15-13
2	REVISE STORM WATER BASIN	6-7-14

DATE: 07-28-13 (DESIGNED BY: A.A. FOR NUMBER: 18-082)
 CHECKED BY: C.B. DRAWING FILE:

PRELIMINARY SITE PLAN

SEIBER, KEAST ENGINEERING, L.L.C.

CONSULTING ENGINEERS
 7125 ORCHARD LAKE ROAD • SUITE 304 • WEST BLOOMFIELD, MI • 48322
 PHONE: 248.962.7337 FAX: 248.962.7397

SHEET **2**

Planning Review



PLAN REVIEW CENTER REPORT

March 28, 2014

Planning Review

CZ Cartage

JSP# 13-70

Petitioner

CZ Trucking Realty, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: South of Grand River, east of Wixom Road (Section 17)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North and West: I-1 ; East: I-1 and I-2, General Industrial; South: I-2
- Site Use(s): Vacant
- Adjoining Uses: Various industrial uses and vacant land
- Site Size: 17.78 acres
- Plan Date: 12-15-13

Project Summary

The applicant is proposing to construct a parking area for 72 trailer trucks on a vacant parcel adjacent to the existing CZ Cartage operation. A majority of the vacant parcel is wetland and most of the existing wetland will not be impacted.

Recommendation

Approval of the *Preliminary Site Plan is recommended*. There are planning related items that need to be addressed at the time of Final Site Plan submittal.

Ordinance Requirements

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 to be addressed by the applicant are shown in **bold** text.

1. Use: A parcel in the I-1 District cannot be used exclusively with a parking lot as its primary use. **The parcel will need to be combined with the existing CZ Cartage parcel so that the new parking area functions as an accessory use. This must be done prior to Stamping Set approval.**
2. Photometric Plan: There are several deficient and missing items on the site lighting plan. **The applicant should refer the lighting review chart and make the appropriate corrections and additions.**

Response Letter

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

Pre-Construction Meeting

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

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.

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



Kristen Kapelanski, AICP, Planner

PLANNING REVIEW SUMMARY CHART

CZ Cartage JSP13-70
Preliminary Site Plan Review
Plan Date: 12-15-13

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Industrial Research Development Technology	No Change Proposed	Yes	
Zoning	I-1 Light Industrial District	No Change Proposed	Yes	
Use (Article 19)	Office, research & development, technology centers, warehousing, manufacturing, laboratories, utility buildings, indoor/outdoor recreation, other similar uses, and accessory structures	Parking lot addition	Yes	A parcel in the I-1 District cannot be used for a parking lot. The parcel will need to be combined with the adjacent property in order to permit the use. The remainder of the review is based on that combination taking place.
Building Height (Sec. 2400 & Sec. 2503.2.E)	40 feet maximum	No buildings proposed	N/A	
Building Setback (Sec. 2400)				
Front (north)	40 ft.	No buildings proposed	N/A	
Interior Side (east)	20 ft.			
Interior Side (west)	20 ft.			
Rear (south)	20 ft.			
Parking Setback (Sec. 2400)				
Front (north)	Front yard parking permitted subject to (a) Dev. must be 2 acres (b) Must be setback same as req. bldg. setback (40 ft.) (c) Cannot occupy more than 50% of the area btwn. min. front yard setback and bldg. setback (d) Must be	No front yard parking is proposed.	N/A	

Item	Required	Proposed	Meets Requirements?	Comments
	<p>screened by brick wall or landscaped berm</p> <p>(e) Planning Commission must make finding that prkg. area and lighting is compatible w/ surrounding development</p>			
Interior Side (north)	10 ft.	15 ft.	Yes	
Interior Side (east)	10 ft.	300 ft. + (new parking)	Yes	Assumes property combination.
Interior Side (west)	10 ft.	25 ft.	Yes	
Rear (south)	10 ft.	300 ft. +	Yes	
Number of Parking Spaces (Sec. 2505)	No additional parking spaces are required by the Ordinance	72 truck parking spaces	N/A	
Parking Space Dimensions and Maneuvering Lanes (Sec. 2506)	There are no Ordinance standards for truck parking spaces	Typical 10' x 53'	N/A	
Exterior lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan	Lighting plan submitted	See lighting review chart	
Sidewalks (City Code Sec. 11-276(b) and Subdivision Ordinance Sec. 4.05A and Non-Motorized Plan)	An 8 foot path is required on Grand River frontage	8 ft. pathway proposed	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Development/ Business Sign	Signage if proposed requires a permit			Please contact Jeannie Niland (248.347.0438) for information on sign permits

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

Lighting Review Summary Chart

CZ Cartage JSP13-70

Preliminary Site Plan Review

Plan Date: 12-15-13

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	Applicant should add the required hours of operation.
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district (40 feet) or 25 feet where adjacent to residential districts or uses.	Yes?	Applicant should indicate height of proposed fixtures.
Required Notes	- Electrical service to	No	Required notes must be

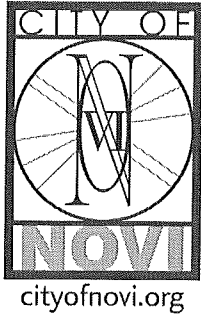
Item	Required	Meets Requirements?	Comments
(Section 2511.3.b)	light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation.		added to the plan.
Required conditions (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.	No	Applicant should adjust light levels to meet the average to minimum ratio.
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	- Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

Prepared by Kristen Kapelanski, AICP

kkapelanski@cityofnovi.org

(248) 347-0586

Engineering Review



PLAN REVIEW CENTER REPORT

April 16, 2014

Engineering Review

CZ Trucking
JSP13-0070

Petitioner

Andrews Investment, LLC., applicant

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: E. of Wixom Road and S. of Grand River Avenue
- Site Size: approximately 3.2 acres
- Plan Date: April 10, 2014

Project Summary

- Construction of an approximately 1.8 acre parking area. Site access would be provided by connecting to the existing parking lot west of the proposed addition.
- Storm water would sheet flow across the proposed parking into a sedimentation fore before entering a detention basin sized for the 100-year storm event, and discharged into the existing wetland to the south.

Recommendation

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

Comments:

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

General

1. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
2. Provide a separate plan sheet detailing the existing site conditions.

