



STORIE LOU PLAZA JSP20-19

STORIE LOU PLAZA JSP20-19

Matter of Consideration at the request of Alrig LLC for approval of the Preliminary Site Plan, Stormwater Management Plan, and Section 9 Façade Waiver. The subject property contains 1.41 acres and is located in Section 14, on the east side of Novi Road, north of Crowe Drive. The site is currently developed with a branch of the Fifth Third Bank. The applicant is proposing to redevelop the site into a 7,000 square foot multi-tenant building that proposes one retail tenant and one restaurant.

Required Action

Approve/Deny the Preliminary Site Plan, Stormwater Management Plan, Section 9 Façade Waiver, and any applicable Landscape Waivers.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12-21-20	<ul style="list-style-type: none"> Requires ZBA Variance for a reduced parking setback on the south side of the property (20 feet required, 5.2 feet proposed) (supported by staff due to the narrowness of the site) Items to be addressed on the Final Site Plan submittal
Engineering	Approval recommended	10-13-20	<ul style="list-style-type: none"> Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	12-21-20	<ul style="list-style-type: none"> Waiver for deficiency in greenbelt width along Crowe Drive (supported by staff because the proposed redevelopment is an improvement to the existing conditions, and a screening wall is proposed) Waiver for deficiency in greenbelt landscaping along Crowe Drive (supported by staff due to lack of space) Items to be addressed on the Final Site Plan Submittal
Traffic	Approval recommended	12-21-20	<ul style="list-style-type: none"> Items to be addressed on the Final Site Plan Submittal
Façade	Approval recommended	10-13-20	<ul style="list-style-type: none"> A Section 9 Façade Waiver is required as the percentage of fabric awning exceeds the maximum percentage allowed (supported by the façade consultant because the proposed materials are consistent with the surrounding area)
Fire	Approval recommended	10-13-20	<ul style="list-style-type: none"> Items to be addressed on the Final Site Plan Submittal

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Storie Lou Plaza, JSP20-19, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Landscape Waiver for a deficiency in greenbelt width along Crowe Drive *because the proposed redevelopment is an improvement to the existing conditions, and a screening wall will be proposed, which is hereby granted;*
- b. Landscape Waiver for a deficiency in greenbelt landscaping along Crowe Drive (6 trees required, 5 trees shall be provided) *because the proposed greenbelt does not have enough space for an additional tree, which is hereby granted;*
- c. Section 9 Façade Waiver for an overage of fabric awning on the west (10% allowed, 14% proposed), east (10% allowed, 19% proposed), and south (10% allowed, 14% proposed) elevations *because the proposed design does not adversely affect the aesthetic quality and meets the intent and purpose of the Ordinance, which is hereby granted;*
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Stormwater Management Plan

In the matter of Storie Lou Plaza, JSP20-19, motion to **approve** the Stormwater Management Plan subject to:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those 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 Storie Lou Plaza, JSP20-19, motion to **deny** the Preliminary Site Plan ... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

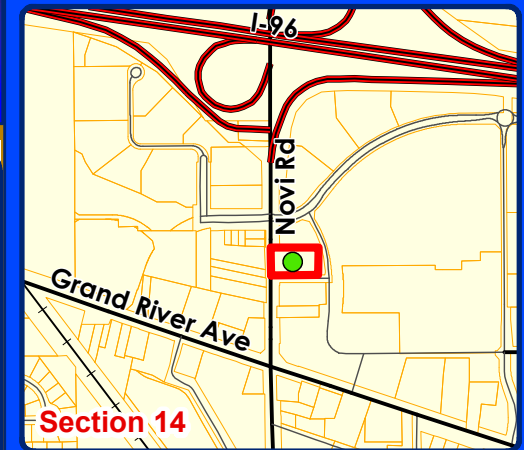
Denial – Stormwater Management Plan

In the matter of Storie Lou Plaza, JSP20-19, motion to **deny** the Stormwater Management Plan ... *(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*


MAPS
Location
Zoning
Future Land Use
Natural Features

JSP20-19 STORIE LOU PLAZA

LOCATION



LEGEND

 Subject Property

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

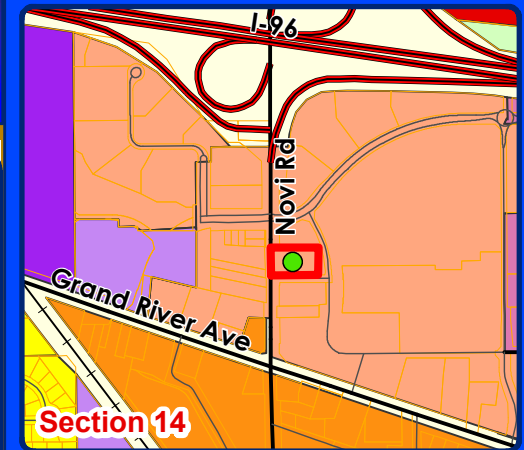
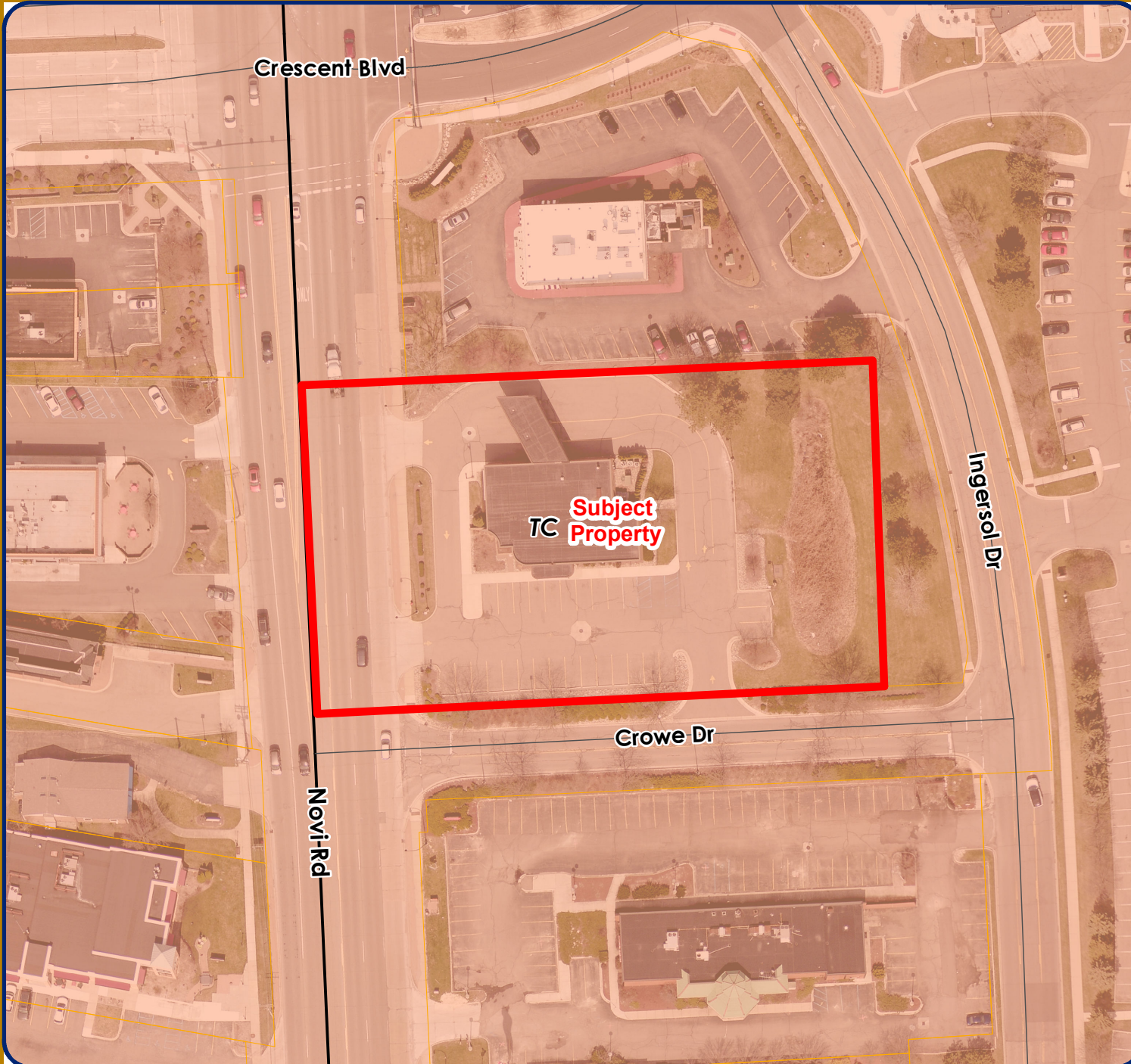
Map Author: Christian Carroll
Date: 1/5/21
Project: Storie Lou Plaza
Version #: 1

0 15 30 60 90 Feet
1 inch = 83 feet

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.

