



KIDNEY CENTERS OF AMERICA JSP14-70

KIDNEY CENTERS OF AMERICA JSP 14-70

Consideration at the request of Whitehall Real Estate Interests for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 17 of the City of Novi on the west side of Beck Road along Grand River Avenue in the OSC, Office Service Commercial District. The current submittal, Kidney Centers of America, includes a 7,621 square foot Dialysis area and 2,484 square foot Office space along with associated parking, loading and landscape on a 1.89 acre site that will be under lease.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12-02-14	<ul style="list-style-type: none"> • Variance required for reducing the minimum Site acreage for parking in front yard. (A minimum of 2 acres is required) • Variance required for frontage on Private Road (Public street frontage required)
Engineering	Approval recommended	11-21-14	Items to be addressed on the final site plan submittal
Traffic	Approval recommended	11-19-14	<ul style="list-style-type: none"> • Applicant has agreed to provide a landscape end island in lieu of a Planning Commission waiver. • Items to be addressed on the final site plan submittal
Landscaping	Approval recommended	12-02-14	Items to be addressed on the final site plan submittal
Wetlands	Not Applicable		No Wetlands exist on site
Woodlands	Not Applicable		No Woodlands exist on site
Facade	Approval Recommended	12-01-14	Section 9 Waiver is not required. A sample board is requested.
Fire	Approval recommended	11-24-14	All Comments addressed

Motion Sheet

Approval –Preliminary Site Plan

In the matter of Kidney Centers of America, JSP 14-70, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a) Increase the site acreage to a minimum of 2 acres or Zoning Board of Appeals variance required from Sec 2400. (h) (1) Appendix A of the City Code to permit parking in the front yard for a development less than 2 acres in size;
- b) Zoning Board of Appeals variance from Sec 2517, Appendix A of the City Code to permit frontage on a Private street;
- c) Propose a raised landscape end island near the four parking spaces adjacent to the loading space as indicated in the response letter;
- 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 12, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-AND-

Approval –Stormwater Management Plan

In the matter of Kidney Centers of America, JSP 14-70, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

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

-OR-

Denial –Preliminary Site Plan

In the matter of Kidney Centers of America, JSP 14-70, motion to **deny** the Preliminary Site Plan, *for the following reasons... (because the plan is not in compliance with Article 12, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

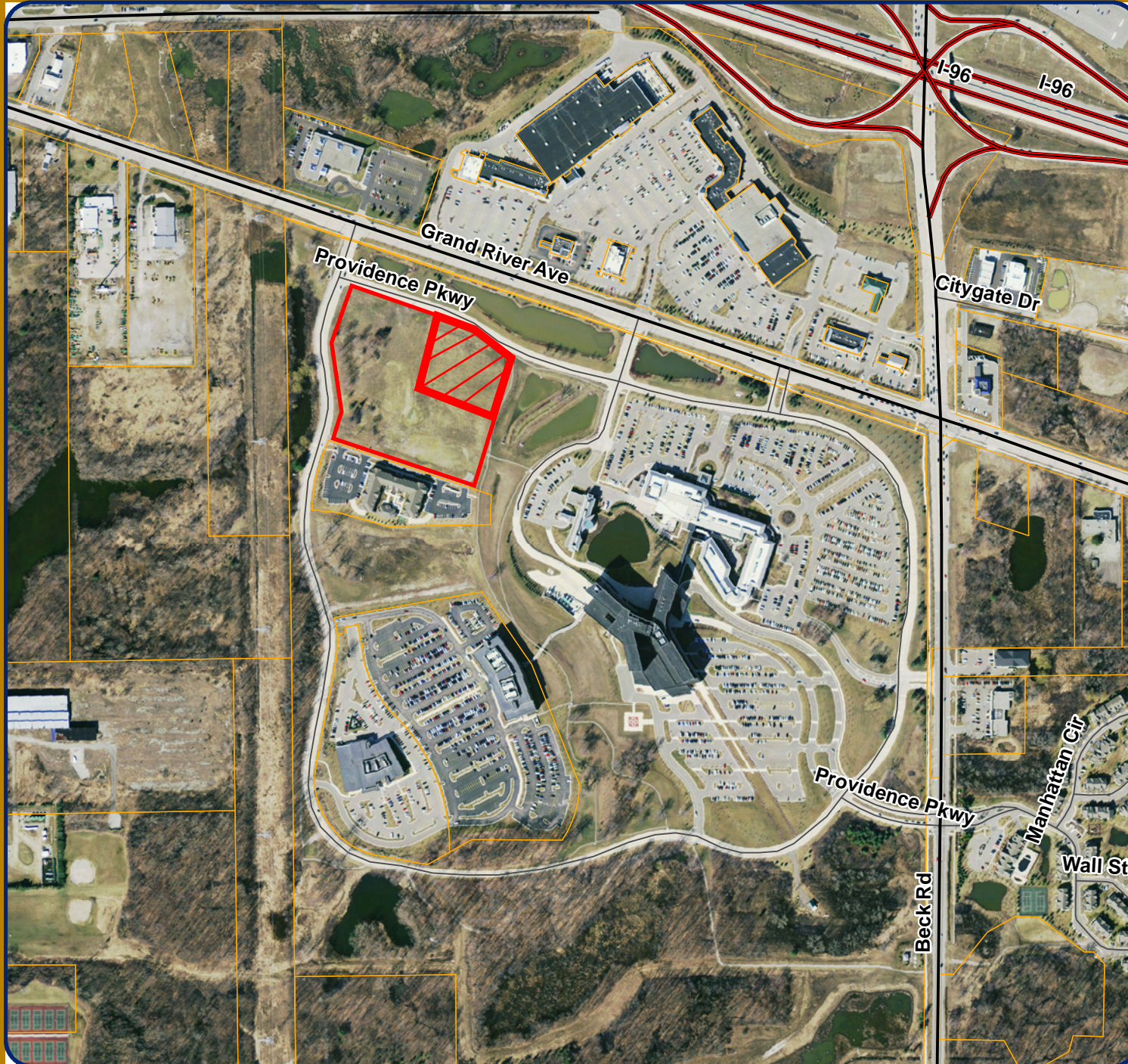
Denial –Stormwater Management Plan

In the matter of Kidney Centers of America, JSP 14-70, motion to **deny** the Stormwater Management Plan, *for the following reasons... (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

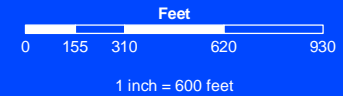
Kidney Centers of America

Location



Map Legend

 Subject Property



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: 12/04/2014
Project: Kidney Centers of America
Version #: 1

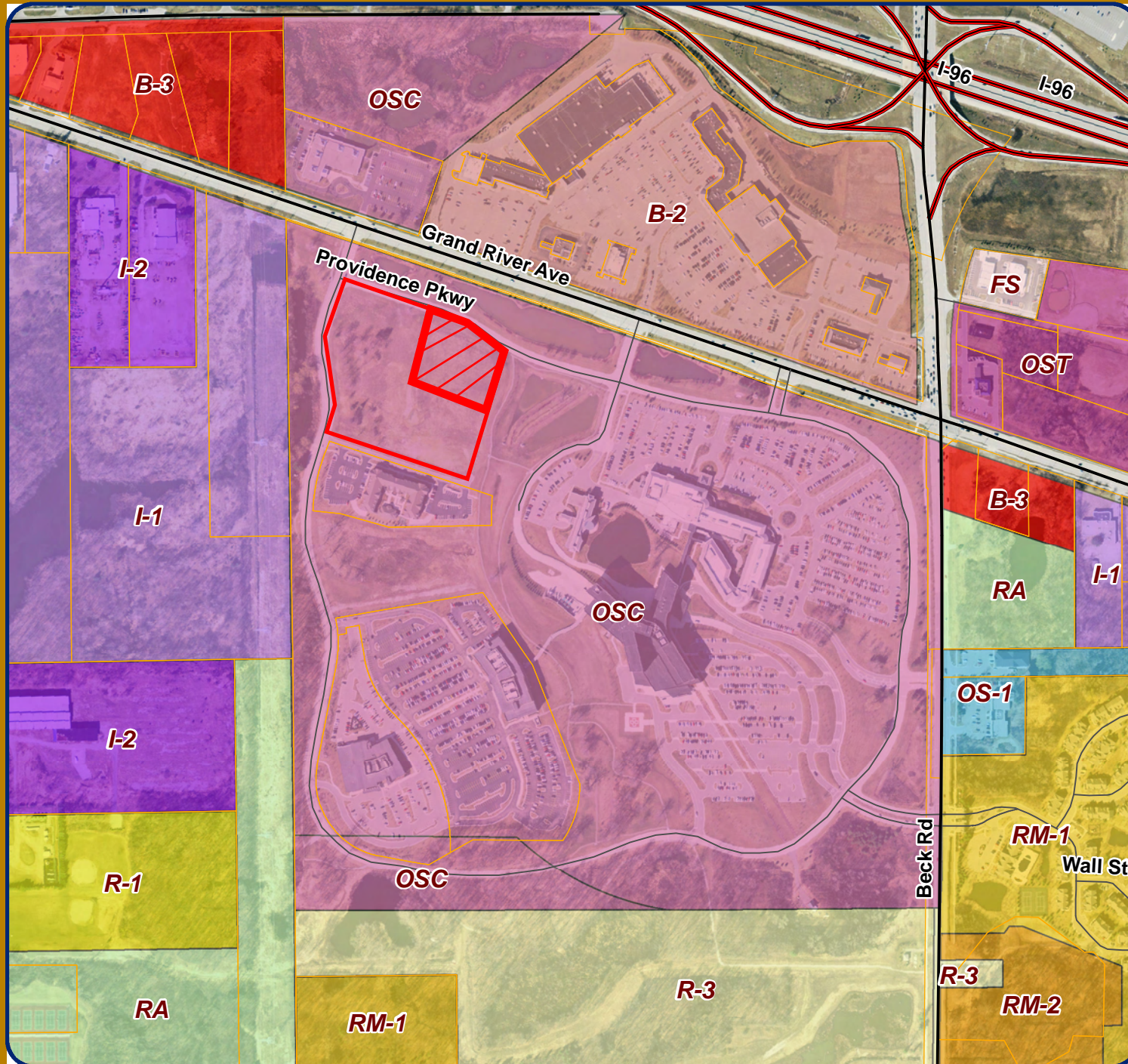
Amended By:
Date:
Department:

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.