Storm Water Management Plan

3. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
4. The SWMP must detail the storm water system design, calculations, details, and maintenance as stated in the ordinance. The SWMP must address the discharge of storm water off-site, and evidence of its adequacy must be provided. This should be done by comparing pre- and post-development discharge rates and volumes. The area being used for this off-site discharge should be delineated and the ultimate location of discharge shown.
 - a. Provide a detail and calculations for the outlet control structure from the proposed forebay to the detention basin.
 - b. Revise the sedimentation basin to provide a sump with a minimum depth of two (2) feet to capture and prevent resuspension of sediment. The bottom of the basin should slope toward the sump area. The surface area of the sump should be approximately 1/3 of the total bottom area of the sediment forebay. The sump should be located near the inlets to the forebay.
5. Revise the plan set include the calculations used to determine the sheet flow velocity across the parking area.

Paving & Grading

6. Revise the plan set to provide a minimum of three inches of asphalt over eight inches of aggregate base and curbing around the parking lot perimeter or provide a **Design and Construction Standards variance from Section 11-239(b)** for lack of pavement and curbing around a parking lot.
7. Revise the grading plan to **clearly** demonstrate that the site drainage will be self-contained and directed to the proposed detention basin prior to discharge. This may require swale to direct storm water runoff from the parking area to the storm water management facilities. Unrestricted discharge onto adjacent properties or wetlands is not permitted per the Novi City Code. This appears to occur at the north and east extents of the proposed parking area.
8. Clarify how the proposed parking stalls will be delineated on the aggregate parking area.
9. Revise the plan set legend to clarify the symbol for the proposed asphalt millings and aggregate. The current plan set has the symbol labeled as "pavement (asphalt)".

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

10. 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.
11. 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:

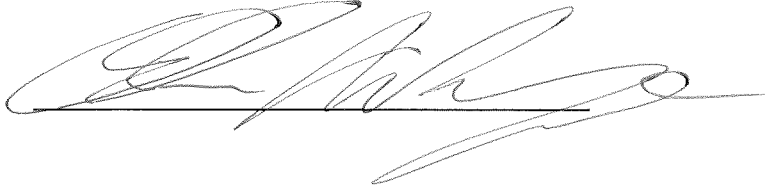
12. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.

The following must be addressed prior to construction:

13. 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).
14. 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.
15. 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.
16. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
17. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
18. 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 Adam Wayne at (248) 735-5648 with any questions.

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

cc: Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department

Traffic Review

March 13, 2014

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

**SUBJECT: CZ Cartage (aka CZ Trucking), JSP13-0070,
Traffic Review of Preliminary Site Plan, PSP14-0032**

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, subject the issues shown below in **bold** being satisfactorily addressed on or before submission of the final site plan.

Site Description

What is the applicant proposing?

1. The applicant is proposing to add a 443-ft-long dead-end parking lot capable of storing 70 over-the-road commercial trailers. All access to/from Grand River would occur via a single, 80-ft-wide connection between the new and existing lots, and in turn, via a minimum 765-ft-long route between the new lot and the near curb of Grand River. Variances are being sought for non-hard-surface paving and an absence of curbing (the lot would be surfaced with 12 inches of asphalt millings mixed with 21-AA aggregate).

Trip Generation

How much new traffic would be generated?

2. We have no basis for predicting the increase in site traffic.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

3. No new access drives are proposed, to either the abutting public road (Grand River) or to a neighboring site. We therefore recommend that:
 - a. **The City Fire Marshal should determine whether or not the continuing lack of a secondary driveway for emergency access is acceptable, given the significantly increased number of potential fire sources (parked trailers) and accident locations within the parking lot, and the length of the single access route.**

- b. **Consideration should be given to providing a gated connection to the neighboring site pavement some 40 ft to the east** (although the elevation difference now shown, about 4 ft, indicates a 10% connecting grade, it may be possible to lower the elevation of the new lot's east end somewhat to provide a more suitable connecting grade).

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed access point(s)?

4. No improvements to the existing site access drive have been proposed, but **the site plan should show that driveway in its entirety in order to document its continuing adequacy.**

Access Drive Design and Control

Are the proposed design, pavement markings, and signage satisfactory?

5. Not applicable.

Pedestrian Access and Circulation

Are pedestrians safely and reasonably accommodated?

6. As indicated in our pre-application traffic comments of 10-08-13, **we are concerned about the questionable level of safety afforded drivers and mechanics walking in the new parking lot, given the potential need for tractor-trailers to turn around on the existing site and back over 400 ft to/from the east end of the lot to deposit a trailer. Traffic operational information related to this concern should be provided in writing by the applicant.**

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

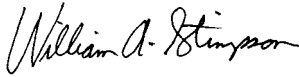
7. **The applicant should provide more information about the sizes of trailers expecting to be parked (e.g., typical numbers of WB-50s, WB-62s, etc.).** We have attached the associated loading space dimensions recommended by the Institute of Transportation Engineers.
8. **The applicant should provide more information on how the trailer parking spaces would be delineated on the proposed lot surface, and if marked, how visible and durable the markings would be. Based on experience elsewhere, non-existent or poor markings will result in trailers being parked more haphazardly, negatively impacting parking lot safety as well as efficiency. We recommend that the requested variance for a non-hard-surfaced lot be granted only if the City confidently concludes that space markings will be and remain visible.**
9. To deposit a trailer in one of the easternmost 16 parking spaces (eight on either side of the lot), a tractor-trailer (or spotter-trailer) would have to turn around on the existing site and back several hundred feet through the lot. In our opinion, this would be unsafe and as well as inefficient. As we recommended previously, **the four easternmost parking spaces (two on either side of the lot) should be kept open – preferably via crosshatching as well as signage – to provide a turnaround space for a truck to pull into prior to backing into one of the above-cited 16 parking spaces** (e.g., to deposit a trailer in one of these spaces along the north side of

the lot, the rig would first pull into the turnaround space in the southeast corner of the lot).
This would significantly reduce the required backing distances, thereby improving parking lot safety and efficiency. (See our mark-up of the site plan, attached.)

Sincerely,
CLEARZONING, INC.