JSP20-19 STORIE LOU PLAZA ZONING



LEGEND

- R-A: Residential Acreage
- R-4: One-Family Residential District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- RC: Regional Center District
- TC: Town Center District
- TC-1: Town Center -1 District
- 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: Christian Carroll
 Date: 1/5/21
 Project: Storie Lou Plaza
 Version #: 1

0 15 30 60 90

Feet

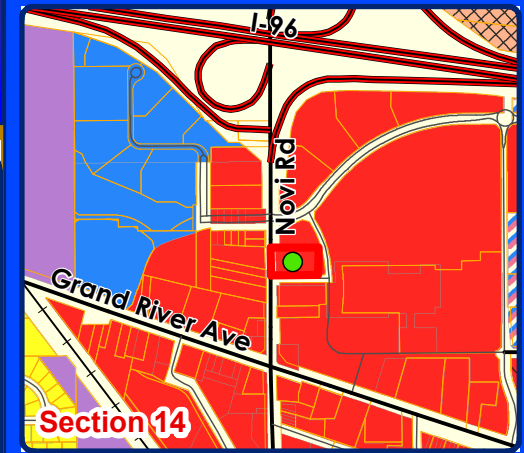
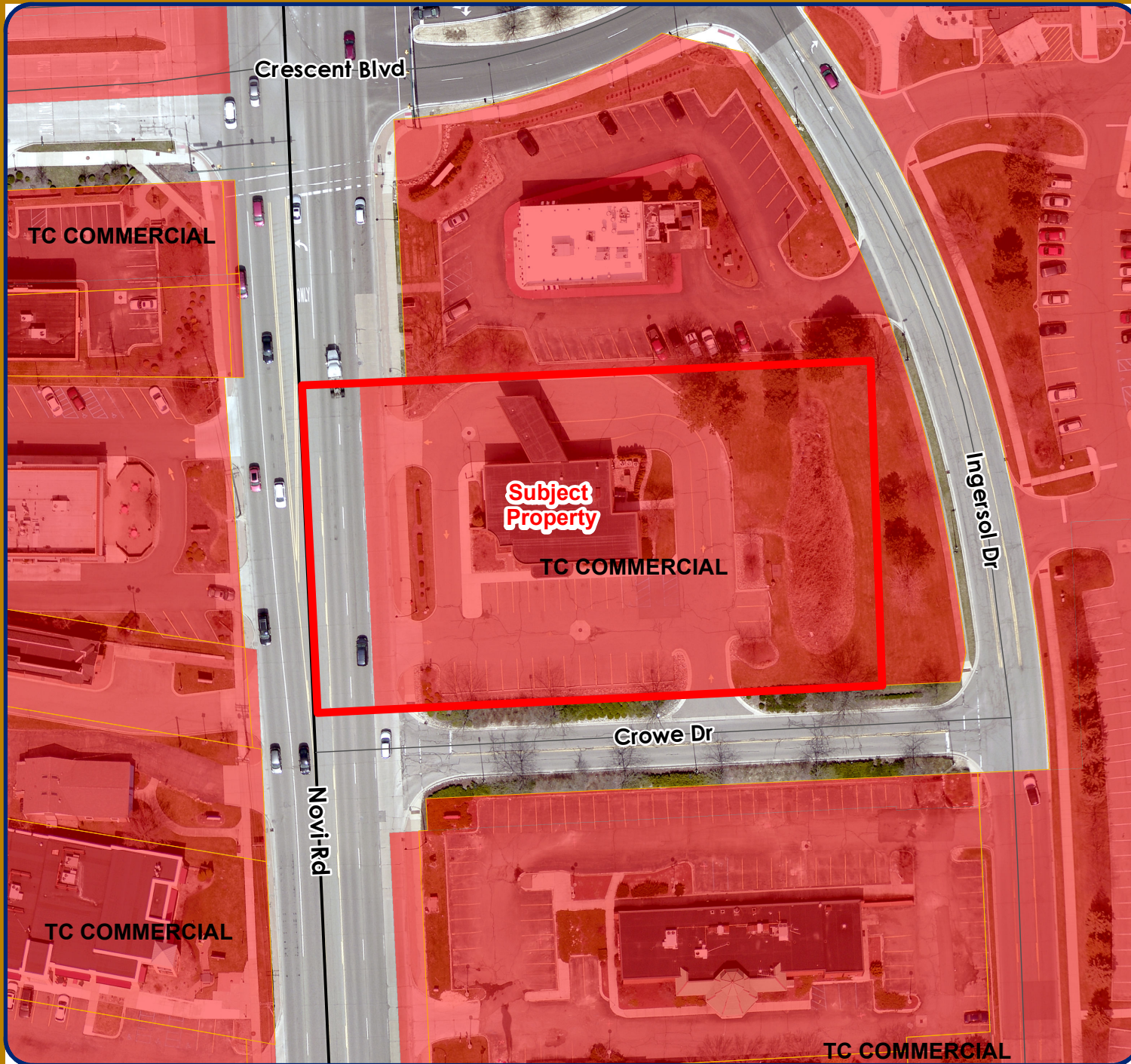
1 inch = 83 feet

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.

JSP20-19 STORIE LOU PLAZA

FUTURE LAND USE



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

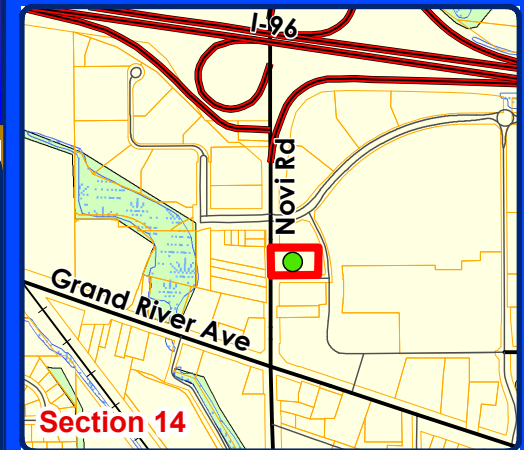
Map Author: Christian Carroll
Date: 1/5/21
Project: Storie Lou Plaza
Version #: 1

0 15 30 60 90 Feet
1 inch = 83 feet

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.

JSP20-19 STORIE LOU PLAZA

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- 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: Christian Carroll
Date: 1/5/21
Project: Storie Lou Plaza
Version #: 1

0 15 30 60 90 Feet
1 inch = 83 feet

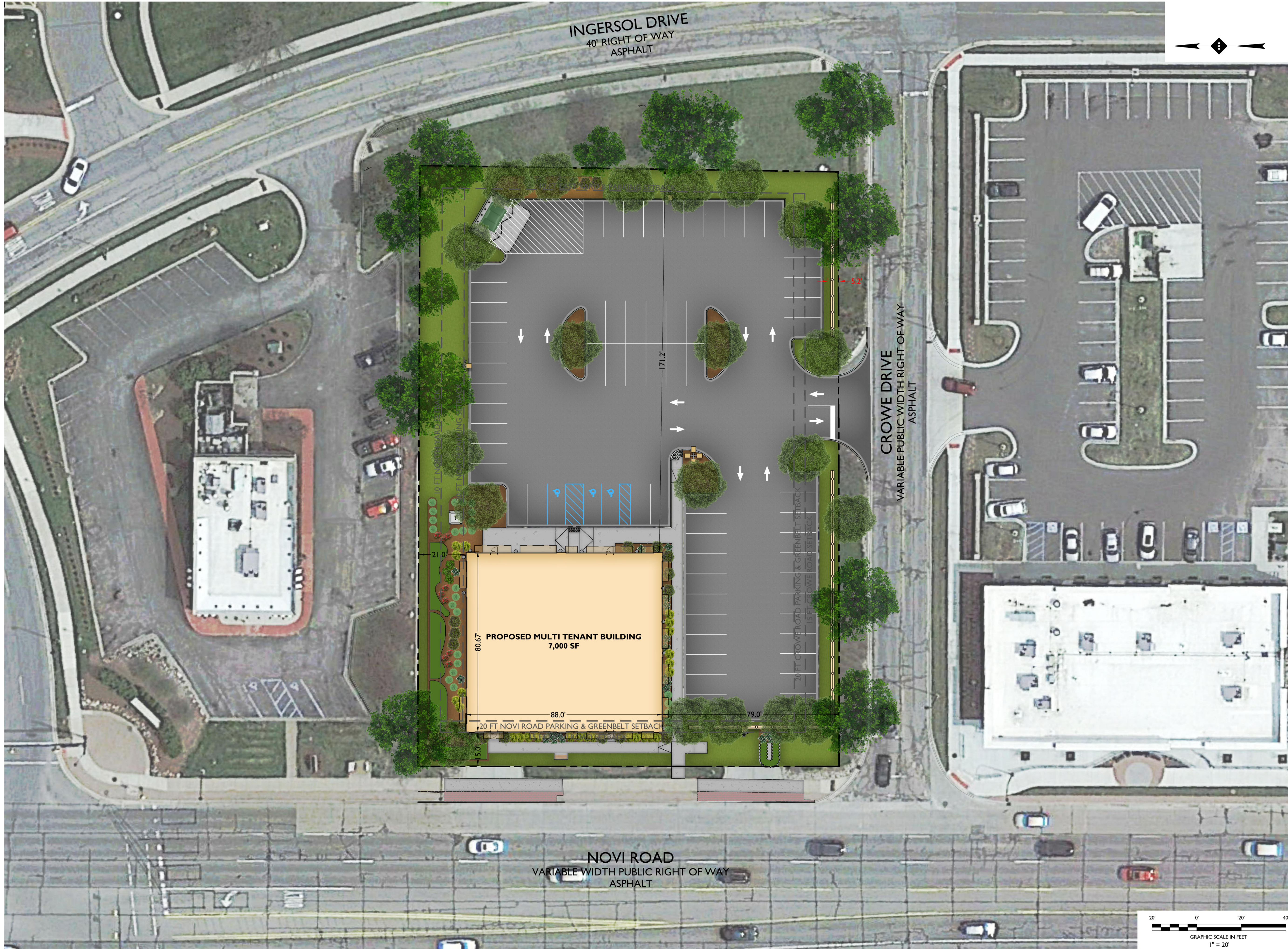
MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