Kidney Centers of America

Current Zoning



Map Legend

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



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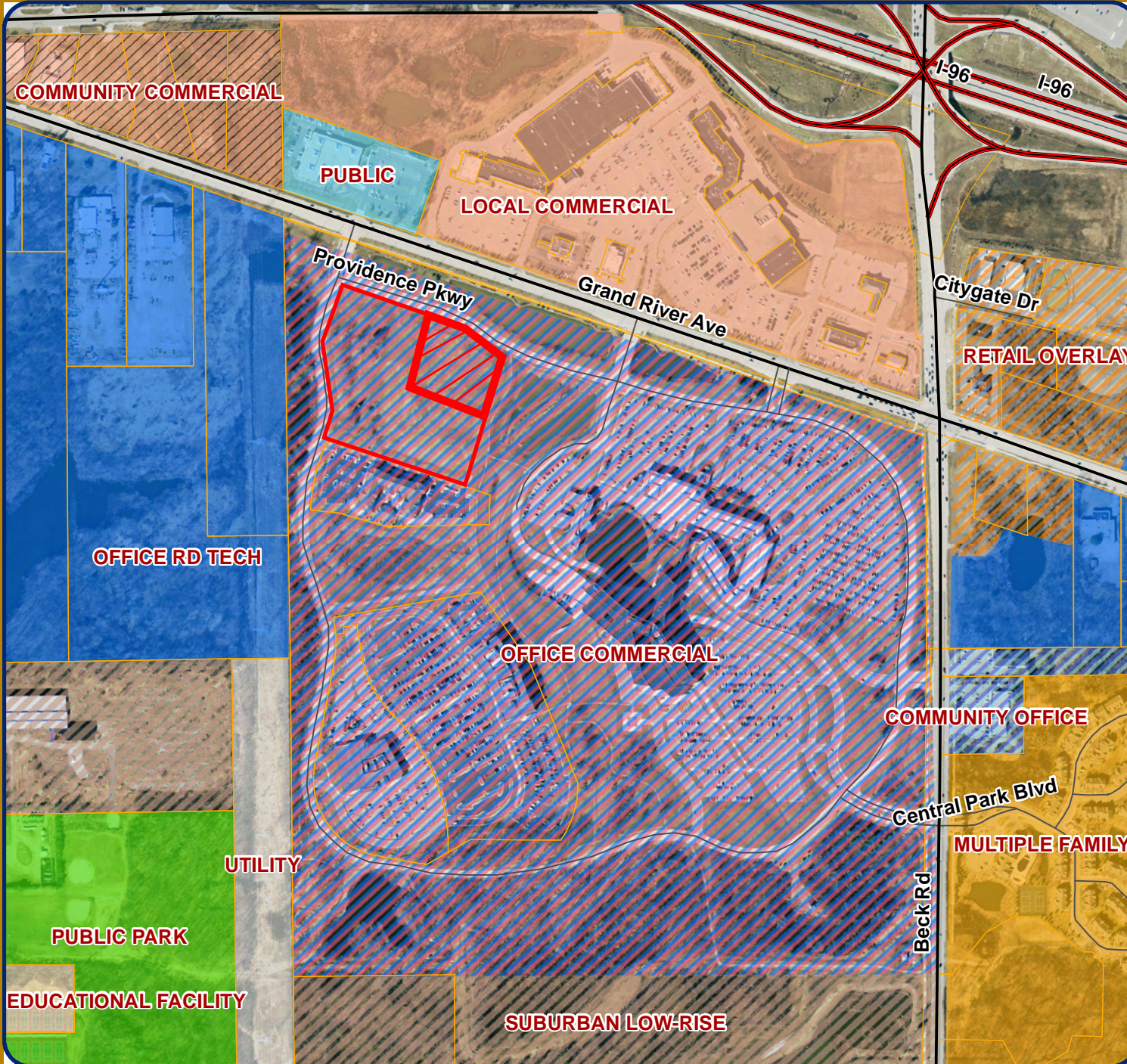
Amended By:
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Kidney Centers of America

Future Land Use



Map Legend

- Subject Property
- Future Land Use - 2010**
- Proposed Land Use**
- MULTIPLE FAMILY
- SUBURBAN LOW-RISE
- COMMUNITY OFFICE
- OFFICE RD TECHNOLOGY
- OFFICE COMMERCIAL
- OFFICE RD TECH w/RETAIL OVERLAY
- LOCAL COMMERCIAL
- COMMUNITY COMMERCIAL
- EDUCATIONAL FACILITY
- PUBLIC
- PUBLIC PARK
- UTILITY



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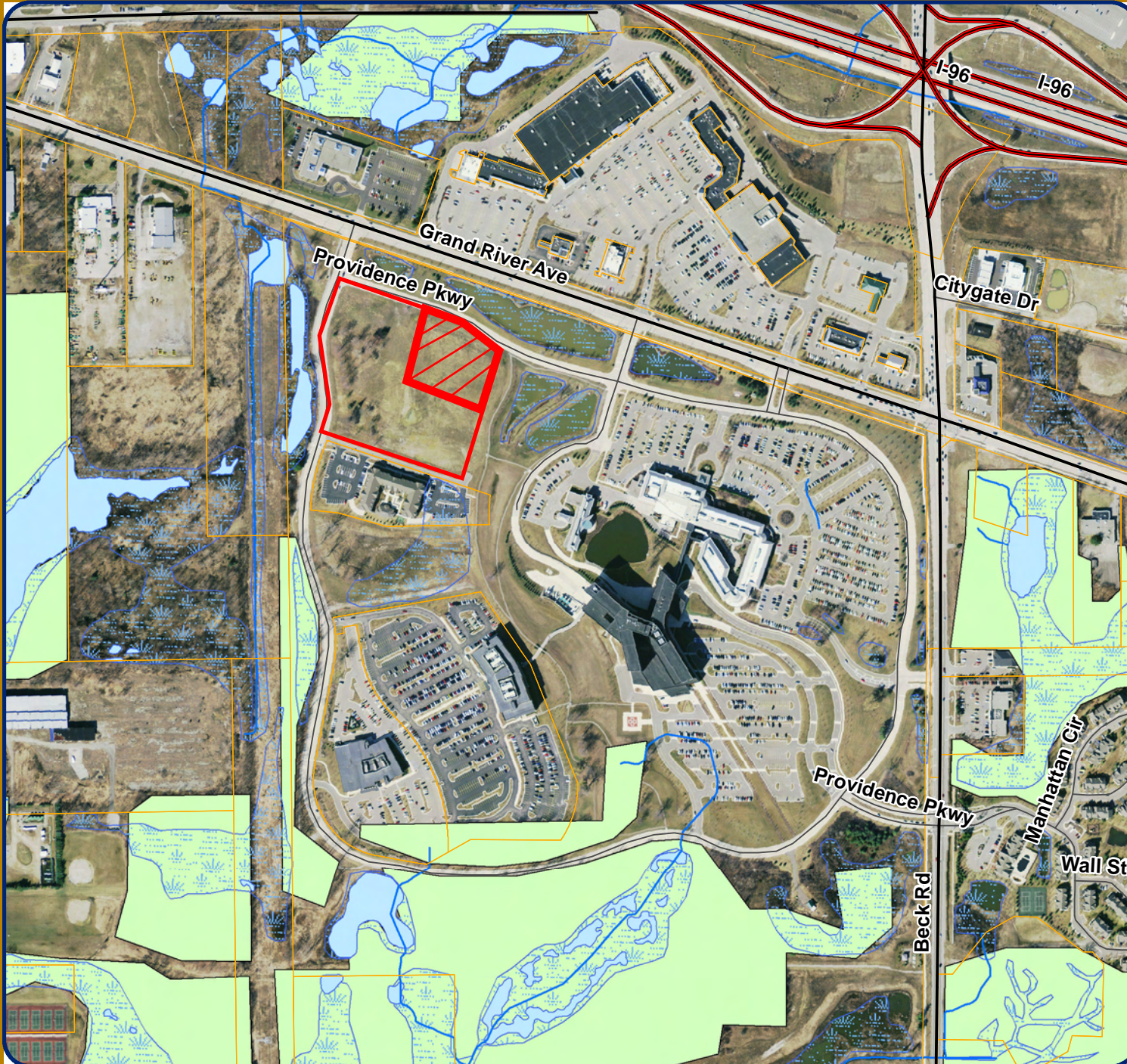
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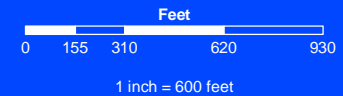
Kidney Centers of America

Natural Features



Map Legend

-  Subject Property
-  Waterways
-  Wetlands
-  Woodlands



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SITE PLAN

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



Landscape Tabulations

INTERIOR PARKING AREA LANDSCAPE REQUIREMENTS:		GREENBELT REQUIRED LANDSCAPE:	
53 PARKING SPACES (8x19) @ 171 SF EA. =	9,063 SF	CANOPY / EVERGREEN TREES:	
8 B.F. SPACE (8x19) @ 152 SF EA. =	1,216 SF	Parkway:	
3 B.F. ASKE (8x19) @ 95 SF EA. =	285 SF	184 LF NOT ADJ. TO PARKING / 40 = 5 TREES	
1 B.F. ASKE (8x19) @ 192 SF EA. =	192 SF	116 LF ADJ. TO PARKING / 25 = 3 TREES	
A: TOTAL SF LANDSCAPE REQD. =	10,716 SF @ 10% = 1,072 SF	TOTAL CANOPY / EVERGREEN TREES REQUIRED: 8	
B: VEHICULAR USE AREA =	25,198 X 5% = 1,260 SF	TOTAL SUB-CANOPY / EVERGREEN TREES PROVIDED: 6	
C: TOTAL REQD AREA FOR PARKING LOT LANDSCAPING A+B: 2,332 SF	TOTAL LANDSCAPE AREA PROVIDED: 2,341 SF	SUB-CANOPY TREES	
D: REQD DECID. SHADE TREES IN PARKING LOT AREAS = 2,332 SF / (171) =	13.6 TREES	Parkway:	
TOTAL TREES REQD PER PARKING LOT AREA: 31	TOTAL TREES PROVIDED: 31	184 LF NOT ADJ. TO PARKING / 25 = 7 TREES	
E: A MINIMUM OF ONE CANOPY TREE PER 35 LF OF PARKING LOT PERIMETER ALONG PARKWAY IS REQUIRED. 982 LF / 35 = 28	TOTAL CANOPY TREES REQD: 28	116 LF ADJ. TO PARKING / 20 = 6 TREES	
	TOTAL TREES PROVIDED: 28	TOTAL SUB-CANOPY TREES REQUIRED: 13	
		TOTAL SUB-CANOPY TREES PROVIDED: 13	
		BUILDING FOUNDATION REQUIRED LANDSCAPE:	
		470 LF @ 8' = 3,760 SF LANDSCAPE REQUIRED	
		5,039 SF LANDSCAPE PROVIDED	
R.O.W. STREET TREE REQUIREMENTS:			
Parkway:			
300 LF ADJ. TO PARKING / 45 = 7 TREES			
TOTAL ROW TREES REQUIRED: 7			
TOTAL ROW TREES PROVIDED: 7			

City of Novi Standard Notes

ALL LANDSCAPE MATERIALS, INSTALLATION, AND MAINTENANCE SHALL COMPLY WITH SECTION 2600 - SECTIONS 6 INSTALLATION, 6 MAINTENANCE AND THE LANDSCAPE DETAIL MANUAL SECTION 3 PLANT MATERIAL REQUIREMENTS.