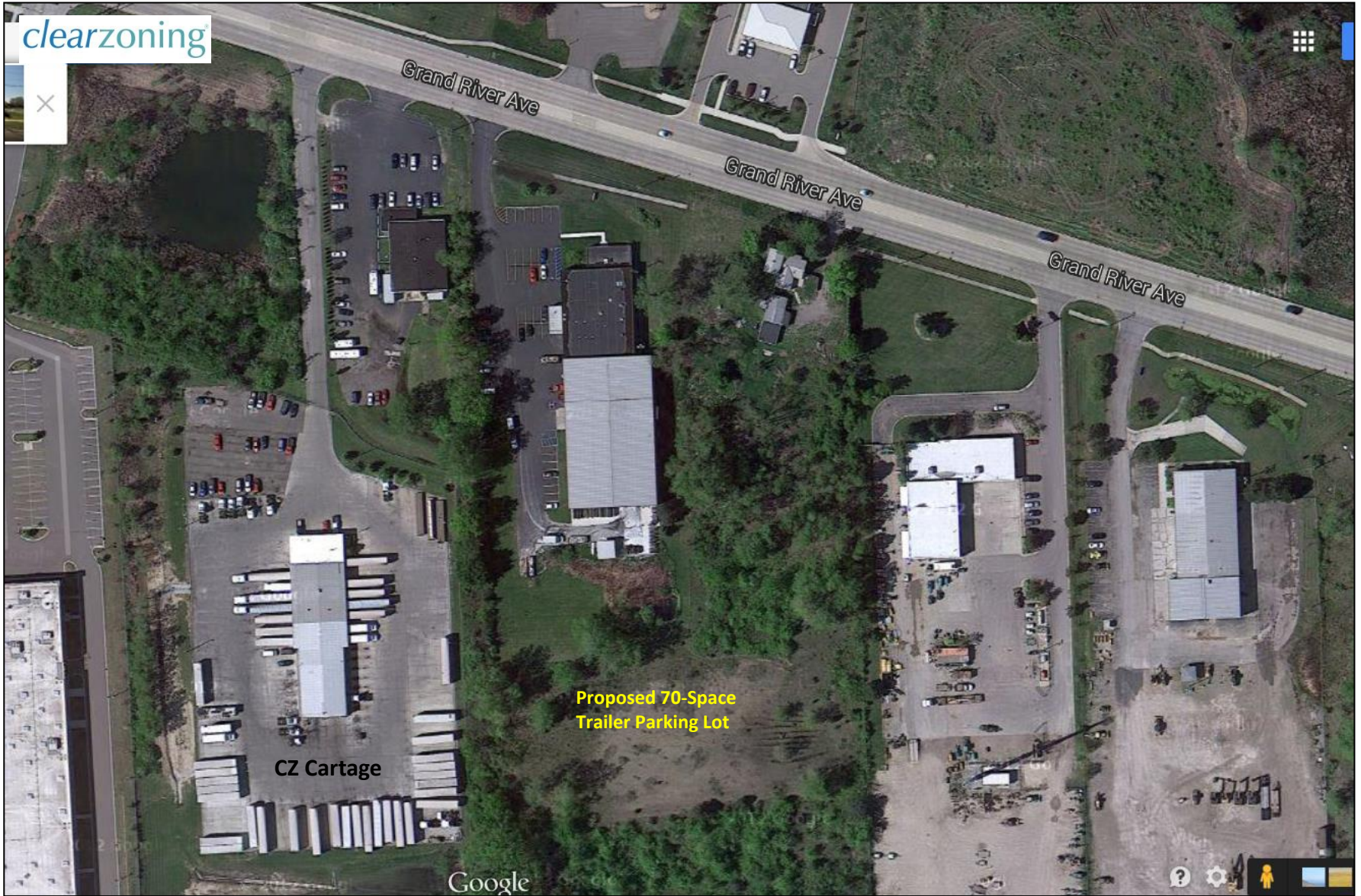


Rodney L. Arroyo, AICP
President



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

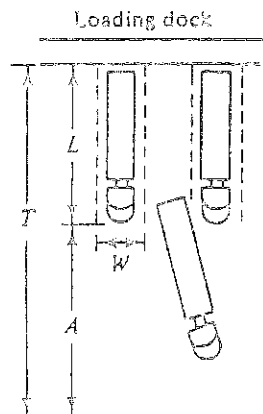
Attachments:
Aerial photo
ITE-recommended loading space dimensions
CZ mark-up of PSP



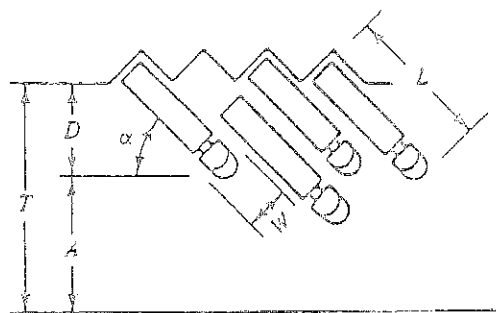
Aerial Photo of Site Vicinity – CZ Cartage

Table 10-4. Loading Space Dimensions

Design Vehicle	Length in ft. (L)	Dock Angle (a)	Clearance in ft. (D)	Berth Width in ft. (W)	Apron Space in ft. (A)	Total Offset in ft. (T)
SU	30	90°	30	10	60	90
				12	58	88
				14	56	86
		60°	26	10	34	60
				12	30	56
				14	28	54
		45°	21	10	25	46
				12	21	42
				14	18	39
WB-40	50	90°	50	10	63	113
				12	56	106
				14	52	102
		60°	44	10	46	90
				12	40	84
				14	35	79
		45°	36	10	37	73
				12	32	68
				14	29	65
WB-50	55	90°	55	10	77	132
				12	69	124
				14	63	118
		60°	48	10	54	102
				12	46	94
				14	40	88
		45°	39	10	39	78
				12	34	73
				14	31	79
WB-62	69	90°	69	10	89	158
				12	79	148
				14	69	138
		60°	60	10	64	124
				12	58	118
				14	53	113
		45°	49	10	49	98
				12	47	96
				14	45	94