SITE PLAN

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

Z:\PROJECTS\DET2001\13-AMUC-1822\NOVI ROAD, NOVI, MI\CAD\02\08\13\DRAWING EXHIBIT\3200-13-21_SIT PLAN RENDERING\3200-13-21_RENDERING CAD - COPY.DWG



SITE PLAN RENDERING EXHIBIT

STORIE LOU PLAZA
 26222 NOVI ROAD
 PROPOSED MULTI-TENANT
 COMMERCIAL BUILDING

SECTION: 14-22-14-352-002
 PARCEL ID: 26222 NOVI ROAD
 CITY OF NOVI
 OAKLAND COUNTY, MICHIGAN

MICHIGAN LICENSE No.6201069428
 LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 20' PROJECT ID: DET-200133

TITLE:
**SITE PLAN RENDERING
 EXHIBIT**

DRAWING:

EX-1

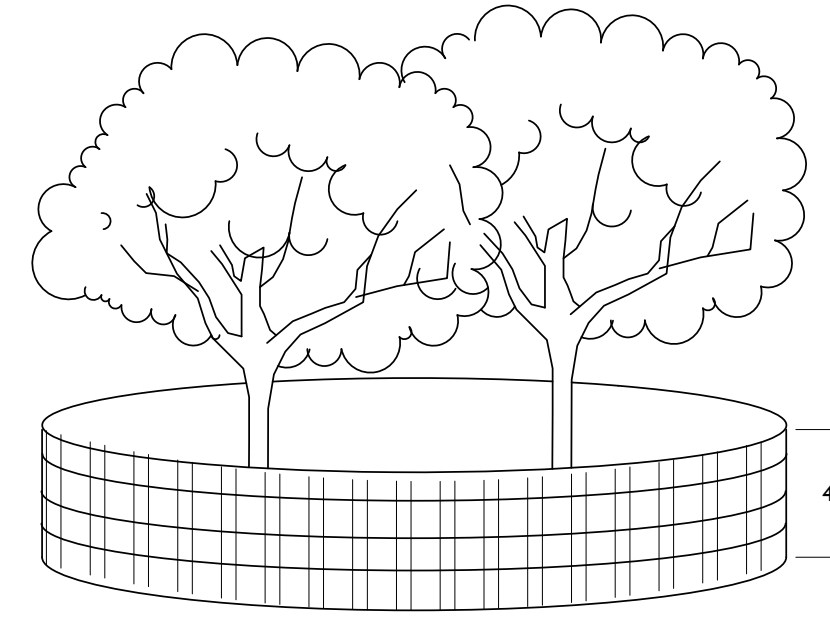
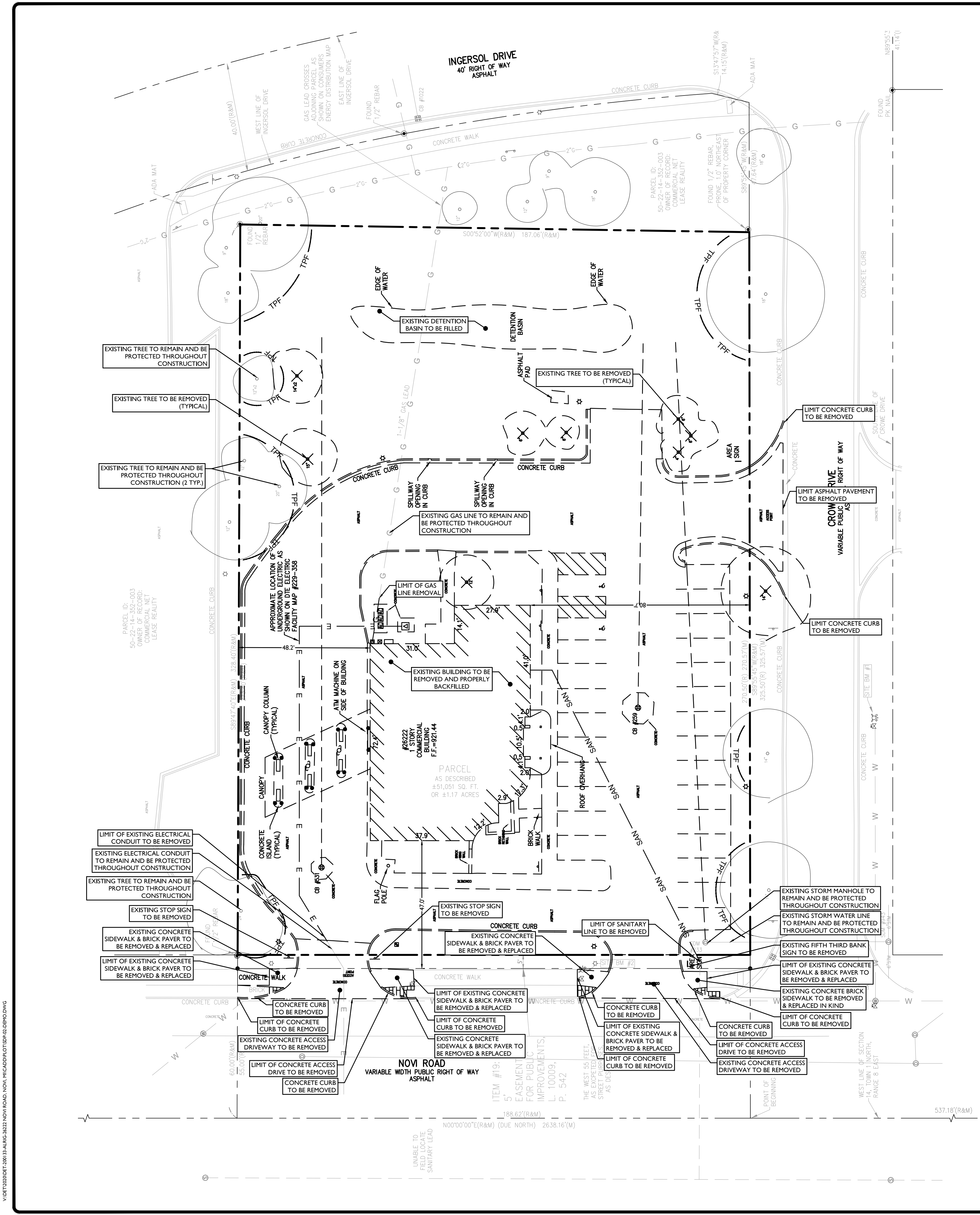
NOT APPROVED FOR CONSTRUCTION

STONEFIELD
 engineering & design

Detroit, MI · Rutherford, NJ · New York, NY
 Princeton, NJ · Tampa, FL · Boston, MA
 www.stonfieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
 Phone 248.247.1115

ISSUE	DATE	BY	DESCRIPTION
1	12/28/2020	AF	FOR SITE PLAN APPROVAL



- NOTES
1. SNOW FENCING IS TO BE 4'-0" HIGH AND SELF SUPPORTED.
 2. DO NOT STOCKPILE MATERIALS OR STORE EQUIPMENT WITHIN THE TREE PROTECTION FENCING.
 3. SNOW FENCE TO BE INSTALLED AT DRIP LINE OF EXISTING TREE OR TREE CLUSTER TO BE PROTECTED OR NO CLOSER THAN 6' FROM TREE TRUNK IF NECESSARY.
 4. IF THE PROJECT AREA ENCOMPASSES A PORTION OF THE DRIP LINE OF THE TREE, NO MORE THAN ONE THIRD OF THE OF THE TOTAL AREA OF WITHIN THE DRIP LINE SHOULD BE DISTURBED BY CONSTRUCTION OR REGRADING AND A 3" THICK LAYER OF MULCH SHALL BE INSTALLED OVER THE AREA OF THE DRIP LINE WHICH IS NOT PROTECTED BY FENCING TO PROVIDE A CUSHION.