ALL PLANT MATERIAL SHALL BE LOCALLY GROWN OR OF THIS NORTH MIDWEST AMERICAN REGION AND CONFORM TO THE CURRENT AAS STANDARDS. USE NO 1 GRADE PLANT MATERIAL.

ALL PLANTINGS SHALL BE INSTALLED BETWEEN MARCH 15TH AND NOVEMBER 15TH IN 2000 OR 2007.

PLANTING PERIOD SHALL BE: APRIL 1-NOV. 31 ANTICIPATED: 2005-07

ESTABLISHMENT WITH THE INTENT TO MAINTAIN ALL MATERIAL IN A HEALTHY GROWING CONDITION FREE OF WEEDS AND DEBRIS. THIS PERIOD SHALL BE (2) YEARS WITH CULTIVATION FOR WEED CONTROL PER MONTHS: JUNE, JULY, AUGUST DURING ESTABLISHMENT/GUARANTEE PERIOD. ANY FAILING MATERIAL SHALL BE REPLACED WITHIN YEAR, OR THE NEXT GROWING SEASON.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

ALL TREE WRAP, STAKES AND GUY SHALL BE REMOVED AFTER ONE WINTER SEASON.

NO PLANTINGS GREATER THAN 12" HIGH SHALL BE PLANTED WITHIN TEN (10) FEET OF FIRE HYDRANTS. PLANT MATERIAL SHALL NOT BLOCK VISIBILITY OF HYDRANT.

ANY AND ALL SUBSTITUTIONS OR DEVIATIONS SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.

NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK-SEE PLANTING DETAILS FOR DEPTH.

Note Key

- 1 21 VIEW TRIANGLE, TYP
- 2 PROPOSED PARKING LOT, SEE CIVIL DRAWINGS
- 3 SNOW STORAGE LOCATIONS
- 4 PROPOSED BUILDING, SEE ARCHITECTURAL DRAWINGS
- 5 FIRE DEPT. CONNECTION, SEE ARCHITECTURAL DRAWINGS. HOLD PLANT MATERIAL AWAY 3' ON EACH SIDE
- 6 METAL EDGING BETWEEN LAWN AND LANDSCAPE BED, TYP
- 7 PROPOSED DUMPSTER, SEE ARCHITECTURAL DRAWINGS
- 8 DECIDUOUS TREE PLANTING, SEE TYP DETAIL
- 9 EVERGREEN TREE PLANTING, SEE TYP DETAIL
- 10 HEDGE PLANTINGS, SEE TYP DETAIL
- 11 SHRUB PLANTINGS, SEE TYP DETAIL
- 12 PERENNIAL PLANTINGS, SEE TYP DETAIL
- 13 3" DEPTH SHREDDED BARK MULCH IN PLANTING BEDS, SEE TYP DETAIL
- 14 SOODED LAWN ON 4" DEPTH TOPSOIL, TYP
- 15 2" STONE MAINTENANCE STOP, SEE TYP DETAIL

Plan Legend

- R = R.O.W. TREE - DECIDUOUS
- G = GREENBELT TREE - DECIDUOUS
- P = PARKING LOT TREE - DECIDUOUS
- PP = PARKING LOT PERIMETER - DECIDUOUS
- PP = PARKING LOT PERIMETER - EVERGREEN
- G = GREENBELT SUBCANOPY TREE - DECIDUOUS

SURVEY PROVIDED BY:
 MRC
 565 Main Drive
 Bloomfield Hills, MI 48303
 (248) 454 - 6300

JOB NUMBER: 20130978
 DATED: June 2014

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GRAPHIC SCALE
 1" = 20'-0"

NORTH

Russell Design
 LANDSCAPE ARCHITECTURE
 Design • Planning

114 Eastown Street Suite 2A Northville, MI
 Ph: 248.374.1222 Fax: 248.374.1222

Client:
Kidney Centers of Michigan
 Renal Total Care
 Providence Parkway
 Novi, MI 48377

Job Number: W05-141
 Designer: E.J.
 Checker: MRR
 Date: 10.15.14
 Scale: 1" = 20'-0"

10.21.14 PRE-APPLICATION
 11.10.14 PRELIM SPA

**PRELIMINARY
 NOT FOR CONSTRUCTION**

Sheet Number: **L-1**
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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

December 2, 2014

Planning Review

Kidney Centers of Michigan

JSP14-70

Petitioner

Whitehall Real Estate Interests

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: South of Grand River, West of Beck Rd. In Providence Park Hospital campus
- Site School District: Novi Schools
- Site Zoning: OSC, Office Service Commercial
- Adjoining Zoning: OSC, Office Service Commercial
- Site Use(s): Vacant
- Adjoining Uses: Medical
- Site Size: 1.89 acres (Area within Lease boundaries)
- Building Size: 10,105 square feet
- Plan Date: 11/10/2014

Project Summary

The applicant is proposing a three phase development within Providence Hospital Campus consisting of Kidney Centers of Michigan in Phase 1, a restaurant in Phase 2 and a wellness center in Phase 3. The current submittal refers to Phase 1 construction only. Kidney Centers of America includes a 7,621 square foot Dialysis area and 2484 square foot Office space along with associated parking, loading and landscape on 1.89 acres of the total site that will be under lease.

Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan generally conforms to the requirements of the Zoning Ordinance; however there are **façade, traffic and landscape related items to be addressed on the Final Site Plan Submittal**. Planning Commission approval of the Preliminary Site Plan is required.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 12 (OSC, Office Service Commercial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the final site plan submittal.

1. Site Acreage: The Zoning Ordinance allows parking spaces in the front yard of the OSC, Office Service Commercial District, subject to a number of restrictions, including a minimum development size of 2 acres:

Sec 2400. (h) (1) No off-street parking shall be permitted in the front yard, being that area between the front property line and the front building facade of the principal building(s) on the lot or parcel, of the OSC, I-1, I-2 Districts unless: The parking area serves a development of at least two (2) acres in size;

The Preliminary Site Plan shows parking in the front yard and the site plan describes a property that is slightly less than two acres. **The applicant may choose to increase the boundary of the subject property to include a minimum of two acres, or may seek a variance from the Zoning Board of Appeals to allow the proposed parking to remain in the front yard.** Staff is in support of either alternative, and has no objection to the parking spaces in the front yard, as it appears that the Kidney Center will be a part of a larger, phased development.

2. Private Road Frontage: The proposed development site fronts directly on Providence Parkway, a private road with access to Grand River Avenue and Beck Road.

Sec. 2517. - Frontage on a Public Street. 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.

Previously, variances were filed by Providence Hospital and Medical Centers Inc to allow for three separate developments to front on a "private ring road" established for the use of all owners and occupants of the development, rather than a public road. These developments were: the Novi Orthopedic Center properties, LLC (ZBA 06-086), Staybridge (JW Hotels) (ZBA 06-087) and Providence Medical Office Building Development (ZBA 06-088). A public hearing was held in November of 2006 and the variances were approved. These requests were further supported by a declaration allowing cross access by the public to various uses along Providence Parkway. **At this time, the applicant will need to seek variances to again allow a development to front on a private ring road.** Staff is in support of this variance, as the private road serves to provide access to developments on the Providence Park Campus, and the declaration will insure that the access to the site from the public street is maintained.

3. Phasing: Please provide the phasing boundaries within parking lots if any for Phase 2 and phase 3 constructions.
1. Dumpster Enclosure: A dumpster and enclosure is proposed in the rear yard on the south side. Information on the height and materials for the enclosure shall be provided at the time of Final Site Plan to insure that it will match the building. Refer to Sec. 2503. - Accessory Uses. 2-F
2. Bicycle Parking: Please provide bike rack details according to the ordinance requirements at the time of Final Site Plan review. Refer to Sec. 2526. - Bicycle parking facility requirements.
3. Sidewalks: Please label the 6 foot BIT walk on the east side as existing.
4. Photometric Plan: The applicant has provided a photometric plan;
 - a. Please confirm that "Average light level of the surface being lit to the lowest light of the surface being lit does not exceed 4:1.
 - b. "Minimum Illumination for walkways is 0.2. Update the photometric along the sidewalk connecting the ROW to the site to reflect the minimum required." The foot candles along the sidewalk in the front yard do not entirely conform to the minimum required and should be adjusted on the Final Site Plan.
5. Economic Information: The applicant is asked to indicate in their response letter the expected approximate construction cost of the project and anticipated number of jobs created.

6. Landscape Review: There are few concerns noted in the landscape review letter that must be addressed on a revised Preliminary Site Plan submittal.
7. Wetland and Woodland Review: There are no wetlands and woodlands on site.
8. Facade Review: Refer to Façade Review Letter for additional comments.

Response Letter

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

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 or jniland@cityofnovi.org) in with any specific questions regarding addressing of sites.