90-Degree docks



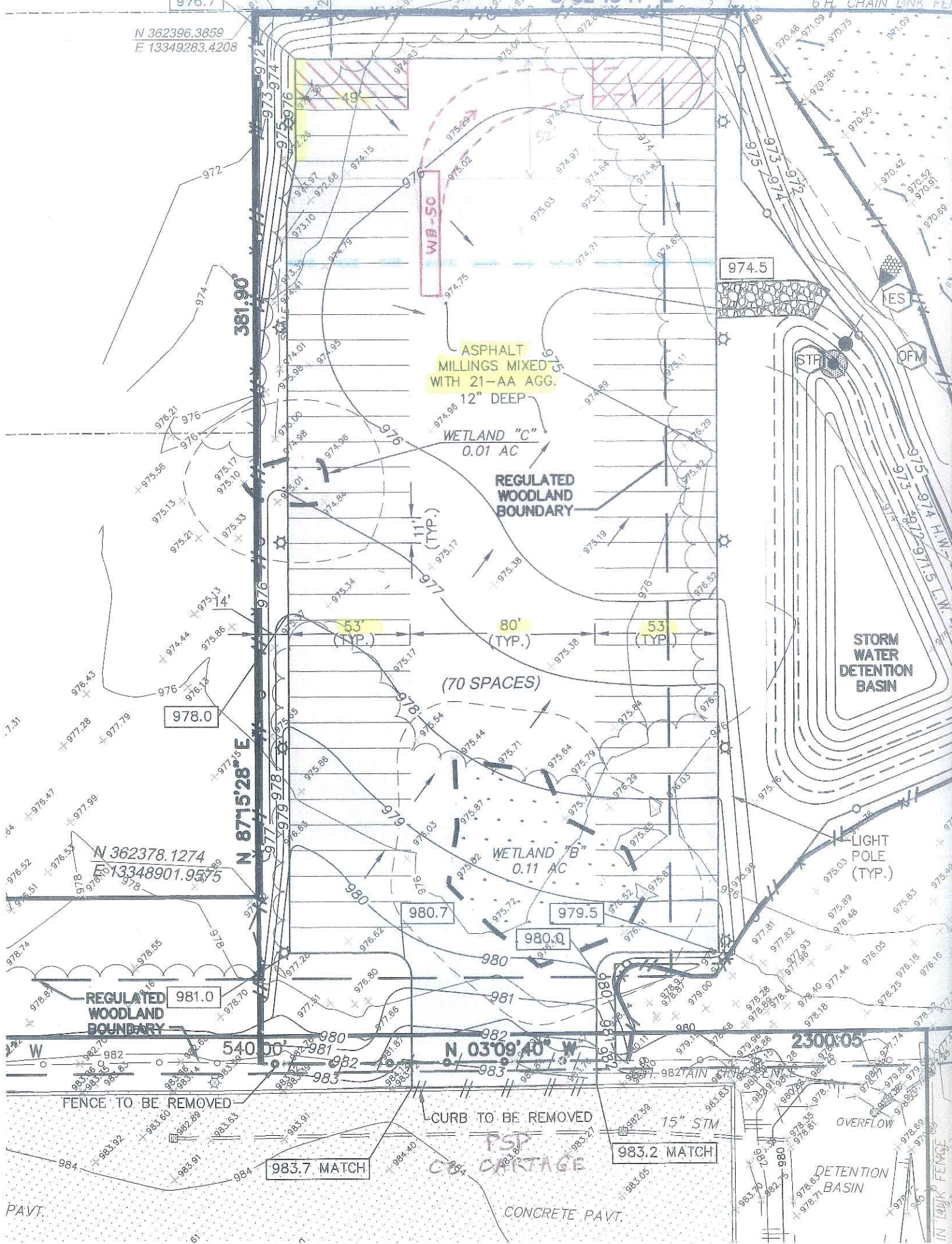
Sawtooth docks

976.7

S 02°43'11" E

6 H. CHAIN LINK FENCE

N 362396.3859
E 13349283.4208



ASPHALT
MILLINGS MIXED
WITH 21-AA AGG.
12" DEEP

WETLAND "C"
0.01 AC

REGULATED
WOODLAND
BOUNDARY

STORM
WATER
DETENTION
BASIN

WETLAND "B"
0.11 AC

REGULATED
WOODLAND
BOUNDARY

N 03°09'40" W

FENCE TO BE REMOVED

CURB TO BE REMOVED

15" STM

OVERFLOW
DETENTION
BASIN

983.7 MATCH

983.2 MATCH

CONCRETE PAVT.

PAVT.

CHAIN LINK FENCE

Landscape Review



PLAN REVIEW CENTER REPORT

March 31, 2014

Preliminary Landscape Review

CZ Cartage – JSP13-70

Petitioner

CZ Trucking Realty, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: South of Grand River, east of Wixom Road (Section 17)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North and West: I-1 ; East: I-1 and I-2; South: I-2
- Site Use(s): Vacant
- Adjoining Uses: Various industrial uses and vacant land
- Site Size: 17.78 acres
- Plan Date: 12-15-13

Recommendation

Approval of the Preliminary Site Plan for CZ Cartage JSP 13-70 is recommended provided the Applicant receives the necessary waivers from the Planning Commission. Alternately the Applicant could modify the plans to address the concerns listed below.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. The property is not adjacent to residential properties.

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

1. The project site is not directly adjacent to a public right-of-way.

Street Tree Requirements (Sec. 2509.3.b.)

1. No street trees will be required.

Parking Landscape (Sec. 2509.3.c.)

1. A total of 3,580 s.f. of interior parking lot landscape area is required. A total of 1,406 s.f. is proposed. The Applicant could meet the requirement with the installation of additional interior landscape islands. **Alternately the Applicant could seek a waiver for the interior parking lot landscape area from the Planning Commission. Staff cannot support the waiver.**

2. No more than 15 contiguous parking spaces may be allowed. This requirement has not been met. **The Applicant could seek a waiver from the Planning Commission based upon the nature of the use. Staff cannot support the waiver.**
3. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. This requirement has been met.

Building Foundation Landscape (Sec. 2509.3.d.)

1. No buildings are proposed.

Plant List (LDM)

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

Planting Details & Notations (LDM)

1. Planting Details and Notations meet the requirements of the Ordinance and Landscape Design Manual.

Storm Basin Landscape (Sec. 2509.3.e.(4)) & LDM)

1. A total of 70% to 75% of storm basin rim is required to have a landscape buffer. This requirement has been met.

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

1. All landscape areas are required to be irrigated. Please submit a landscape plan with the final site plan submittal.

General

1. Please see woodland and wetland reviews for additional comments.
2. Please depict areas for snow storage.

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. Also see the Woodland and Wetland review comments.