TREE PROTECTION DETAIL
NOT TO SCALE

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	PROPOSED TREE PROTECTION FENCE
---	FEATURE TO BE REMOVED/DEMOLISHED
(X)	TREE TO BE REMOVED

ALL SITE FEATURES WITHIN THE PROPERTY LINE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

ALL SITE FEATURES OUTSIDE THE PROPERTY LINE INDICATED ON THIS PLAN ARE TO REMAIN & BE PROTECTED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN AND FIELD CONDITIONS

TREE REMOVAL REQUIREMENTS; 37-8

REMOVED TREE D.B.H. (IN INCHES)	RATIO REPLACEMENT/REMOVED TREES	NUMBER OF TREE TO BE REMOVED
8 < 11	1 TREE	0 TREES
> 11 < 20	2 TREES	5 TREES
> 20 < 29	3 TREES	0 TREES
> 30	4 TREES	0 TREES
TOTAL REPLACEMENT TREES REQUIRED [2 x 5 = 10 REQUIRED TREES]		10 REQUIRED TREES

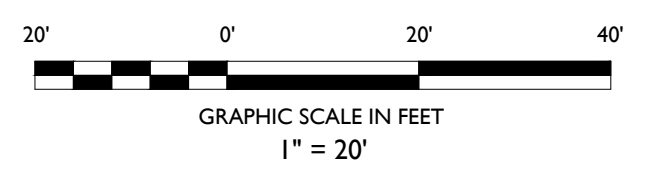
LANDSCAPE TREE CREDIT CHART; LDM 9.b(f)

DIAMETER OF TRUNK OF PRESERVED TREE (CALIPER INCHES)	NUMBER OF TREE CREDITS	NUMBER OF TREES TO BE PRESERVED
36" OR GREATER	7 TREES	0 TREES
> 29" TO 36"	6 TREES	0 TREES
> 23" TO 29"	5 TREES	1 TREE
> 17" TO 23"	4 TREES	2 TREES
> 12" TO 17"	3 TREES	5 TREES
> 7" TO 12"	2 TREES	0 TREES
3" TO 7"	1 TREES	0 TREES
TOTAL REPLACEMENT TREES REQUIRED [5 x 1 = 5 TREE CREDITS] [4 x 2 = 8 TREE CREDITS] [3 x 5 = 15 TREE CREDITS]		28 TREE CREDITS



Know what's below
Call before you dig.

- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
 2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
 3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
 4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITIES' REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
 5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.
 6. THE CONTRACTOR SHALL LIMIT DISRUPTION TO ANY ADJACENT PAVEMENT AND REPAIR ANY DAMAGED PAVEMENT THAT IS OUTSIDE THE SCOPE OF WORK SHOWN WITHIN THIS PLAN SET.
 7. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 8. A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN CROWDE DRIVES RIGHT-OF-WAY, INGERSOL DRIVES RIGHT-OF-WAY, AND/OR CITY EASEMENT.
 9. AN OAKLAND COUNTY RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN NOVI ROAD'S RIGHT-OF-WAY.



ISSUE	DATE	BY	DESCRIPTION
3	1/17/2020	MG	FOR OWNER REVIEW
2	1/11/2020	MG	FOR OWNER REVIEW
1	09/16/2020	AF/MG	FOR PRELIMINARY SITE PLAN APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

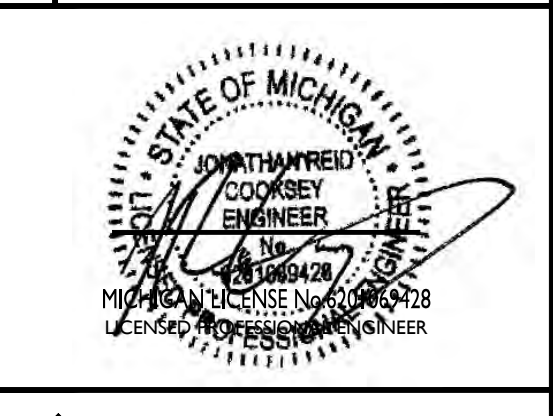
Detroit, MI • Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

STORIE LOU PLAZA
26222 NOVI ROAD
PROPOSED MULTI-TENANT
COMMERCIAL BUILDING

SECTION 1.4
PARCEL ID: 22-14332-002
26222 NOVI ROAD
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

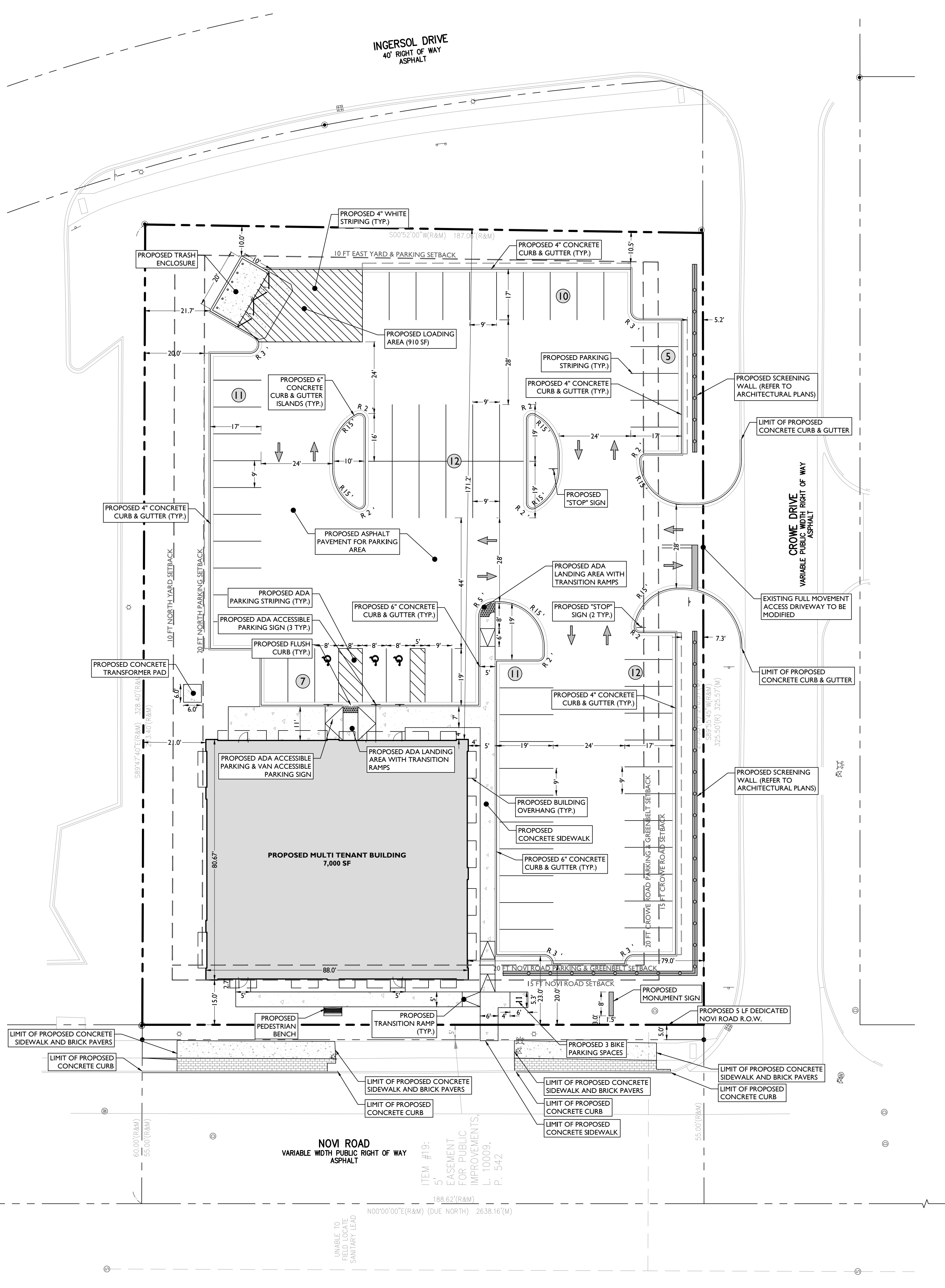


STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-200133

TITLE:
DEMOLITION PLAN

DRAWING:
C-2



LAND USE AND ZONING

PARCEL ID: 22-14-352-002
TOWN CENTER DISTRICT (TC)

PROPOSED USE		
PERMITTED USES WITHIN THE TOWN CENTER DISTRICT		
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA ⁽¹⁾	N/A	51,051 SF (1.17 AC)
MINIMUM OPEN SPACE	15% (7,515 SF)	27.4% (13,971 SF)
MAXIMUM BUILDING HEIGHT	65 FT (5 STORIES)	26.3 FT (1 STORY)
MINIMUM NOVI ROAD SETBACK ⁽²⁾	15 FT	15.0 FT
MINIMUM CROWE ROAD SETBACK ⁽²⁾	15 FT	79.4 FT
MINIMUM NORTH YARD SETBACK ⁽²⁾	10 FT	21.0 FT
MINIMUM EAST YARD SETBACK ⁽²⁾	10 FT	171.2 FT
MINIMUM NOVI ROAD PARKING SETBACK	20 FT	23.0 FT
MINIMUM CROWE ROAD PARKING SETBACK	20 FT	5.2 FT (V)
MINIMUM NORTH SIDE PARKING SETBACK	20 FT	20.0 FT
MINIMUM EAST SIDE PARKING SETBACK	10 FT	10.5 FT
MINIMUM NOVI R.O.W GREENBELT	20 FT	20.0 FT
MINIMUM CROWE R.O.W GREENBELT	20 FT	5.2 FT (W)

- (*) PROFESSIONAL SERVICES, BUSINESSES WHICH SERVE AS OFFICES FOR PROFESSIONAL, EXECUTIVE, ADMINISTRATIVE, AND MEDICAL USES, INCLUDING THE OFFICES OF ARCHITECTS, ACCOUNTANTS, INSURANCE, DOCTORS, DENTISTS, GOVERNMENT AND FINANCIAL INSTITUTIONS.
- (V) VARIANCE
- (W) WAIVER
- (1) PROPOSED LOT AREA EXCLUDES THE NOVI ROAD RIGHT-OF-WAY (0.26 AC)
- (2) REQUIREMENTS FROM CITY COMMENTS RECEIVED ON 7/7/2020 CONCEPTUAL MEETING