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 SUMMARY CHART

Review Date: 02 December 2014

Project Name: JSP14 – 0070: Kidney Centers of Michigan

Plan Date: 10 November 2014

Prepared by: Sri Komaragiri, Planner **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>	Office Commercial	Dialysis Clinic and Office	Yes	The Preliminary Site Plan will require a Planning Commission approval
Zoning <i>(Effective December 25, 2013)</i>	OSC: Office Service Commercial Article 12	OSC	Yes	
Uses Permitted <i>Sec. 1201.</i>	Sec. 1201. - Principal Uses Permitted.	Dialysis Clinic and Office	Yes	
Frontage on a Public Street. <i>Sec. 2517.</i>		Frontage of Private Street (Providence Parkway)	No	A Variance would be required from Zoning Board of Appeals. See letter for further details
Height, bulk, density and area limitations <i>(Requirements Sec 2400 and related foot notes)</i>				
Minimum Zoning Lot Size for each Unit in Ac	(g) Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	
Open Space Area	----	---	---	---
Maximum % of Lot Area Covered (By All Buildings)	(g)	13%		
Building Height <i>Sec 2400</i>	(j)65 feet or 5 stories	18'-0" Building + 4'6" Rooftop Screening	Yes	

Item	Required Code	Proposed	Meets Code?	Comments
Building Setbacks Front @ Providence Park Way Side east Side west Rear South	35 ft.(h, t) 35 ft.(c, i, t) 35 ft.(c, i, t) 50 ft.(i, l, m, t)	Approx. 80 ft. Approx. 75 ft. Approx. 55 ft. Approx. 75 ft.	Yes	Foot notes (c (i), (m), (t) does not apply to this site as it does not abutt a residential district or fronts on a major Thoroughfare and there are not wetlands or woodlands on site.
Parking Setbacks Front north Side east interior Side west interior Rear south	(h) 20 ft. 20 ft. 20 ft.	25 ft. 20 ft. 20 ft. 20 ft.	Yes Yes Yes Yes	
2400 (h) Off-Street Parking in the front yard is allowed if				
Min. Site Area	2 Acres	Lease Area 1.89 Acres	No	The applicant may choose to increase the boundary of the subject property to include a minimum of two acres, or may seek a variance from the Zoning Board of Appeals to allow the proposed parking to remain in the front yard.
Required Parking Setback	Parking does not extend into min front yard setback unless - Site in OSC - Fronting on a private road - At least 100 ft. away from public road - Parking Screening Then then the minimum parking area front yard requirement may be reduced to 25 feet	- OSC - Fronting on Providence Park Way - Approx. 150'	Yes Yes Yes	
Maximum area covered by parking	Parking Area does not occupy more than 50 percent of area between the minimum front yard setback line and the building facade setback line	Not Applicable if the site is located in the OSC District, on a private road and more than 100 feet from any public road;	NA	

Item	Required Code	Proposed	Meets Code?	Comments
Parking Area Screening <i>Sections 2514 & 2509-8;</i>	- It is screened from all public rights-of-way by an ornamental brick-on-brick wall, or landscaped berm that is two and one-half (2½) feet in height (as measure from the parking lot surface)	It is not fronting on a Public ROW. No Berm or wall is proposed, but parking lot trees are proposed	Yes	Please refer to landscape comments in berm requirement
Planning Commission finding	- The parking area and lighting is compatible with surrounding development.	No Lighting is proposed at this point	No	
Parking, Loading and Dumpster Requirements (<i>Section 2505, Section 2506 and Section 2507</i>)				
Number of Parking Spaces Medical Office <i>Sec.2504.14.d(3)</i> Number of Parking Spaces General Office <i>Sec.2504.14.d(2)</i>	- For buildings greater than 5,000 square feet, 1 space per 175 SF GLA For 7621 SF, required spaces = 44 spaces - 1 space for 222 SF GLA For 2,484 SF, required spaces = 11 spaces - Total Required = 55 spaces	46 spaces 15 spaces Total Proposed = 61 spaces	Yes	
Parking Space Dimensions and Maneuvering Lanes <i>Sec. 2506</i>	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	90° Parking: 9 ft. x 17 ft. along 7 ft. wide interior sidewalks	No	
End Islands <i>Sec. 2506.13</i>	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as	End Islands are proposed	Yes	

Item	Required Code	Proposed	Meets Code?	Comments
	illustrated in the Zoning Ordinance. - No parking stall located adjacent to a parking lot entrance from a street (public or private) shall be located closer than 25 feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer.			
Barrier Free Spaces <i>Barrier Free Code</i>	2 barrier free parking spaces (for total 51 to 75)& 1 van barrier free parking space	6 regular barrier Free parking & 2 van barrier free spaces are proposed	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Two types of accessible spaces are provided	Yes	
Barrier Free Signs <i>Barrier Free Design Graphics Manual</i>	One sign for each accessible parking space.	One sign for each space is proposed	Yes	
Bicycle Parking Facilities <i>Sec. 2526. 2. a</i>	One (1) space for each twenty (20) employees on the maximum shift, minimum two (2) spaces	2 bike spaces are proposed	Yes	
Loading Spaces <i>Sec. 2507.1</i>	Provide in rear or interior side	Loading Area in the rear	Yes	
Dumpster <i>Sec. 2503.F</i>	- Located in rear yard - Attached to the building - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Two dumpsters are provided in the rear yard	Yes	

Item	Required Code	Proposed	Meets Code?	Comments
Dumpster Enclosure <i>Sec. 21-145. (c)</i>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad Screening Materials: Masonry, wood or evergreen shrubbery	<ul style="list-style-type: none"> - An enclosure is shown on the plans - Height is not specified - A concrete surface is indicated - Screening materials not specified. 	No	Applicant should provide dumpster screening details.
Lighting and Other Equipment Requirements				
Exterior lighting <i>Sec. 2511</i>	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is not provided	Yes	
Roof top equipment and wall mounted utility equipment <i>Sec. 2503.2.E.(1)</i>	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Roof top equipment proposed	No	
Roof top appurtenances screening <i>Sec 2503.E.2</i>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Pre-finished metal screen wall		Please refer to Façade consultants comments

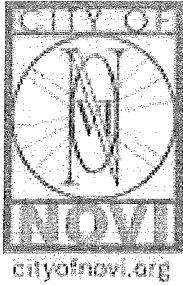
Item	Required Code	Proposed	Meets Code?	Comments
Sidewalks Requirements				
Sidewalks Article XII <i>Sec. 11-276(b)&</i> <i>Sec. 11-279</i>	- A 5'-8' wide sidewalk shall be constructed along all arterial and collector roads except in industrial districts - All pedestrian safety paths shall be concrete and four (4) inches thick except residential driveway crossings which shall be six (6) inches thick, and industrial/commercial driveway crossings which shall be eight (8) inches thick.	- 6ft. concrete sidewalk is proposed along Providence Parkways - Existing 6ft. Bituminous Pavement walk along the side yard	Yes	All sidewalks shall be in concrete. Please label existing sidewalks.
Pedestrian Connectivity	The Planning Commission shall consider the following factors in exercising its discretion over site plan approval Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets (Section 2516.2.b (3)).	Sidewalks are proposed throughout the site for	Yes	
Building Code and other design standard Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not Provided	No	

Item	Required Code	Proposed	Meets Code?	Comments
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).		Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Information Not Provided	No	Please provide the information in the cover letter
Development/ Business Sign	Signage if proposed requires a permit.			<u>For sign permit information contact Jeannie Niland 248-347-0438.</u>

Lighting Review Summary Chart

Required	Meets Requirements?	Comments
Intent (Sec. 2511.1) Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky		
Lighting Plan (Sec. 2511.2.a.1) Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Yes	
Lighting Plan (Sec.2511.2.a.2) Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> ▪ Photometric data ▪ Fixture height ▪ Mounting & design ▪ Glare control devices ▪ Type & color rendition of lamps ▪ Hours of operation ▪ Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties 	Yes	
Required Conditions (Sec. 2511.3.a) Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	Yes	
Required Conditions (Sec. 2511.3.b) <ul style="list-style-type: none"> ▪ Electrical service to light fixtures shall be placed underground ▪ Flashing light shall not be permitted ▪ Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Yes	
Required Conditions (Sec.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	Provide information that the requirement has been met
Required Conditions (Sec. 2511.3.f) Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	Yes	
Min. Illumination (Sec. 2511.3.k) <ul style="list-style-type: none"> ▪ Parking areas: 0.2 min ▪ Loading & unloading areas: 0.4 min ▪ Walkways: 0.2 min ▪ Building entrances, frequent use: 1.0 min ▪ Building entrances, infrequent use: 0.2 min 	Yes Yes No Yes Yes	The foot candles along the sidewalk in the front yard do not entirely conform to the minimum required.
Max. Illumination adjacent to Non-Residential (Sec. 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 (Sec. 2511.3.1.2) All cut off angles of fixtures must be 90° when adjacent to residential districts	NA	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

11/21/2014

Engineering Review

Kidney Centers of Michigan
JSP14-0070

Applicant

WHITEHALL REAL ESTATE INTERESTS

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of Grand River Ave. and W. of Beck Rd.
- Site Size: 1.89 Acres
- Plan Date: November 10, 2014

Project Summary

- Construction of an approximately 10,105 square-foot building and associated parking. Site access would be provided by two curb cuts on to Providence Parkway Private roadway.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the east side of the parcel along the existing detention basin. A 2-inch domestic lead and a 8-inch fire lead would be provided to serve the building, along with 4 additional hydrants
- Sanitary sewer service would be provided by a 10-inch extension from the existing 10-inch sanitary sewer near the Providence Parkway and Grand River Ave. intersection.
- Storm water would be collected by a single storm sewer collection system and detained in the existing detention pond to the east.

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. 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 minimum of two ties to established section or quarter section corners.
3. 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.
4. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
5. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
7. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
8. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
9. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

Water Main

10. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
11. Provide a profile for all proposed water main 8-inch and larger.
12. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated.

Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

13. Provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
14. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
15. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
16. Provide sanitary basis of design and include the area to the west/south that will connect to the proposed stub.
17. The Oakland County Water Resource Commission IWC form for non-domestic sites must be submitted prior to Final Stamping Set approval.
18. Seven (7) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

19. Provide profiles for all proposed storm sewer.
20. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
21. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
22. Match the 0.80 diameter depth above invert for pipe size increases.
23. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
24. Illustrate all pipes intersecting storm structures on the storm profiles.
25. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

26. 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.
27. Provide a drainage area map for the site.