Reviewed by: David R. Beschke, RLA

Wetland Review



Environmental Consulting & Technology, Inc.

March 27, 2014

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

Re: CZ Trucking (JSP13-0070)
Wetland Review of the Preliminary Site Plan (PSP14-0032)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed CZ Trucking (CZ Cartage, Inc.) project prepared by Seiber, Keast Engineering, L.L.C. dated December 15, 2013. 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. The project is located south of Grand River Avenue and east of Wixom Road, Section 17. The site plan appears to propose the construction of a proposed parking lot (70 additional spaces) and proposed storm water detention basin.

On-Site Wetland Evaluation

ECT visited the site on Thursday, March 27, 2014 for the purpose of a Wetland Boundary Delineation. The wetland flagging and tree identification provided on the Plan was completed by Brooks Williamson & Associates. The wetlands were clearly marked with pink and blue survey tape flagging at the time of our inspection.

There are three (3) on-site wetlands, as indicated on the Plan (A, B and C). The overall wetland acreage is listed as 0.59 acres. Based on our site inspection, the wetland boundaries appear to be accurately depicted on the Plan.

Wetland A is a scrub/shrub wetland located south of the proposed development area. Wetland B is an emergent wetland located in the western area of the site, adjacent to the existing CZ Trucking storage/parking area. Wetland C is an emergent wetland located central to the proposed development along the northern boundary. Approximate wetland locations as well as site photos are attached.

Wetland Impact Review

As noted, three (3) areas of wetland exist on this parcel totaling 0.59-acre of wetland. The following table summarizes the existing wetlands and the proposed wetland impacts as listed on the *Woodland and Wetland Protection Plan* (Sheet 3):

Table 1. Proposed Wetland Impacts

<i>Wetland Area</i>	<i>Wetland Area (acres)</i>	<i>City Regulated?</i>	<i>MDEQ Regulated?</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
A	0.47	Yes City Regulated /Essential	No	0.00	0
B	0.11	Yes City Regulated /Essential	No	0.11	579
C	0.01	Yes City Regulated /Essential	No	0.01	41
TOTAL	0.59	--	--	0.12	620

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

(734)
769-3004

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769-3164

The current Plan appears to involve impacts to Wetland B (0.11-acre) and Wetland C (0.01-acre), as well as to the associated 25-foot wetland setbacks/buffers. The current Plan appears to avoid impacts to Wetland A, but does propose impacts to the Wetland A setback.

As noted above, in addition to wetland impacts, the Plan also specifies impacts to the 25-foot natural features setbacks. The following table summarizes the existing wetland setbacks and the proposed wetland setback impacts as listed on the *Woodland and Wetland Protection Plan* (Sheet 3):

Table 2. Proposed Wetland Buffer Impacts

<i>Wetland Setback/Buffer Area</i>	<i>Wetland Buffer Area (acres)</i>	<i>Impact Area (acre)</i>	<i>Estimated Impact Volume (cubic yards)</i>
A	Not Provided	0.02	19
B	Not Provided	0.20	1,069
C	Not Provided	0.07	180
TOTAL	Not Provided	0.29	1,268

Permits & Regulatory Status

All of the wetlands appear to be considered regulated, essential wetlands by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi.

All of the wetlands appear to be considered essential by the City as they appear 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.). This information has been noted in the *Proposed Wetland Impacts* table, above.

The project as proposed will require a City of Novi *Wetland Non-Minor Use Permit* (as proposed wetland fill volumes exceed 300 cubic yards) as well as an *Authorization to Encroach the 25-Foot Natural Features Setback*. This permit and authorization are required for the proposed impacts to wetlands and regulated wetland setbacks.

It is unlikely that wetlands A, B & C are MDEQ regulated do to their lack of proximity to any regulated watercourses, however final determination of regulatory status should be made by the MDEQ. It is possible that the discharge of storm water from the proposed storm water basin may require an MDEQ Permit.

Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland impact. Final determination as to the regulatory status of each of the on-site wetlands shall be made by MDEQ.

The Applicant should provide a copy of the MDEQ Wetland Use Permit application (or letter of MDEQ no jurisdiction) to the City (and our office) for review and a copy of the approved permit upon issuance (if applicable). A City of Novi Wetland Permit cannot be issued prior to receiving this information. Based on a

CZ Trucking (JSP13-0070)
Wetland Review of the Preliminary Site Plan (PSP14-0032)
March 27, 2014
Page 3 of 6

search of the MDEQ's Coastal and Inland Waters Permit Information System (CIWPIS), there does not appear to be an active file associated with this project location.

2. The Applicant should quantify the area of on-site wetland buffers/setbacks on the Plan.

Recommendation

ECT recommends conditional approval of the Preliminary Site Plan for wetlands with the condition that the Applicant address the items noted above under "Comments" in subsequent site plan submittals.

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: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nuculaj, City of Novi, Customer Service Representative
Sara Roediger, City of Novi Planner