OFF-STREET PARKING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 5.2.12.c.b	RESTAURANT (SIT DOWN): 1 SPACES PER 70 SF GROSS FLOOR AREA (3,500 SF)(1 / 70 SF) = 50 SPACES RETAIL: 1 SPACE PER 200 SF GROSS LEASABLE AREA (3,500 SF)(1 SPACE / 200 SF) = 18 SPACES TOTAL SPACES: 50 + 18 = 68 SPACES*	68 SPACES
§ 5.3.2	90' PARKING: 9 FT X 19 FT WITH 4-IN CURB 9 FT X 17 FT WITH 4-IN CURB 24 FT DRIVE AISLE	PROVIDED
§ 5.4.2	LOADING: 10 SF PER 1 FT OF FRONTAGE (88 FT)(10 SF/FT) = 880 SF	910 SF
§ 5.16.1	BICYCLE PARKING: 5% REQUIRED AUTOMOBILE SPACES (MIN. 2) (68 SPACES) (0.05) = 3 SPACES	3 SPACES

(*) REQUIRED PARKING SPACES MAY BE REDUCED BY 1 FOR EVERY 10 UNCOVERED (5 COVERED) BIKE SPACES PROVIDED, UP TO 10% OF TOTAL REQUIRED PARKING SPACES.

ZONING RELIEF

REQUIRED	TYPE
MINIMUM CROWE R.O.W. PARKING SETBACK	VARIANCE
MINIMUM CROWE GREENBELT	WAIVER

SYMBOL DESCRIPTION

	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FLUSH CURB
	PROPOSED SIGNS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED BRICK PAVERS
	PROPOSED SCREENING WALL WITH FENCE
	VEHICLE OVERHANG (4" CURB)

CONTRACTOR TO PROVIDE SMOOTH TRANSITION BETWEEN ALL PROPOSED AND EXISTING PAVEMENTS AND CURBS

- #### GENERAL NOTES
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
 - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
 - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
 - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
 - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
 - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
 - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION/DEMOLITION ACTIVITIES.
 - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
 - IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.

SIGN DATA TABLE

NOT TO SCALE

M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT	QUANTITY
		LEGEND	BACKGROUND			
STOP SIGN (R1-1)		RED	WHITE	36"x36"	GROUND	3

- NOTE:
- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
 - ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.
 - FHWA STANDARD ALPHABET SERIES USED FOR ALL SIGN LANGUAGE.
 - HIGH-INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETRO-REFLECTIVITY

DATE	BY	ISSUE	DESCRIPTION
11/24/2020	MG	3	FOR OWNER REVIEW
1/11/2020	MG	2	FOR OWNER REVIEW
09/16/2020	AF/MG	1	FOR PRELIMINARY SITE PLAN APPROVAL

NOT APPROVED FOR CONSTRUCTION

STONEFIELD
engineering & design

Detroit, MI • Rutherford, NJ • New York, NY
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLANS

STORIE LOU PLAZA

26222 NOVI ROAD PROPOSED MULTI-TENANT COMMERCIAL BUILDING

SECTION ID: 22-14-352-002
PARCEL ID: 22-14-352-002
26222 NOVI ROAD
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
MATT COOKSEY
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 95728
EXPIRES 12/31/2025

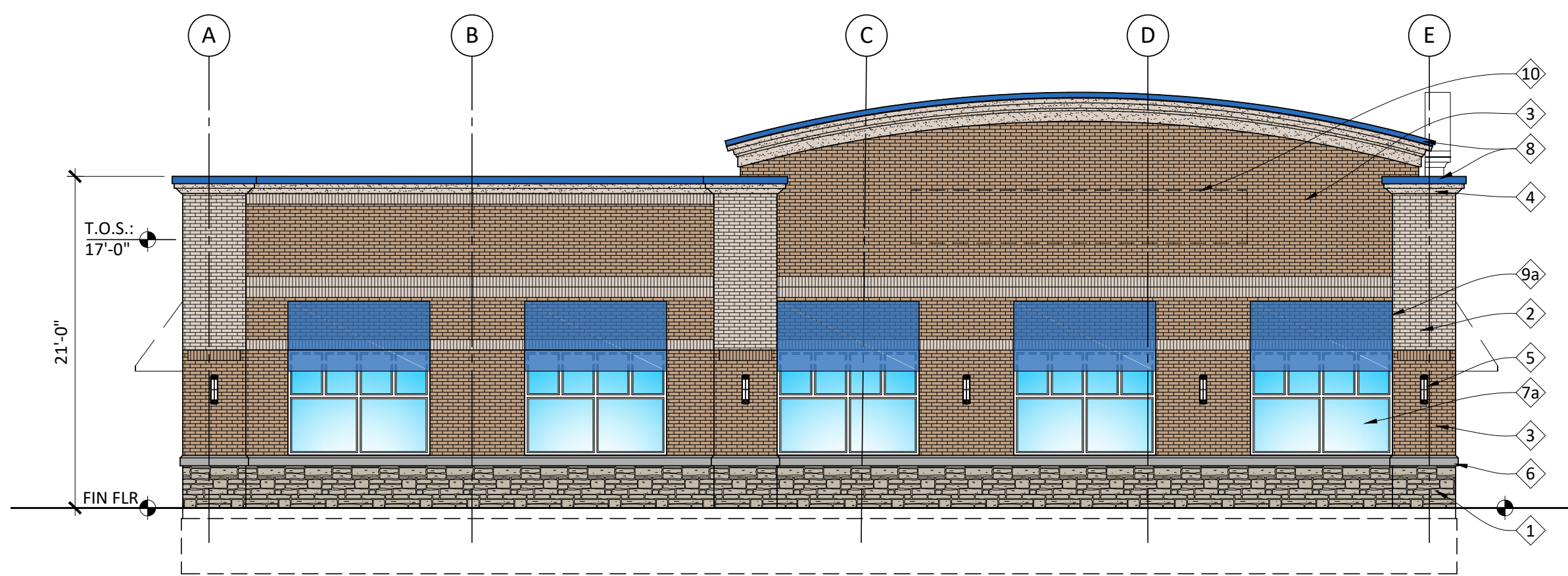
STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-200133