Paving & Grading

28. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.
29. Revise sidewalk adjacent to parking detail to show a 2 percent maximum cross slope.

Off-Site Easements

30. Provide an ingress/egress easement from Providence Parkway.
31. Provide a pathway easement for the pathway to the east of the site.
32. Provide a 20-foot wide sanitary sewer easement.

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

33. 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:

34. A draft copy of the private ingress/egress easement for shared use of the drive entry from Providence Parkway must be submitted to the Community Development Department.
35. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
36. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
37. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

38. 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).
39. 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.
40. 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.
41. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
42. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
43. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
44. 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.
45. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

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



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development Department
Michael Andrews, Water & Sewer Department

TRAFFIC REVIEW

November 19, 2014

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

SUBJECT: Kidney Centers of Michigan, JSP14-0070, Traffic Review of Preliminary Site Plan, PSP14-0195

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 to the items shown below in **bold** being satisfactorily addressed on the final site plan.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant is proposing a one-story, 10,105-s.f. medical office building. The site is on the south side of Providence Parkway roughly 500-800 ft east of the Parkway's connection to Grand River. Hospital detention basins lie to the east and north, and other nearby properties remain undeveloped (although plan sheet C 01 shows future development phases consisting of a restaurant and a wellness center). Providence Parkway is three-lane private road.

Trip Generation

How much new traffic would be generated?

2. On average, a medical office building of the proposed size can be expected to generate about 365 one-way vehicle trips per day, 24 in the AM peak hour (19 in and 5 out) and 37 in the PM peak hour (10 in and 27 out).

Vehicular Access Locations

Do the proposed "driveway" locations meet City spacing standards?

3. Although Providence Parkway is a private road with no known speed limit, we note that the 236-ft between the two proposed access drives is more than satisfactory, exceeding the public-road minimum same-side driveway spacing for a 45-mph roadway.

Vehicular Access Improvements

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

4. No, and none are required.

Access Drive Design and Control

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

5. **The final site plan should note that the proposed stop bars (if retained) shall be white. Also, the stop signs should be indicated as 24" x 24".**

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. Yes, although **all of the proposed pedestrian ramps should be labeled as such.**

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

7. The four parking spaces on the south side of the building pad have been relocated eastward since the pre-application plan. **Per Sec 2506.13 of the Zoning Ordinance, a raised landscaped end island is now required at the pad's southeast corner. A painted end island could be substituted only with a Planning Commission waiver, but we recommend against such a waiver since we do not believe that "internal traffic circulation" at this location will be "low" (a key criterion in granting a waiver). Also per the above section, "... end islands, whether raised or painted, shall generally be at least eight (8) feet wide, have an outside radius of 15 ft, and be constructed three (3) feet shorter than the adjacent parking stall.**" (The painted island now shown appears to have a radius of only 12 ft and no setback from the south end of the adjacent stall. If a painted island were to be allowed at this location, it should be crosshatched in white as well as conform to the preceding dimensions.)
8. All perimeter parking spaces have been proposed to be only 17 ft long but about a 6-inch-high curb. To ensure that parking vehicles can overhang the curb by at least 2 ft, **the perimeter curbs with abutting parking spaces should be limited in height to 4 inches.**
9. **The northernmost and southernmost of the proposed 8 bumper blocks should be deleted, as the sidewalk ramp in at least one wheel track will serve as an adequate wheel stop.**
10. The proposed bumper blocks are shown centered on the joint between the sidewalk and adjacent parking surface. However, **to meet the 17-ft-long parking space requirement, the vertical face of the blocks against which tires will come to rest (the west face in this case) must be a full 17'-0" from the aisle end of the parking stripes. The blocks must therefore rest entirely on the edge of the walk.**
11. **There is an inconsistency in how the widths of end parking spaces are dimensioned and noted.** Each such space scales 10 ft wide to the face of curb (represented by a dashed line) and has a dimensioned width of "10.5' TYP.," thus indicating that width is being referenced to the back of curb. However, a note on sheet C 02 reads "Note: Dimensions of parking stalls abutting a curb or a walk are to face of curb or walk. All other dimensions are to back of curb

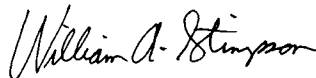
unless otherwise indicated.” Since the word “dimensions” in the preceding sentence implies width as well as length, it describes a situation not designed or dimensioned on the plan. **The applicant is free to remedy this inconsistency as he or she pleases, but it needs to be done.**

12. As we noted in our pre-application comments, the 9-ft standard parking space width has been referenced to the lip of gutter. To reduce the amount of impermeable surface and future maintenance costs, **the applicant may wish to instead reference this standard width to the face of curb** (by far the most common design practice).
13. **Sheet C 00, entitled “Pavement Marking/Signage and Typical Details,” should be revised as follows:**
 - a. **The detail for the “Typical 8’-0” Wide Handicap Parking Space” should more clearly indicate that the striping on the other side of the handicap space from the access aisle consists of either (i) a single blue stripe if the space shown abuts another handicap space, or (ii) abutting blue and white stripes if the adjacent space is undesignated. (The label now cites “stripe” (singular) and lacks punctuation clearly distinguishing the two possibilities.) Also, both the striping on the far (or lower) side of the undesignated space abutting the access aisle, and the wheelchair symbol, should be labeled as white.**
 - b. **The detail for the “Typical 8’-0” Wide Handicap Van Parking Space” is in need of the same revisions noted in comment 11a, with the exception of the color of the wheelchair symbols (which is adequately labeled in this detail).**
 - c. **The striping used to outline and crosshatch the loading area should be labeled yellow.**
 - d. **The zebra-bar crosswalk should be labeled white. As also noted in comment 5 above, the stop bars (if retained) should also be labeled white.**
14. **A Signing Quantities Table should be added to the site plan, listing the number of parking signs required by sign description and MMUTCD sign code.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

November 17, 2014

Preliminary Landscape Plan

Kidney Centers of Michigan

JSP14-70

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: South of Grand River, West of Beck Rd. In Providence Park Hospital campus
- Site School District: Novi Schools
- Site Zoning: OSC, Office Service Commercial
- Adjoining Zoning: OSC, Office Service Commercial
- Site Use(s): Vacant
- Adjoining Uses: Medical
- Site Size: 1.89 acres (Area within Lease boundaries)
- Building Size: 10,105 square feet
- Plan Date: 11/10/2014

Recommendation

Approval of the *Preliminary Site Plan is recommended*. The plan generally conforms to the requirements of the Zoning Ordinance;

Ordinance Requirements

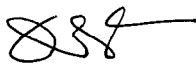
This project was reviewed for conformance with the Zoning Ordinance with respect to Article 25 (General Provisions) Sec. 2509. - Landscape Standards, Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the final site plan submittal.

1. Existing plant material (LDM 2.e.(2)):
Show location type and size. Label to be saved or removed. Plan shall state if none exists. All existing trees to remain must be sheltered by tree protection fencing during construction.
2. Existing and Proposed Utilities including hydrants.(LDM 2.e.(4)):
It is hard to distinguish between different utilities and easement on the landscape plan. Provide different line types and label clearly all the existing and proposed utilities along with the easements. Clear all the unwanted survey text to avoid confusion.
3. Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)
The property is fronting on a private road. Berm must be shown on plan. Provide existing grades on site.
4. Plant List (LDM 2.h.) and Landscape Plan
 - a. **Please move the Plant schedule with details to sheet L-1**
 - b. **Update the years under "City of Novi Standard Notes"**

- c. **Please clearly label the Red Maple (AR) and Tulip Tree (LT) callouts on the plan. The plant legend types are conflicting with the tree callouts.**
5. Transformer Screening (LDM 1.e)
Provide 8 to 10 feet of clear space in front of the doors. 24" clear on sides. Refer to LDM 1.e for more information. **Provide an enlarged detail of the transformer area to demonstrate compliance with the requirements.**
 6. Irrigation (Sec. 2509 3.f.(6)(b))
All landscape areas are required to be irrigated. Provide with final landscape plan.
 7. Proposed topography. 2' contour minimum (LDM 2.e.(1))
Show at a minimum 2' contour interval
 8. Clear Vision Zone (LDM 2.3.(5) - 2513) **Please label the clear vision zones shown on the plan.**
 9. General Notes
 - a. All substitutions or deviations from the landscape plan must be approved by the city prior to installation.
 - b. Maintain shrubs at max. 24" in height within lot.
 - c. Stamping Set must provide an original signature.

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

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

Landscape Review Summary Chart

Date: November 19, 2014

Project Name: Kidney Centers of Michigan
 Project Location: Providence Parkway
 Sp #: JSP14-70
 Plan Date: 11/10/2014
 Review Type: Preliminary Site Plan

Item	Required	Proposed	Meets Code	Comments
Name, address and telephone number of the owner and developer or association. (LDM 2.a.)	Yes	Yes	Yes	
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	
Legal description or boundary line survey. (LDM 2.c.)	Yes	No	No	
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	
A landscape plan 1" -20' minimum Proper north (LDM 2.e.)	Yes	Yes	Yes	
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	No	No	Show at a minimum 2' contour interval
Existing plant material (LDM 2.e.(2))	Yes	Yes	No	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	Please indicate all the utilities and easements clearly on the plan. Label them as needed.
Clear Vision Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	Please label on plan.
Zoning (LDM 2.f.)	OSC			
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Stamping Set must provide an original signature.
Plant List (LDM 2.h.)	Yes	No	No	Please move the Plant schedule with details to sheet L-1
Quantities	Yes	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper Sub-Canopy trees must be 2.5" in caliper
Type and amount of mulch	Yes	Yes	No	
Turf	Yes	Yes	No	Must provide type and quantity of all ground cover.
Acceptable species	Yes	Yes	No	
Diversity	Yes	Yes	Yes	
Planting Details/Info (LDM 2.i.)	Yes	Yes	No	
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	
Berm Plantings (LDM 1)	Yes	Yes	Yes	
Walls (LDM 2.k.)	NA			Show materials, height and type of construction including footings.
Street Trees	Yes	Yes	Yes	7 required. 7 provided.
Foundation Planting Area (SF)	Yes	Yes	Yes	3,760 SF required. 5,039 provided.
Landscape Notes	Yes	Yes	Yes	Please update the year under notes.
Miss Dig Note	Yes	Yes	Yes	
Mulch	Yes	Yes	Yes	
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	All substitutions or deviations from the landscape plan must be approved by the city prior to installation.
Tree stakes	Yes	Yes	Yes	Remove after one winter season.
Parking Area Landscape Calculations (LDM 2.0.)	Yes	Yes	Yes	Islands a minimum 300 square feet to qualify.
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R	Yes			A - Total square footage of parking spaces not including access aisles X 10% (parking space square footage x .10) 1,072 SF required.