Attachments: Figure 1 and Site Photos

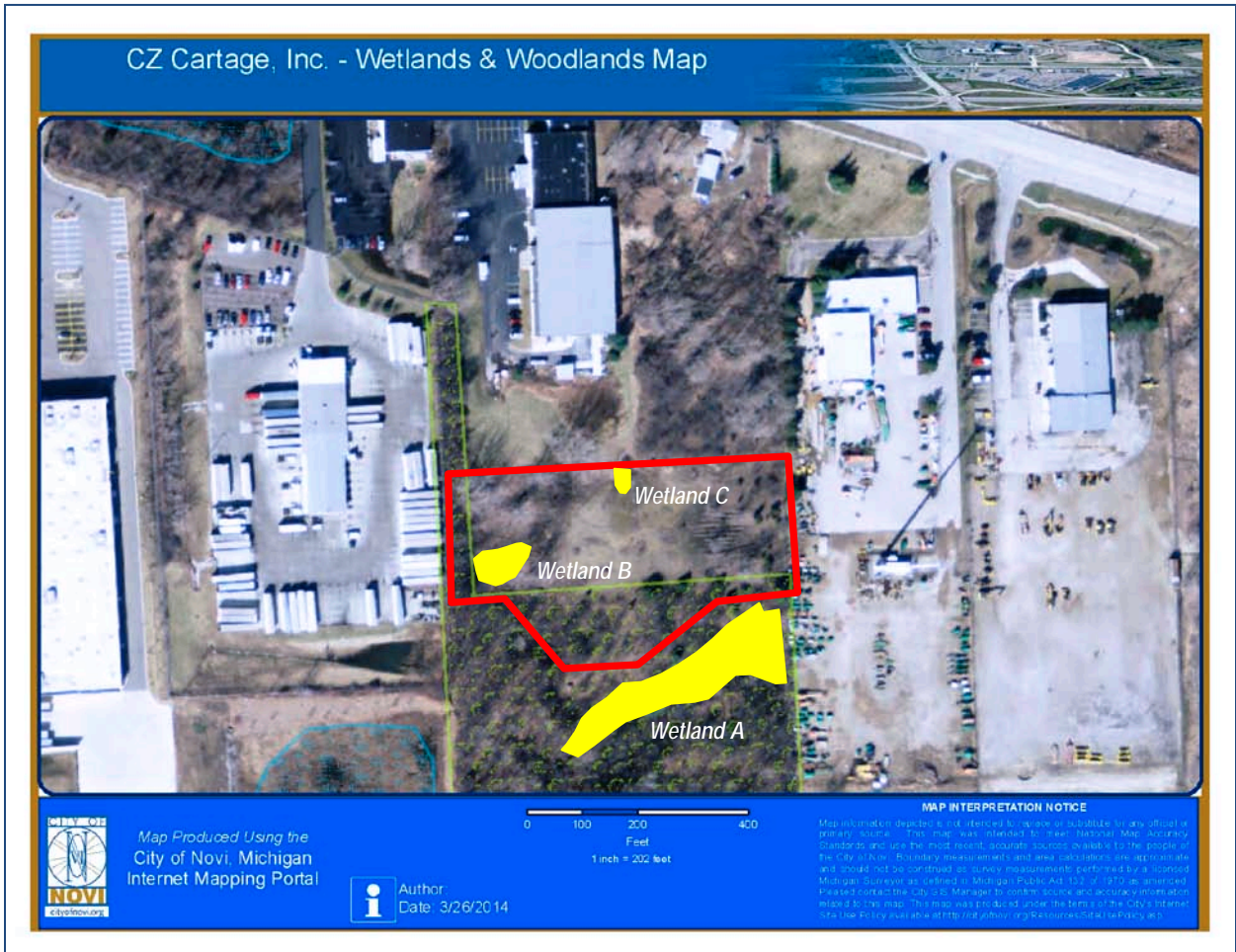


Figure 1. City of Novi Regulated Wetland and Woodlands Map (Accessed March 26, 2014). Regulated Woodland areas shown in light green and approximate project boundary shown in red. Approximate wetland boundaries are indicated in yellow.

Site Photos



Photo 1. Looking southwest at Wetland A. Pink/blue wetland flagging was present at the time of our inspection.



Photo 2. Looking west at Wetland B. Pink/blue wetland flagging was present at the time of our inspection.



Photo 3. Looking south at Wetland C. Pink/blue wetland flagging was present at the time of our inspection.

Woodland Review



Environmental Consulting & Technology, Inc.

March 27, 2014

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

Re: CZ Trucking (JSP13-0070)
Woodland Review of the Preliminary Site Plan (PSP14-0032)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan (Plan) for the proposed CZ Cartage, Inc. project prepared by Seiber, Keast Engineering, L.L.C. dated December 15, 2013. The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The project is located south of Grand River Avenue and east of Wixom Road, Section 17. The site plan appears to propose the construction of a proposed parking lot (70 additional spaces) and proposed storm water detention basin. The tree identification information provided on the Plan was completed by Brooks Williamson & Associates.

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite woodland evaluation on Thursday, March 27, 2013.

The entire site is more than 23 acres, however the area of proposed development is approximately 3 acres. The City of Novi Regulated Woodland Map indicates that regulated woodland is located across the southern and western portion of the development area (see Figure 1). The site consists mainly of previously-disturbed, old field areas with scrub/shrub wetland (Wetland A) located south of the proposed development area. On-site woodland is dominated by black cherry, American basswood, silver maple, box elder, American elm and several other species. The regulated trees within the area of development consist mainly of cottonwood and pine (black and scot's).

The surveyed trees have been marked with metal foil tree tags allowing ECT to compare the tree diameters reported on the tree list to the existing tree diameters in the field. ECT took numerous diameter-at-breast-height (d.b.h.) measurements and found that the data provided on the Plan was consistent with the field measurements.

Woodland Impact Review

Per the *Woodland Calculations* table included on Sheet 3, the Plan proposes the removal of 7 "regulated" and 10 "non-regulated" trees with d.b.h. greater than or equal to 8 inches, requiring a total of 14 replacement credits. It should be noted that the applicant has shown the "Regulated Woodland Boundary" on the Plan. It appears as if this boundary information has been transferred from the City of Novi Regulated Woodlands Map.

It should be noted that the City of Novi Woodland Ordinance (Section 37-4, Applicability) notes the following:

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

(734)
769-3004

FAX (734)
769-3164

Where uncertainty exists with respect to the boundaries of designated woodland areas shown on the regulated woodland map, the following rules apply:

- 1. Where physical or natural features existing on the ground are at variance with those shown on the regulated woodland map, or in other circumstances where uncertainty exists, the Community Development Director or his or her designee shall interpret the woodland area boundaries.*

Based on this information, all of the trees listed to be removed in the tree list appear to be regulated trees. A significant area of woodland extends to the north of the project site that is not indicated on the regulated woodlands map. The applicant shall review and revise the Plan as necessary.

Assessment of the tree list information indicates that a total of 17 regulated trees (19 regulated stems) are to be removed requiring a total of 35 Woodland Replacement credits (*i.e., this quantity has been calculated by ECT*). ECT encourages the Applicant to provide a column on the tree list that provides the Woodland Replacements Required for each proposed tree removal as a result of the development. ECT suggests that the Applicant review and revise the Woodland Replacement requirements as necessary. All information in the tree list should be consistent with that shown in the woodland summary tables.