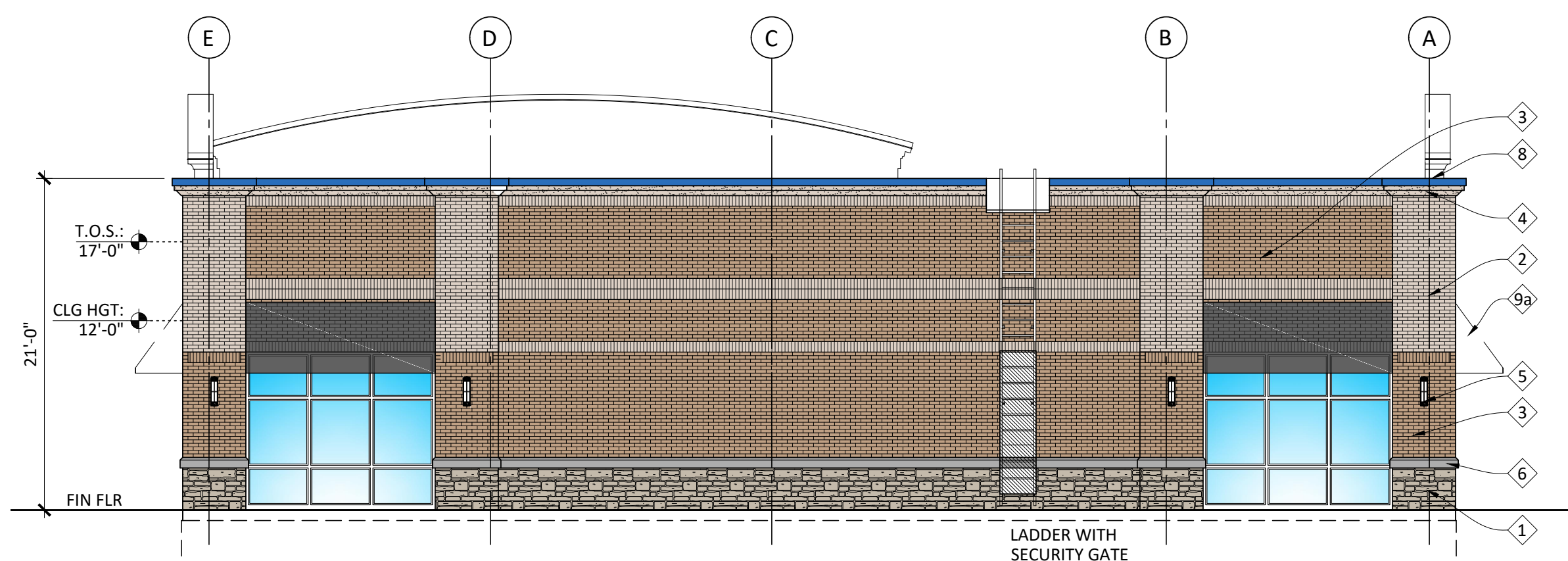
TITLE: **SITE PLAN**

DRAWING: **C-3**

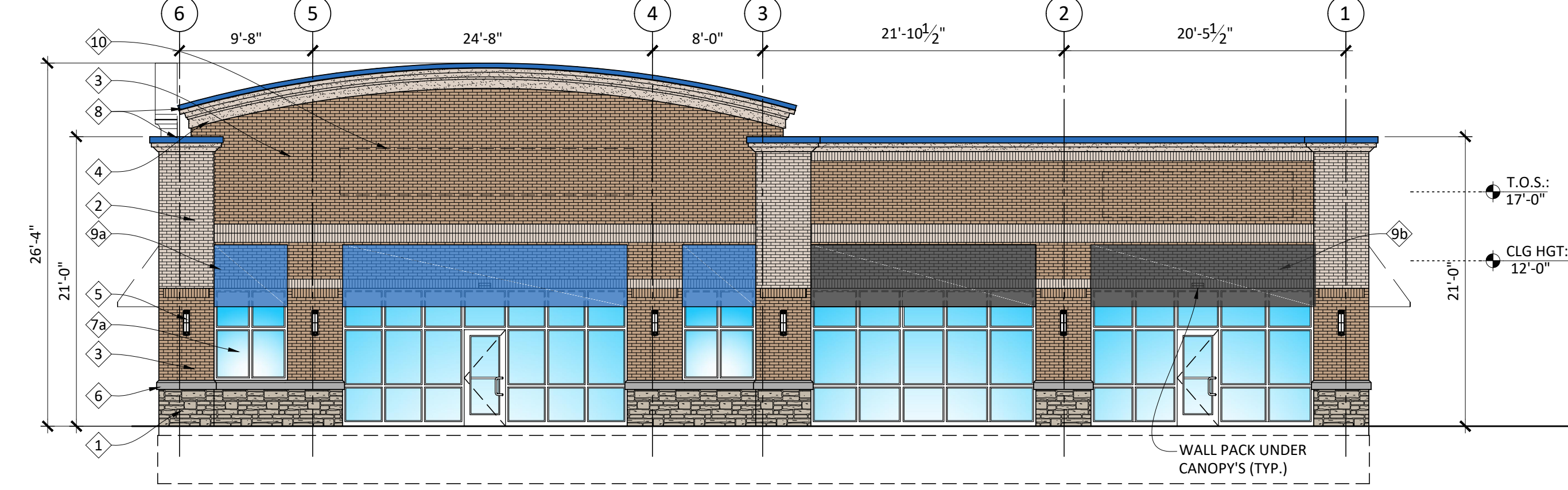
ELEVATIONS & FACADE MATERIALS



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"
 AWNING PERCENTAGE: 10%



NORTH ELEVATION
 SCALE: 1/8" = 1'-0"
 AWNING PERCENTAGE: 6.5%

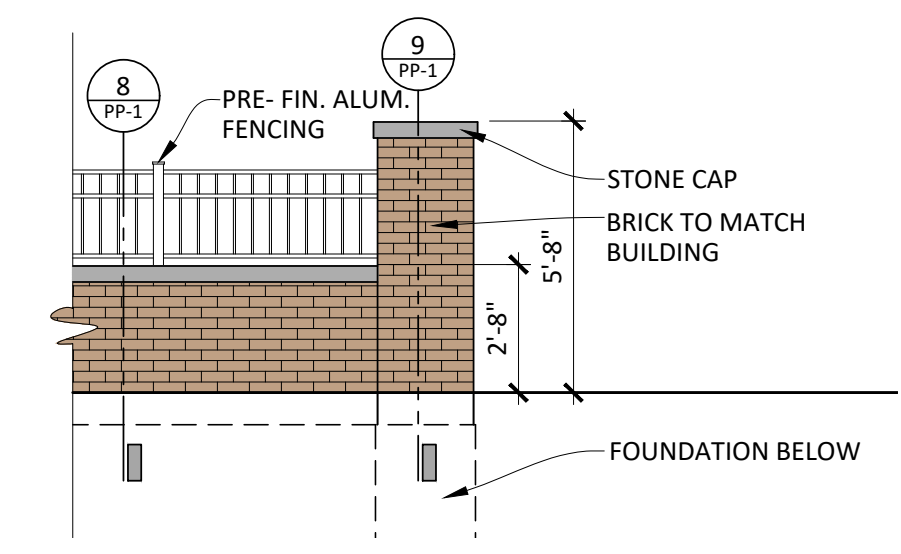


EAST ELEVATION
 SCALE: 1/8" = 1'-0"
 AWNING PERCENTAGE: 14%

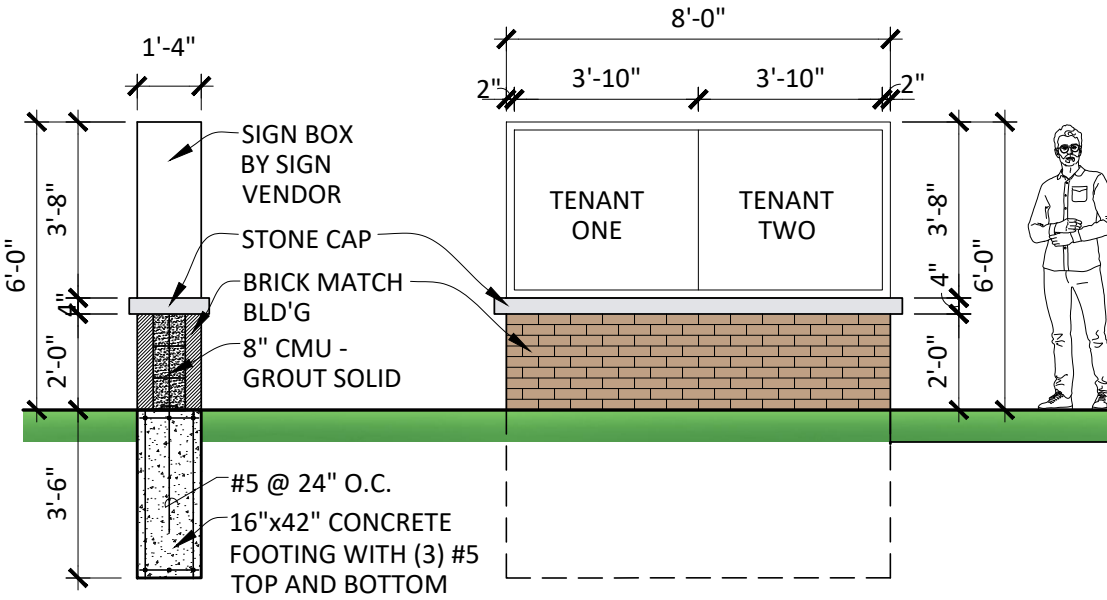


WEST ELEVATION
 SCALE: 1/8" = 1'-0"
 AWNING PERCENTAGE: 11%

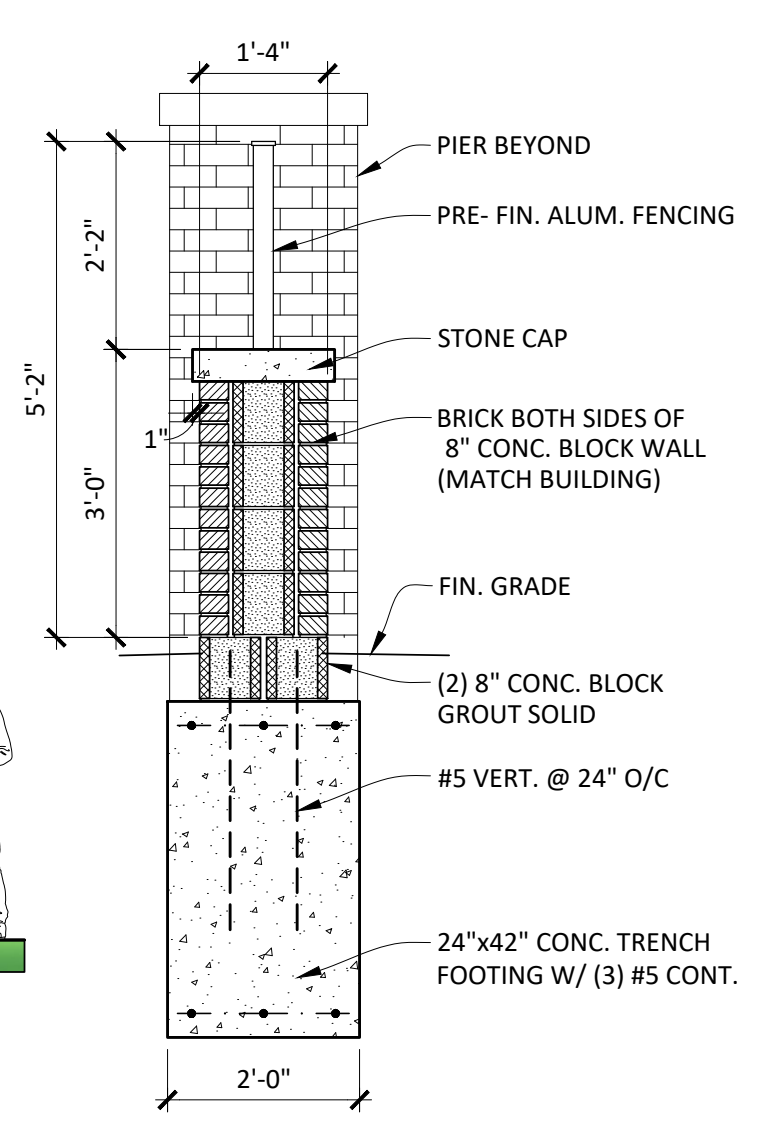
- EXTERIOR FINISH KEY**
- 1 STONE VENEER
MANUF.: DUTCH QUALITY
COLOR: SIENNA DRYSTACK (OR EQUIVALENT)
 - 2 MODULAR BRICK VENEER
MANUF.: PINE HALL BRICK
COLOR: SPECTRA OATMEAL
 - 3 MODULAR BRICK VENEER
MANUF.: PINE HALL BRICK
COLOR: BROWNS FERRY
 - 4 E.I.F.S. CAP
MANUF.: DRYVIT
COLOR: 110 VAN DYKE (OR EQUIVALENT)
 - 5 WALL SCUNCES
 - 6 PRECAST SILL
MANUF.: STONECAST
COLOR: LIMESTONE (OR EQUIVALENT)
 - 7a, 7b STOREFRONT
THERMALLY BROKEN ALUM.
FRAME W/ INSUL. GLAZING
a) MANUF. KAWNEER, COLOR: CHAMPAGNE
b) MANUF. TBD, COLOR: CLEAR ANODIZED
 - 8a SPL = DENOTES SPANDREL GLAZING
PREFINISHED METAL COPING
MANUF.: UNA-CLAD
COLOR: ELECTRIC BLUE (OR EQUIVALENT)
 - 9a, 9b FABRIC ON MTL. FRAME - ALUMINUM FRAME
BY TENANT AS SEPARATE SUBMITTAL
9a COLOR: BLUE
9b COLOR: BLACK
 - 10 SIGNAGE BY TENANT
EACH SIGN WILL BE 50 S.F. MAX.
SIGNAGE NOT TO EXCEED 150 S.F.
PROVIDE 1/2" PLYWOOD SUBSTRATE AS REQ'D