Item	Required	Proposed	Meets Code	Comments
district				
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			B - Square footage of all additional paved vehicular use areas under 50,000 sq. ft. x 5% (square footage x .05) 1,260 SF required.
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			C - square footage of all additional paved vehicular use areas over 50,000 sq. ft. x 1% (square footage x .01) A+B = 2,332 SF required
Parking lot tree requirement	Yes	Yes	Yes	Total square footage requirement / 75 31 required 31 provided
Perimeter Canopy Tree Plantings	Yes	Yes	Yes	Minimum 1 per 35 linear feet as a minimum.
Interior Lot Plants	Yes	Yes	Yes	Maintain shrubs at max. 24" in height within lot.
15 parking space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Foundation Landscape calculation (LDM.2.p.)	Yes	Yes	Yes	Square footage equal in quantity to the building perimeter x 8'. Minimum 4' required 3,760 required 5,039 provided
Snow Deposit (LDM.2.q.)	Yes	Yes	No	Show location(s)
Irrigation plan (LDM 2.s.)	Yes	No	No	Provide with final landscape plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	
Plant Placement (LDM 3.a.(4))	Yes	Yes	Yes	All plants except creeping vine type plantings, shall not be located within 4' of a property line
Residential adjacent to non-residential	NA			
Berm (2509.3.a.)	NA			
Planting (LDM 1.a.)				
Adjacent to Public Rights-of-Way				The Property fronts on a private driveway

Item	Required	Proposed	Meets Code	Comments
Berm (2509.3.b.)	Yes	Yes	No	Berm must be shown on plan. Provide existing grades on site.
Street trees	Yes	Yes	Yes	1 tree per 45 LF 300 LF/45= 7 Trees Required 7 Trees Provided
Detention Basin Plantings (LDM 1.d.(3))	NA			70-75% of basin rim planted.
Transformer Screening (LDM 1.e)	Yes	Yes	Yes	Provide 8 to 10 feet of clear space in front of the doors. 24" clear on sides. Refer to LDM 1.e for more information.
R.O.W. Trees (2509.3.f - LDM 1.d))	NA			
Basin plantings	NA			
Loading Zone (2507)	Yes	Yes	Yes	Placed at rear of building.

NOTES:

1. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This table is a summary chart and not intended to substitute for any Ordinance. The appropriate section of the applicable ordinance is indicated in parenthesis.
For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.
2. NA means not applicable.
3. Critical items that need to be addressed are in bold italics.
4. For any further questions, please contact:
Sri Ravali Komaragiri
City of Novi Planner
45175 W. Ten Mile Road
Novi, Michigan 48375-3024
(248) 735-5607
City web site www.cityofnovi.org

FACADE REVIEW



December 1, 2014

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

Re: **FACADE ORDINANCE - Facade Review, Preliminary Site Plan**
Kidney Centers of Michigan, PSP14-0179
 Façade Region: 1, Zoning District: OSC

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the revised drawings prepared by Sedgewick & Ferweda Architects, dated 10/14/14. 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.

	North (Front)	South	West	East	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	74%	76%	79%	76%	100% (30% Min)
GFRC Cornice	12%	11%	12%	14%	25%
Cast Stone	5%	5%	4%	4%	50%
Flat Metal Panels (roof screen)	9%	8%	5%	6%	50%

As shown above all proposed façade materials are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project. Roof equipment is proposed to be screened using flat metal panels. A sample board was not available at the time of this review. A sample board indicating carefully coordinated colors should be provided at least 5 days prior to the Planning Commission meeting.

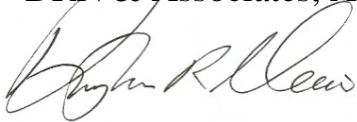
Notes to the Applicant:

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 cursive script, appearing to read "Douglas R. Necci".

Douglas R. Necci, AIA

FIRE REVIEW



October 23, 2014

November 24, 2014

TO: Barbara McBeth- Deputy Director of Community Development
Kristen Kapelanski- Plan Review Center
Sri Komaragiri- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Doreen Poupard

Wayne Wrobel

Laura Marie Casey

City Manager
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**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
Jerrod S. Hart

RE: Kidney Centers of Michigan

PSP#14-0179

PSP#14-0195

Project Description: A 10,930sq. ft. single story medical office building located on Providence Parkway in Section #17

Comments:

- 1) Two FDC locations are indicated on the site plan; FDC location will be consistent with recommendation #1.

Corrected 11/24/14

- 2) For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service for each building. Individual shutoff valves for interior fire protection shall be by post indicator valve (P.I.V.) or by valve in well and shall be provided within a public water main easement. *(D.C.S. Sec.11-68(a)(9))*

Corrected 11/24/14

Recommendation: 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

APPLICANT RESPONSE LETTER



Project & Design Management
3060 Hilton
Ferndale, MI. 48220
office (248) 298-0810
facsimile (248) 298-0811

December 4, 2014

Ms. Sri Komaragiri
Ms. Barbara McBeth
Planning and Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: Kidney Centers of Michigan at Providence Park Hospital Campus
Response to Preliminary Site Plan Review
City of Novi No. JSP14-70
PDM Project No.: 103-004

Dear Ms. Komaragiri,

This letter is in response to the Plan Review Center Report for Preliminary Site Plan Review dated December 2, 2014 for the proposed construction for a new medical office building located South of Grand River and West of Beck Rd in the Providence Park Hospital Campus.

Please note that Project and Design Management is the Architect responsible for the building shell and exterior of the building. We have provided our responses below to the Façade Review issued by DRN.

- 1. Applicant should provide dumpster screening details.*
Dumpster walls are to be constructed of concrete masonry unit supporting structure with face brick finish to match the building field brick and a cast stone cap. Drawings indicating dumpster size, wall screening materials and details of dumpster wall shall be provided with final Site Plan Review package as requested.
- 2. A sample board indicating carefully coordinated colors should be provided at least 5 days prior to the Planning Commission meeting.*
Refer to attached sample board indicating exterior building finishes and brick sample board.

Regarding item #1 of the Plan Review Report: It is the intent of the applicant to not seek a variance. It is proposed that the site be increased to two acres. Refer to the attached revised site plan exhibit dated 12/4/14 for reference.

Regarding item #5 of the Plan Review Report: As requested, the total cost of construction for all site improvement and building shell construction is expected to reach approximately \$1,200,000. The total cost of construction for all interior tenant build-out is expected to reach approximately \$800,000. Approximately 40 construction jobs and approximately 20 permanent jobs shall be created

All other comments noted on the Plan Review Center Report cover are acknowledged and shall be addressed as part of the Final Site Plan Submittal as requested.

Hubbell Roth and Clark is responsible for the site design and civil engineering. Russell Design is responsible for the Landscape Design. Their letters addressing the respective review comments are attached with this package.

Please feel free to call with any further questions or comments.

Sincerely,

A handwritten signature in blue ink that reads 'Jim Lemire'.

Jim Lemire, AIA
Project and Design Management

Cc: Gary Jonna, Whitehall Real Estate Interests
Gary Tressel, Hubbell Roth and Clark
Marc Russell, Russell Design

Attachments:

Hubbell Roth and Clark Response Letters (Email PDF)
Russell Design Response Letter (Email PDF)
Russell Design Colored / Rendered Site Plan (Email PDF)
Hubbell Roth and Clark Site Plan Exhibit for Proposed Two-Acre Site (Email PDF)
Project and Design Management Exterior Building Sample Board and Brick Sample Board (Hand Delivered)

TWR - 03 DEC 2014 1453

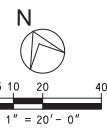
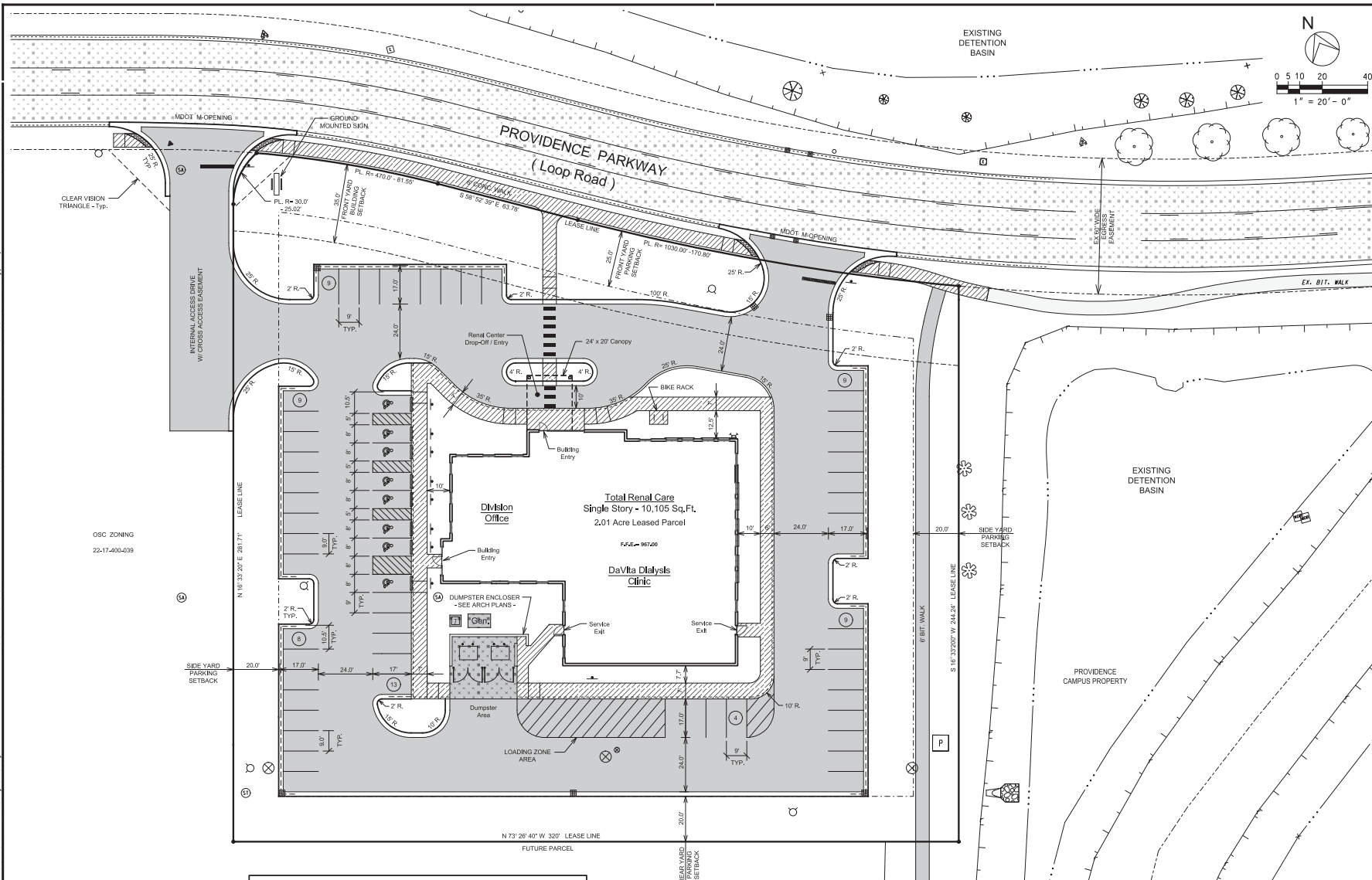
REV. 11/20/13 11:25:30 AM by 11/20/13