In addition, for multi-stemmed trees, Woodland Replacements required are calculated by summing the d.b.h. of each stem greater than or equal to 8 inches and dividing the total by 8. All fractional Woodland Replacements required are rounded up to the nearest whole tree replacement.

Proposed Woodland Replacements

The *Landscape Planting Plan* (Sheet LP-1) notes that a total of 14 Woodland Replacement credits will be provided on-site. The following trees are proposed adjacent to the proposed storm water detention basin:

- 7 autumn flame red maple (2 1/2" caliper ball & burlap);
- 7 red oak (2 1/2" caliper ball & burlap).

As noted above, assessment of the tree list information indicates that a total of 17 regulated trees (19 regulated stems) are to be removed requiring a total of 35 Woodland Replacement credits (*i.e., this quantity has been calculated by ECT*). The applicant shall review and revise the Plan as necessary with regard to woodland replacement trees.

Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch d.b.h. or greater. Such trees shall be relocated or replaced by the permit grantee. All replacement trees shall be two and one-half (2 ½) inches caliper or greater.
2. As noted above, based on information in the woodland ordinance, all of the trees listed to be removed in the tree list appear to be regulated trees. Assessment of the tree list information indicates that a total of 17 regulated trees (19 regulated stems) are to be removed requiring a total of 35 Woodland

Replacement credits (*i.e., this quantity has been calculated by ECT*). The applicant shall review and revise the Plan as necessary.

3. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.
4. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

Recommendation

The Preliminary Site Plan is **Approved as Noted** for Woodlands. ECT recommends that the Applicant address the concerns noted in the *Comments* section above in the Final Site Plan.

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: David Beschke, City of Novi, Licensed Landscape Architect
Kristen Kapelanski, AICP, City of Novi Planner
Valentina Nuculaj, City of Novi, Customer Service Representative
Sara Roediger, City of Novi Planner

Attachments: Figure 1

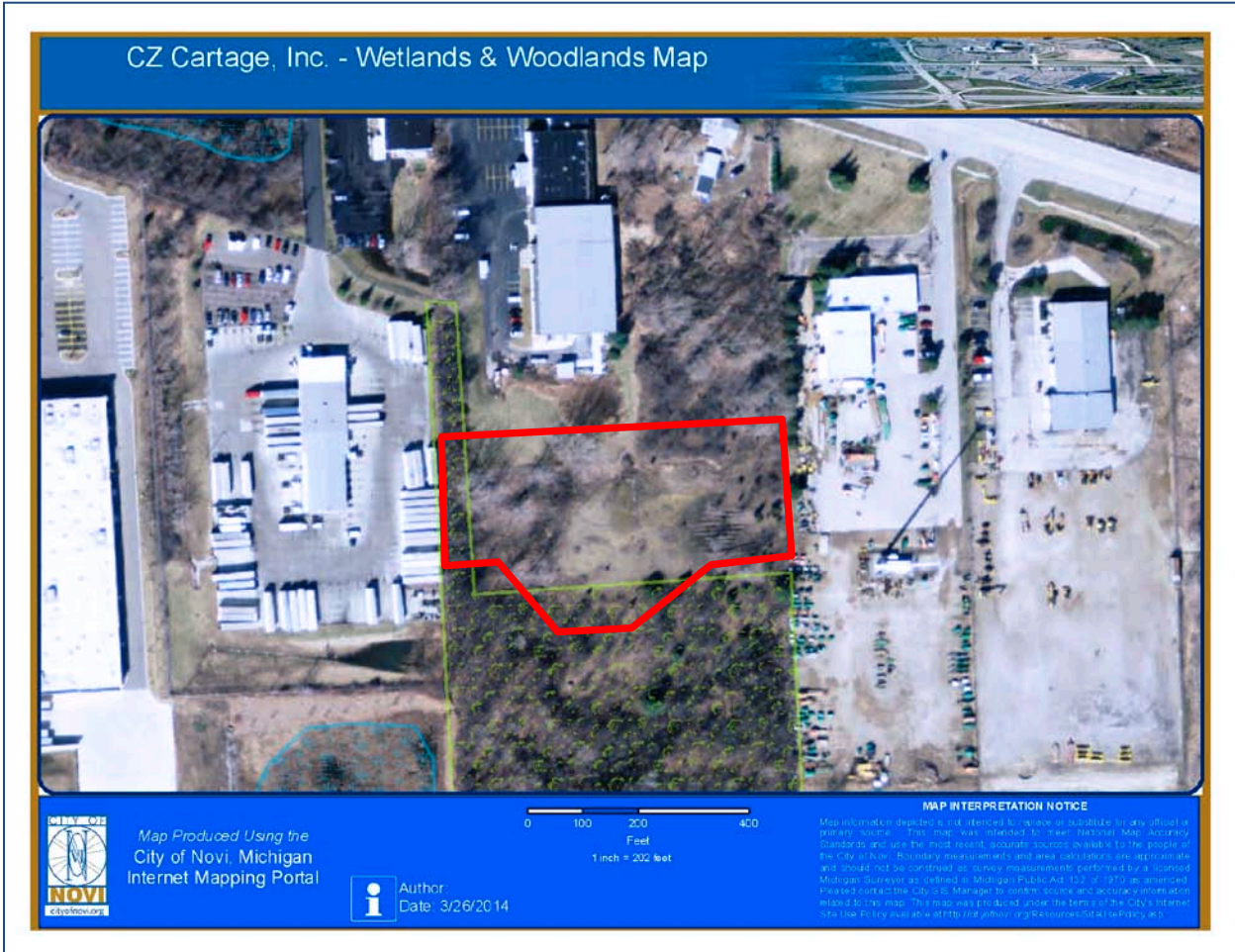


Figure 1. City of Novi Regulated Wetland and Woodlands Map (Accessed March 26, 2014). Regulated Woodland areas shown in light green and approximate project boundary shown in red.