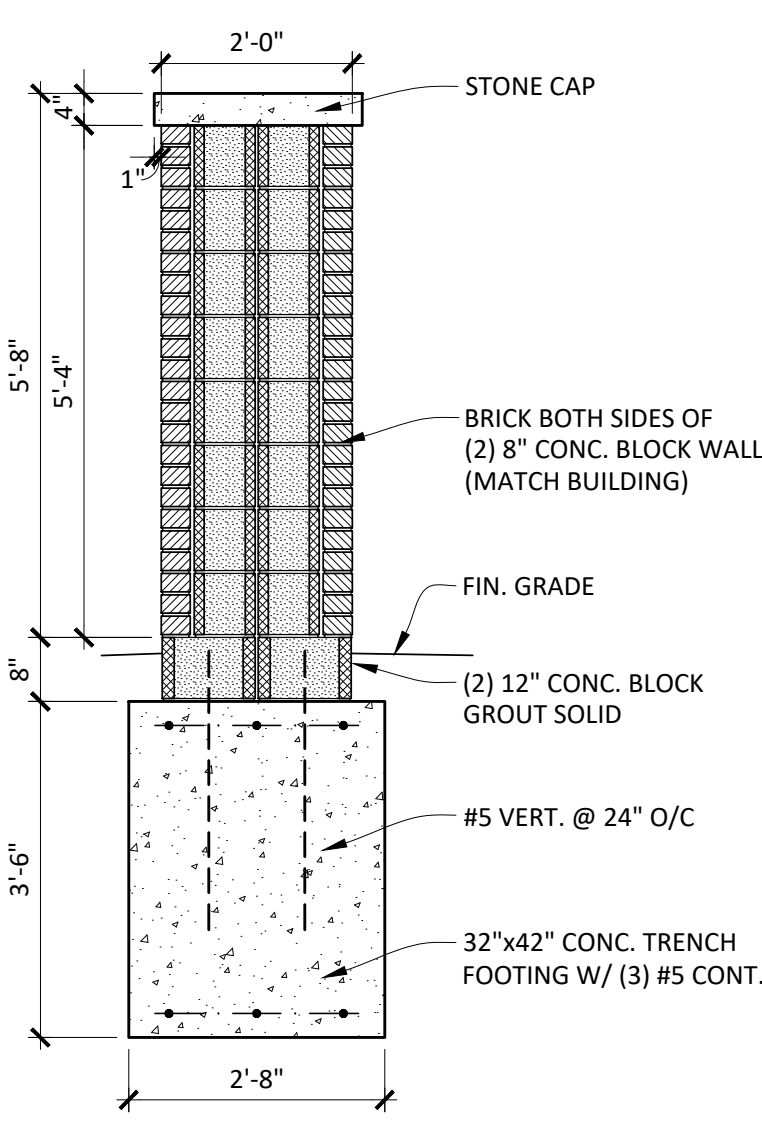
SCREEN WALL ELEVATION
 SCALE: 1/4" = 1'-0"



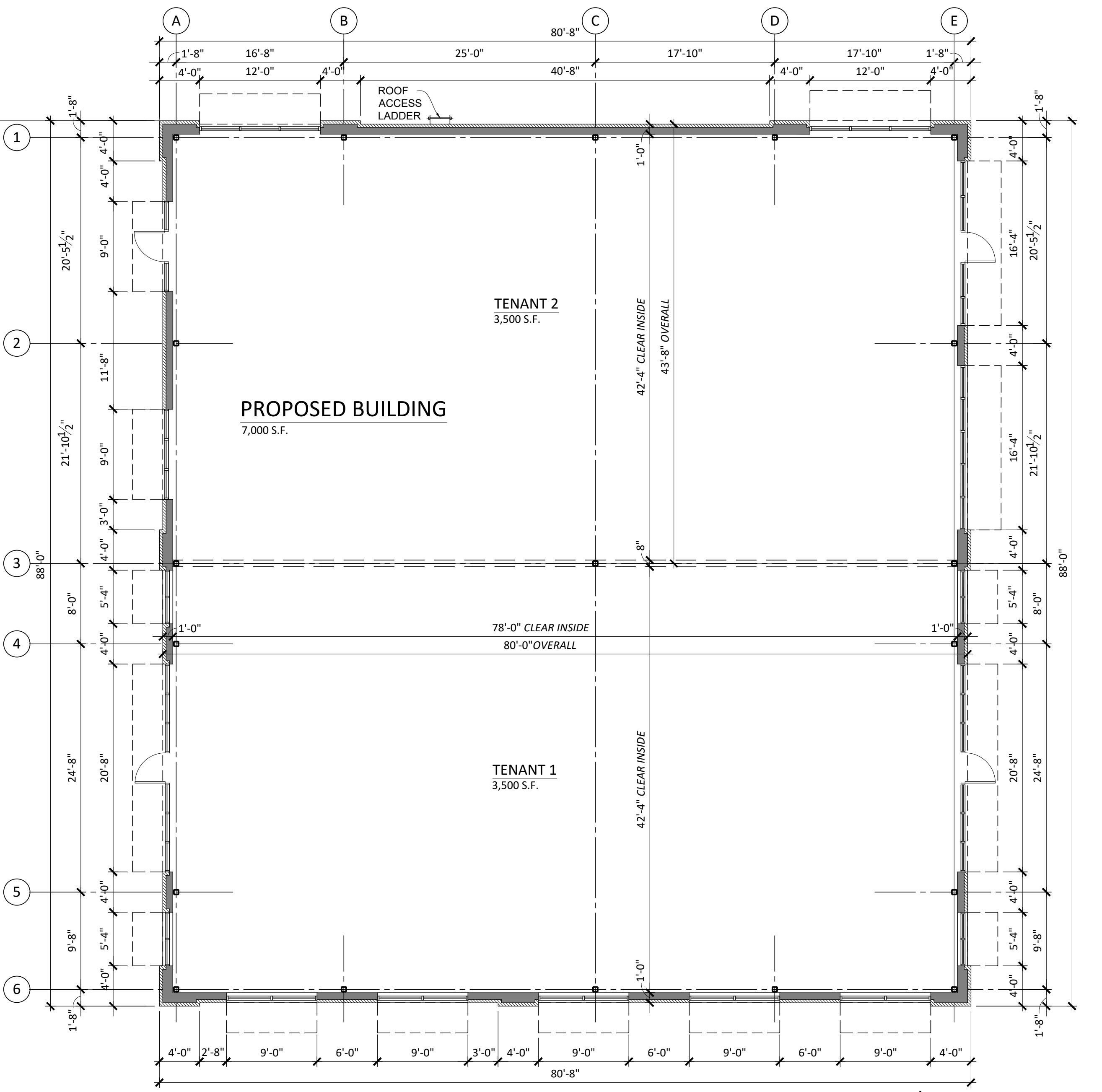
MONUMENT SIGN
 SCALE: 1/4" = 1'-0"



KNEE WALL DETAIL
 SCALE: 1/2" = 1'-0"



PIER DETAIL
 SCALE: 1/2" = 1'-0"

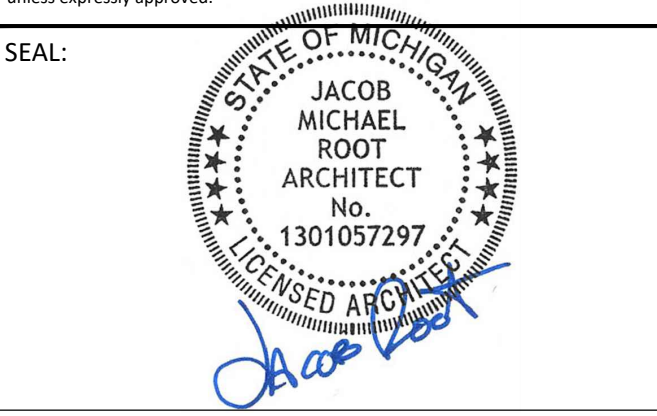


PRELIMINARY FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Proposed
MULTI-TENANT
 26222 NOVI RD.
 NOVI, MI 48375

REV	DATE	ISSUED
11-30-20		ISSUED FOR REVIEW
11-05-20		ISSUED FOR REVIEW
11-03-20		ISSUED FOR REVIEW
09-17-20		ISSUED FOR REVIEW

This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, publication, or unauthorized use is prohibited unless expressly approved.