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CGE - 11/20/13 11:25:30 AM by 11/20/13

CGE - 11/20/13 11:25:30 AM by 11/20/13

CGE - 11/20/13 11:25:30 AM by 11/20/13



Building Data:
 Square Footage:
 Proposed 10,105 Sq. Ft.
 Parking per Sq. Ft. GLA

1st Floor Area	Required	Provided
Renal Treatment Center (Dialysis Area) 1 Space per 175 Sf. @ 7,621 Sq. Ft.	44	46
Kidney Center (Office Area) 1 Space per 222 Sf. @ 2,484 Sq. Ft.	11	15
Total	55	61

LEGEND

	EXISTING PAVEMENT		PROPOSED CONCRETE PAVEMENT
	EXISTING GRAVEL		PROPOSED CONCRETE SIDEWALK
	EXISTING BUILDINGS		PROPOSED BITUMINOUS PAVEMENT
	PROPOSED 2.0' CONCRETE CURB AND GUTTER - 6' HIGH		PROPOSED 2.0' CONCRETE CURB AND GUTTER - 4' HIGH
	PROPOSED SIGN		PROP. 6.0' LONG, 4' HIGH YELLOW BUMPER BLOCK

***NOTE: DIMENSIONS OF PARKING STALLS ABUTTING A CURB OR A WALK ARE TO FACE OF CURB OR WALK. ALL OTHER DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED.**

NOTE: ALL WORK SHALL CONFORM TO CITY OF NOVI STANDARDS AND SPECIFICATIONS.

811
 CALL MISS DIG
 72 HOURS
 (5 WORKING DAYS)
 BEFORE YOU DIG
 1-800-482-7171
 OR 811
CALL811.COM (TOLL FREE)

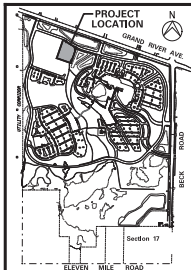
NOTICE: ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM RECAL OBSERVATIONS AND RECORD MAPS WHERE AVAILABLE. NO GUARANTEE IS MADE OR SHOULD BE ASSUMED AS TO THE CORRECTNESS OR ACCURACY OF THE UTILITIES SHOWN ON THE DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

WHITEHALL
 REAL ESTATE INTERESTS

HRC 100
 CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
 BLOOMFIELD HILLS, MICH. P.O. BOX 804
 48300-0804
 PHONE: (248) 454-4300
 FAX: (248) 454-8312
 FAX (Out of State): (248) 338-0592
 WEB SITE: http://www.hrc-eng.com

12/4/14	PDM SPA Response Exhibit
11/10/2014	PRELIMINARY SITE PLAN APPROVAL
10/21/2014	PRE APPLICATION PACKAGE
10/08/2014	REVIEW BUILDING FOOTPRINT
07/30/2014	OWNER'S REVIEW - SITE #2
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	R.C.H.
DRAWN	R.C.H.
CHECKED	G.J.T.
APPROVED	
11/20/2013 11:25:30 AM by 11/20/13	



Kidney Centers of Michigan and Total Renal Care at St. John Providence Parkway
 CITY OF NOVI
 OAKLAND COUNTY, 26 QUARTER OF SECTION 17, T4N-36S-34E

PROPOSED SITE PLAN - ENLARGED -

HRC JOB NO. 20130978	SCALE 1" = 20'
DATE JUNE 2014	SHEET NO. C 02 OF 02



December 3, 2014

Ms. Sri Komaragiri
Ms. Barbara McBeth
Planning and Community Development
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

**RE: Response to Landscape Architectural Preliminary Site Plan Approval Review
JSP 14-70**

Dear Ms. Komaragiri:

The comments provided in your review letter dated November 17, 2014 have been addressed as follows. Revisions to our plans will appear on the resubmitted final site plan documents.

1. Existing Plant Material:

- a. There is no existing plant material on the proposed site. We will add this note to our plans.

2. Existing and Proposed Utilities including Hydrants:

- a. We will attempt to graphically differentiate utilities. We will also attempt to provide some clarity to the existing survey; although most of the survey graphics are on a single layer.

3. Adjacent to Public Rights-of-Way – Berm and Buffer:

- a. We have shown the required berm on our drawing, see Sheet L-1. The required cross section appears on Sheet L-2.
- b. Existing grades are shown on Sheet L-1.

4. Plant List

- a. We will clarify all plant call outs and quantities.
- b. We will update years on City of Novi Standard Notes.

5. Transformer Screening:

- a. We will provide enlarged detail

6. Irrigation Plan:

- a. We will provide an irrigation plan and cost estimate.

Page 2
Mr. Sri Komaragiri
Ms. Barbara McBeth

7. Proposed Topography:

- a. We will provide 2' contours on our drawings if available

8. Clear Vision Zone:

- a. We have noted the clear vision zone at the west entry. We have noted the clear vision zone as typical. Please see note 1 on Sheet L-1. We will add additional call outs at the east entry.

9. General Notes:

- a. We will provide an original seal and signature on the final site plan submittal.

If we can provide you any additional information, or answer any questions, please do not hesitate to call.

Sincerely,
RUSSELL DESIGN, INC.

A handwritten signature in black ink that reads "MARC R. RUSSELL" in a stylized, cursive font. The signature is written in all caps and includes a long, sweeping horizontal stroke at the end.

Marc R. Russell, ASLA
Principal



PRINCIPALS

George E. Hubbell
Thomas E. Biehl
Walter H. Alix
Peter T. Roth
Keith D. McCormack
Nancy M. D. Faught
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Charles E. Hart

HUBBELL, ROTH & CLARK, INC.

OFFICE: 555 Hulet Drive
Bloomfield Hills, MI 48302-0360
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Bloomfield Hills, MI 48303-0824
PHONE: 248.454.6300
FAX: 248.454.6312
WEBSITE: www.hrc-engr.com
EMAIL: info@hrc-engr.com

December 4, 2014

City of Novi
45175 W. Ten Mile Road
Novi, Michigan 48375

Attn: Jeremy Miller, Engineering Department

Re: 11-21-14 City of Novi Engineering Review HRC Job No. 20130978
Preliminary Site Plan Approval & Preliminary Stormwater Management Plan
JSP14-0070 Kidney Centers of Michigan Response Letter

Dear Mr. Miller:

In our capacity as Consulting Engineers for the Developer on the subject project we are responding to the comments of the letter as follows:

Applicant

Whitehall Real Estate Interests

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: S. of Grand River and W. of Beck Road
- Site Size: 1.89 Acres
- Plan Date: November 10, 2014

Project Summary

- Construction of an approximately 10,105 square-foot building and associated parking. Site access would be provided by two curb cuts on to Providence Parkway Private roadway.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the east side of the parcel along the existing detention basin. A 2-inch domestic lead and a 8-inch fire lead would be provided to serve the building along with 4 additional hydrants.
- Sanitary sewer service would be provided by a 10-inch extension from the existing 10-inch sanitary sewer near the Providence Parkway and Grand River Avenue intersection.
- Storm water would be collected by a single storm sewer collection system and detained in the existing detention pond to the east.

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. 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 minimum of two ties to establish section or quarter section corners.
3. The Non-domestic User Survey for shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
4. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
5. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
6. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm).
7. Provide a note stating is dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
8. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
9. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.

Water Main

10. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
11. Provide a profile for all proposed water main 8-inch and larger.
12. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (01/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

13. Provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
14. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.
15. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
16. Provide sanitary basis of design and include the area to the west/south that will connect to the proposed stub.
17. The Oakland County Water Resource Commission (IWC) form for non-domestic sites must be submitted prior to Final Stamping Set approval.
18. Seven (7) sealed sets of revised utility plans along with MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit

Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

19. Provide profiles for all proposed storm sewer.
20. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
21. Provide a 0.1 foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
22. Match the 0.80 diameter depth above invert for pipe size increases.
23. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
24. Illustrate all pipes intersecting storm structures on the storm profiles.
25. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Management Plan

26. The Storm Water management Plan for this development shall be designed in accordance with Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
27. Provide a drainage area map for the site.

Paving & Grading

28. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.
29. Revise sidewalk adjacent to parking detail to show a 2 percent maximum cross slope.

Off-Site Easements

30. Provide an ingress/egress easement from Providence Parkway.
31. Provide a pathway easement for the pathway to the east of the site.
32. Provide a 20-foot wide sanitary sewer easement.

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

33. 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), grading, 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:

34. A draft copy of the private ingress/egress easement for shared use of the drive entry

from Providence Parkway must be submitted to the Community Development Department.

35. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
36. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
37. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

38. 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.
39. 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.
40. A Soil Erosion Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248) 347-0430 for forms and information.
41. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
42. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
43. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
44. 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.
45. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

Response: We have reviewed the general comments under items 1 thru 9. The water main comments from notes 10 thru 12, the sanitary sewer comments from notes 13 thru 18, and the storm sewer comments from 18 thru 25, the storm water management comments from notes 26 & 27, the paving and grading comments items 28 & 29 and the off-site easement comments notes 30-32 and the item 33 required an itemized cost estimated for each of the water, utilities, etc. to be provided prior to the time of Final Site Plan Submittal. On behalf of the Developer these are understood and agreed to and will be submitted as a part of the Final Site Plan Approval package.

Requested items as noted prior to be submitted at the time of Stamping Sets submittal shall include items 34 thru 37 are understood and will be provided for at the time of Final Stamping Sets.

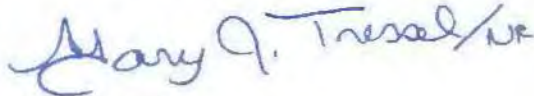
Items to be addressed prior to commencing construction items 38-45 have been reviewed and are accepted and will be submitted prior to any construction commencing onsite.

Jeremy Miller
December 4, 2014
HRC Job Number 20130978
Page 5 of 5

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Gary J. Tressel
Senior Associate

GJT/nf
Attachment
Enclosure

pc: City of Novi; Barb, McBeth, Ben Croy, Brian Coburn, Sri Komaragiri, Michael
Andrews
Whitehall Real Estate Interests; Gary Jonna
Project & Design Management; Steve Vecchi, Jim Lemire
Russell Design; Mark Russell
HRC; T. Biehl, M. Slicker, R. Hardin, File



PRINCIPALS

George E. Hubbell
Thomas E. Biehl
Walter H. Alix
Peter T. Roth
Keith D. McCormack
Nancy M. D. Faught
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HUBBELL, ROTH & CLARK, INC.

OFFICE: 555 Hulet Drive
Bloomfield Hills, MI 48302-0360
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Bloomfield Hills, MI 48303-0824
PHONE: 248.454.6300
FAX: 248.454.6312
WEBSITE: www.hrc-engr.com
EMAIL: info@hrc-engr.com

December 4, 2014

Clearzoning, Inc.
28021 Southfield Road
Lathrup Village, Michigan 48076

Attn: Rodney L. Arroyo, AICP & Willam A. Stimpson, P.E.

Re: Traffic Review Response Letter to Preliminary Site Plan Review on November 19, 2014 PSP14-0195
Kidney Centers of Michigan JSP14-0070 HRC Job No. 20130978

Gentlemen:

In our capacity as Consulting Engineers for the Developer on the subject project, we are responding to your comments. The following text has been repeated from your review letter and responses are included for comments in **bold** that were to be addressed.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant is proposing a one-story, 10,105-s.f. medical office building. The site is on the south side of Providence Parkway roughly 500-800 ft east of the Parkway's connection to Grand River. Hospital detention basins lie to the east and north, and other nearby properties remain undeveloped (although plan sheet C 01 shows future development phases consisting of a restaurant and a wellness center). Providence Parkway is three-lane private road.

Trip Generation

How much new traffic would be generated?

2. On average, a medical office building of the proposed size can be expected to generate about 365 one-way vehicle trips per day, 24 in the AM peak hour (19 in and 5 out) and 37 in the PM peak hour (10 in and 27 out).

Vehicular Access Locations

Do the proposed "driveway" locations meet City spacing standards?

3. Although Providence Parkway is a private road with no known speed limit, we note that the 236-ft between the two proposed access drives is more than satisfactory, exceeding the public- road minimum same-side driveway spacing for a 45-mph roadway.

Vehicular Access Improvements

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

4. No, and none are required.

Access Drive Design and Control

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

5. **The final site plan should note that the proposed stop bars (if retained) shall be white. Also, the stop signs should be indicated as 24" x 24".**

Response:

The stop bars will be labeled as white and the proposed stop signs will be 30"x30" as indicated as the minimum in the MMUTCD.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. **Yes, although all of the proposed pedestrian ramps should be labeled as such.**

Response:

The pedestrian ramps will be labeled in the final submittal

Circulation and Parking

Can vehicles safely and conveniently maneuver through the site?

7. The four parking spaces on the south side of the building pad have been relocated eastward since the pre-application plan. **Per Sec 2506.13 of the Zoning Ordinance, a raised landscaped end island is now required at the pad's southeast corner. A painted end island could be substituted only with a Planning Commission waiver, but we recommend against such a waiver since we do not believe that "internal traffic circulation" at this location will be "low" (a key criterion in granting a waiver). Also per the above section, "... end islands, whether raised or painted, shall generally be at least eight (8) feet wide, have an outside radius of 15 ft, and be constructed three (3) feet shorter than the adjacent parking stall."** (The painted island now shown appears to have a radius of only 12 ft and no setback from the south end of the adjacent stall. If a painted island were to be allowed at this location, it should be crosshatched in white as well as conform to the preceding dimensions.)

Response:

The revisions will be included in the final submittal.

8. All perimeter parking spaces have been proposed to be only 17 ft long but about a 6-inch-high curb. To ensure that parking vehicles can overhang the curb by at least 2 ft, **the perimeter curbs with abutting parking spaces should be limited in height to 4 inches.**

Response:

All perimeter parking spaces that abut curb have 4 inch high curb, the legend shows a dashed line in the middle of the curb for the sections that have 4 inch curb.

9. **The northernmost and southernmost of the proposed 8 bumper blocks should be deleted, as the sidewalk ramp in at least one wheel track will serve as an adequate wheel stop.**

Response:

The revisions will be included in the final submittal.

10. The proposed bumper blocks are shown centered on the joint between the sidewalk and adjacent parking surface. However, **to meet the 17-ft-long parking space requirement, the vertical face of the blocks against which tires will come to rest (the west face in this case) must be a full 17'-0" from the aisle end of the parking stripes. The blocks must therefore rest entirely on the edge of the walk.**

Response:

The revisions will be included in the final submittal.

11. **There is an inconsistency in how the widths of end parking spaces are dimensioned and noted.** Each such space scales 10 ft wide to the face of curb (represented by a dashed line) and has a dimensioned width of "10.5' TYP.," thus indicating that width is being referenced to the back of curb. However, a note on sheet C 02 reads "Note: Dimensions of parking stalls abutting a curb or a walk are to face of curb or walk. All other dimensions are to back of curb unless otherwise indicated." Since the word "dimensions" in the preceding sentence implies width as well as length, it describes a situation not designed or dimensioned on the plan. **The applicant is free to remedy this inconsistency as he or she pleases, but it needs to be done.**

Response:

The dashed line represents that the curb is 4 inches high, not the face of the curb. The dimension is correct, 9 feet for the parking space and 1.5 feet of gutter pan to the face of the curb.

12. As we noted in our pre-application comments, the 9-ft standard parking space width has been referenced to the lip of gutter. To reduce the amount of impermeable surface and future maintenance costs, **the applicant may wish to instead reference this standard width to the face of curb** (by far the most common design practice).

Response:

The applicant will review prior to the final submittal.

13. **Sheet C 00, entitled "Pavement Marking/Signage and Typical Details," should be revised as follows:**
 - a. **The detail for the "Typical 8'-0" Wide Handicap Parking Space" should more clearly indicate that the striping on the other side of the handicap space from the access aisle consists of either (i) a single blue stripe if the space shown abuts another handicap space, or (ii) abutting blue and white stripes if the adjacent space is undesignated. (The label now cites "stripe" (singular) and lacks punctuation clearly distinguishing the two possibilities.) Also, both the striping on the far (or lower) side of the undesignated space abutting the access aisle, and the wheelchair symbol, should be**

Gentlemen
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labeled as white.

Response:

The revisions will be included in the final submittal.

- b. **The detail for the “Typical 8’-0” Wide Handicap Van Parking Space” is in need of the same revisions noted in comment 11a, with the exception of the color of the wheelchair symbols (which is adequately labeled in this detail).**

Response:

The revisions will be included in the final submittal.

- c. **The striping used to outline and crosshatch the loading area should be labeled yellow.**

Response:

The striping and crosshatch will be labeled yellow.

- d. **The zebra-bar crosswalk should be labeled white. As also noted in comment 5 above, the stop bars (if retained) should also be labeled white.**

Response:

The crosswalks and stop bars will be labeled white.

14. **A Signing Quantities Table should be added to the site plan, listing the number of parking signs required by sign description and MMUTCD sign code.**

Response:

The sign quantity tables will be included in the final submittal.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.



Colleen Hill-Stramsak, P.E., PTOE
Transportation Department Manager

CLH/nf

pc: City of Novi; Baraba McBeth
Whitehall Real Estate Interests; Gary Jonna
Project & Design Management; Steve Vecchi, Jim Lamire
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December 4, 2014

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375

Attn: Joseph Shelton, Fire Marshall

Re: Preliminary Site Plan Review HRC Job No. 20130978
Response Letter to Fire Department Review of October 23, 2014
Kidney Center of Michigan PSP# 14-0179 & PSP#14-0195

Dear Mr. Shelton:

Project Description: A 10,930 sq. ft. single story medical office building located on Providence Parkway in Section #17.

Comments:

- Two FDC locations are indicated on the Site Plan; FDC location will be consistent with recommendation #1.
Corrected 11/24/14
- For interior fire protection systems a separate fire protection line shall be provided in addition to a domestic service of each building. Individual shutoff valves (P.I.V.) or by valve in well and shall be provided within a public water main easement. (D.C.S. Sect. 11-68(a)(9)).
Corrected 11/24/14.

Recommendation: Approval.

In response to your review letter of November 24, 2014 we appreciate the comments that have been provided and concur that these have been corrected on the drawings as noted within your letter of November 24, 2014. The Developer appreciates your recommendation for approval of Preliminary Site Plan Approval, and we look forward to working with you on the implementation of the project in the near future.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

HUBBELL, ROTH & CLARK, INC.

Gary J. Tressel
Senior Associate

GJT/nf

pc: City of Novi; Barbara McBeth, Kristen Kapelanski, Sri Komaragiri
Whitehall Real Estate Interests; Gary Jonna
Project & Design Management; Steve Vecchi, Jim Lamire
Russell Design; Mark Russell
HRC; T. Biehl, M. Slicker, R. Hardin, File