Fire Review



March 18, 2014

TO: Barbara McBeth, Deputy Director of Community Development

RE: CZ Trucking, Parking Lot Expansion

PSP# 14-0032

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

City Manager
Clay J. Pearson

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrold S. Hart

Project Description:

Proposed Parking lot expansion to the east of existing lot

Comments:

- 1) Provide dead-end turn around in parking lot.
- 2) Lot approved for temporary storage of unloaded (empty) trailers only, storage of loaded trailers will require an additional site plan review due to the added hazards.
- 3) Parking lot shall be paved and capable of supporting 35 tons.

Recommendation:

Approved with conditions above.

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

Applicant Response Letter

SEIBER KEAST ENGINEERING, LLC

ENGINEERING CONSULTANTS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad

7125 Orchard Lake Road, Suite 304
West Bloomfield, MI 48322
Phone No. 248.231.9036
E-mail: cs@seibereng.com

April 15, 2014

Ms. Kristin Kapelanski, AICP, Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: **CZ Cartage, Inc.**

Dear Ms. Kapelanski:

In accordance with your consultant's and staff review comments dated March 28, 2014, the following responses to those comments are shown below. The comment number shown below corresponds to the comments contained in the consultant or staff review letters where applicable.

PLANNING REVIEW

1. The parcels will be combined prior to the time of Final Site Plan approval.
2. The hours of operation will be 24 hours per day. See attached letter from the applicant.
3. The photometric plan will be revised to include the 40-foot high light poles and will meet the City's lighting standards.

ENGINEERING REVIEW

1. The City of Novi standard detail sheets will be provided with the stamping set submittal.
2. A separate plan sheet detailing the existing conditions will be provided at the time of Final Site Plan submittal as discussed.
3. The Storm Water Management Plan will be designed in accordance with Chapter 5 of the new Engineering Design Manual.
4. The runoff coefficient has been revised from 0.80 to 0.86.
5. The composite runoff coefficient calculation includes the basin area at the permanent pool depth.
6. The applicant will be requesting a variance from the Design and Construction Standards for the parking lot pavement and curbing.
7. The plan has now included a sediment trapping basin to collect sediment prior to the storm water entering the detention basin. In addition, parking lot surface slopes and related sheet flow velocities have been provided at two locations.
8. All parking lot drainage is directed to the proposed storm water basin. Runoff to adjacent properties has been reduced as a result of the parking lot design.
9. The plan set legend will be revised to show gravel rather than asphalt at the time of Final Site Plan submittal.

10. The parcel combination is a requirement of the Community Development Department and will be provided prior to stamping set approval.

TRAFFIC REVIEW

3. The City Fire Marshall has responded to the site plan. See his letter. A gate is shown, but not called out. A gate will be provided.
4. The driveway is shown in its entirety on sheets 1 and 2.
6. Traffic operational information has been provided by the applicant and is attached.
7. The trailer size is provided by the applicant on the attached letter.
8. The surface marking of the spaces is indicated by the applicant on the attached letter. A variance will be requested for the hard surfacing and curbing.
9. The four easternmost spaces will be deleted for parking and will be used for turnaround.

LANDSCAPE REVIEW

Parking Landscape

1. Since a forest exists to the south, the parking is used for truck trailers, the parking lot is not visible by the public, and interior parking landscape islands would be extremely disruptive to truck maneuvering. A waiver will be sought for the interior parking lot landscaping.
2. As mentioned above, the applicant is proposing parking for a trucking operation, not a parking lot open to the public. A waiver will be sought for a landscape island requirement at 15 parking spaces intervals.

WETLAND REVIEW

1. Confirmation from the MDEQ of the regulatory status will be sought.
2. The wetland buffer setbacks have been quantified on the table located in the upper left corner of the plan sheet 3.

WOODLAND REVIEW

1. The City woodland consultant seeks to claim regulated woodlands located outside of the woodland line shown on the City's Woodland Map asserting that uncertainty exists. No such uncertainty exists. The density of woodland changes significantly in areas outside of the woodland line. No additional tree replacements are proposed.

FIRE DEPARTMENT

1. A dead-end turnaround will be provided.
2. The trailers will be marked with placards indicating if hazardous materials are contained therein.
3. The parking lot will be capable of supporting a 35-ton vehicle.

Ms. Kristin Kapelanski, AICP, Planner
April 15, 2014
Page 2

A pdf of the plan set has been forwarded to you. Please place this matter on the next available Planning Commission agenda.

Sincerely,

SEIBER KEAST ENGINEERING, LLC

A handwritten signature in cursive script that reads "Clif Seiber". The signature is written in black ink and is positioned below the company name.

Clif Seiber, P.E.

Cc: Paul Cornell, Wynn Berry

CZ Cartage, Inc.

48735 Grand River Avenue
Novi, MI 48374
Phone – (248)-305-8300
Fax – (248)-305-8301

1984 - 2013

29

Years of
Excellence

CZ Cartage, Inc

April 15, 2014

Mr. Clif Seiber
Seiber Keast Engineering, LLC
7125 Orchard Lake Road, Suite 304
West Bloomfield, MI 48322

Dear Clif,

As requested, I will give you a summary of the CZ Cartage operations and some background. Also information regarding an extended parking area for our operation.

CZ Cartage is a local trucking company with all company drivers, serving lower Michigan, hauling general commodities for the past 30 years. We use 48 foot and 53 foot commercial trailers, utilizing 90 degree docking and parking. The articulating vehicles turn around in 63 feet. Our existing trailer to curb is 66 feet. Our intention is to combine these adjoining property parcels. We are expanding by adding approximately 70 trailer spaces for overnight parking for our day time deliveries. New lighting is to be added for dusk to dawn service for compliance with existing yard lighting, for nighttime movement between yard and docks for loading and unloading operations. Note that 70% of trailers moved in and out are moved with a mechanical, single axle professional Yard Switcher truck after dusk. 20% are moved with full time, CDL-A company drivers in the AM and returned in the PM. The new parking area plan was defined with 80 foot between the two rows of trailer parking. Whereas only 63 feet is our requirement to spin and back up and park our trailers precisely. Also intended was to epoxy paint lines between trailers for structured parking, matching our existing parking area. This parking extension is to reduce a bulging existing parking area and redefine snow pile accumulations in heavy snow years.

I would hope this letter is an acceptable explanation of our existing operation and intent to expand.

Sincerely,

Paul T. Cornell

We are dedicated to
“Safety....First and Last”