DRAWN BY: ZTB/RV
 CHECKED BY: VW
 IN CHARGE: VW/JMR
 SHEET NAME:
 PRELIMINARY FLOOR PLAN
 AND ELEVATIONS
 JOB NO: 20-94
 SHEET NO: PP-3

Proposed
MULTI-TENANT
26222 NOVI RD.
NOVI, MI 48375

REV	DATE	ISSUED FOR REVIEW
12-21-20		ISSUED FOR REVIEW
12-07-20		ISSUED FOR REVIEW
11-30-20		ISSUED FOR REVIEW
11-05-20		ISSUED FOR REVIEW
11-03-20		ISSUED FOR REVIEW
09-17-20		ISSUED FOR REVIEW
		ISSUED

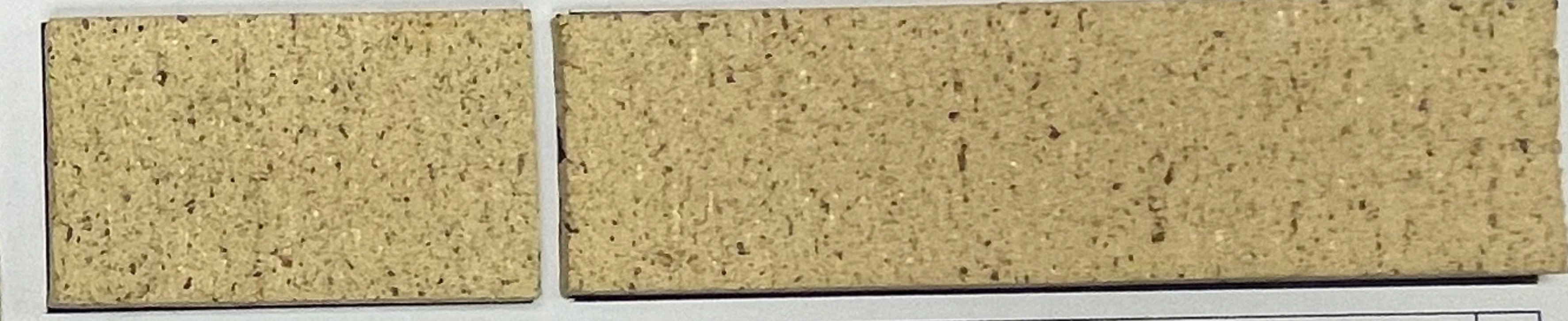
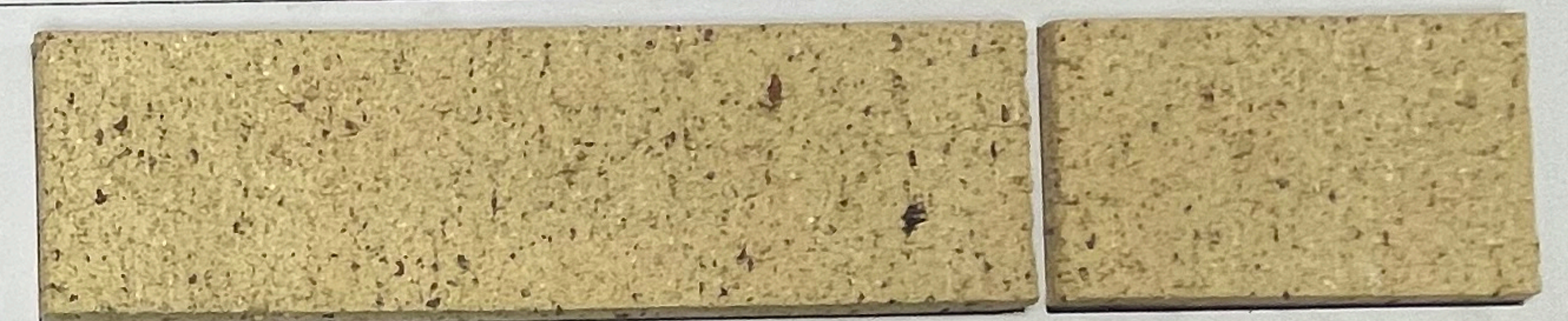
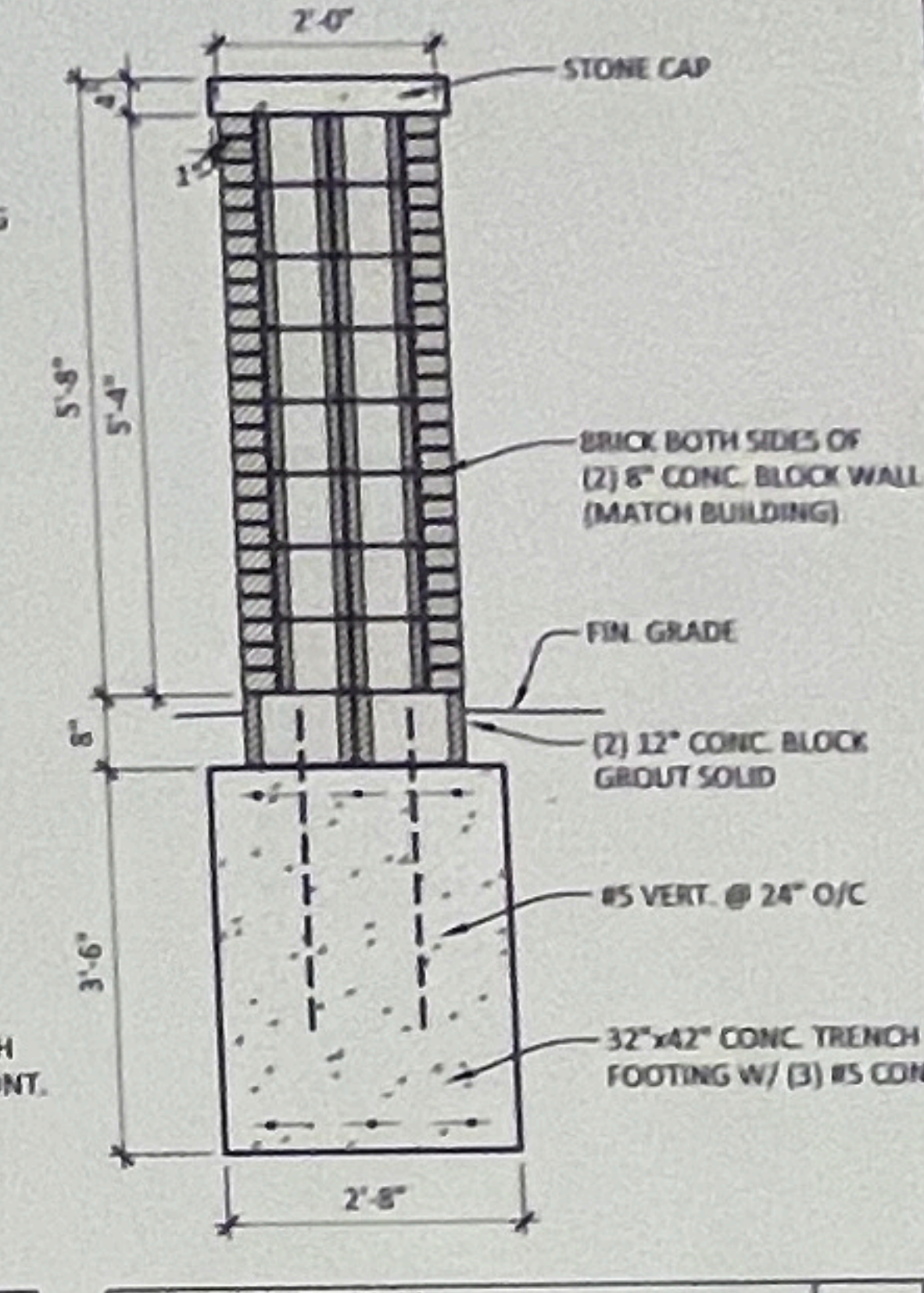
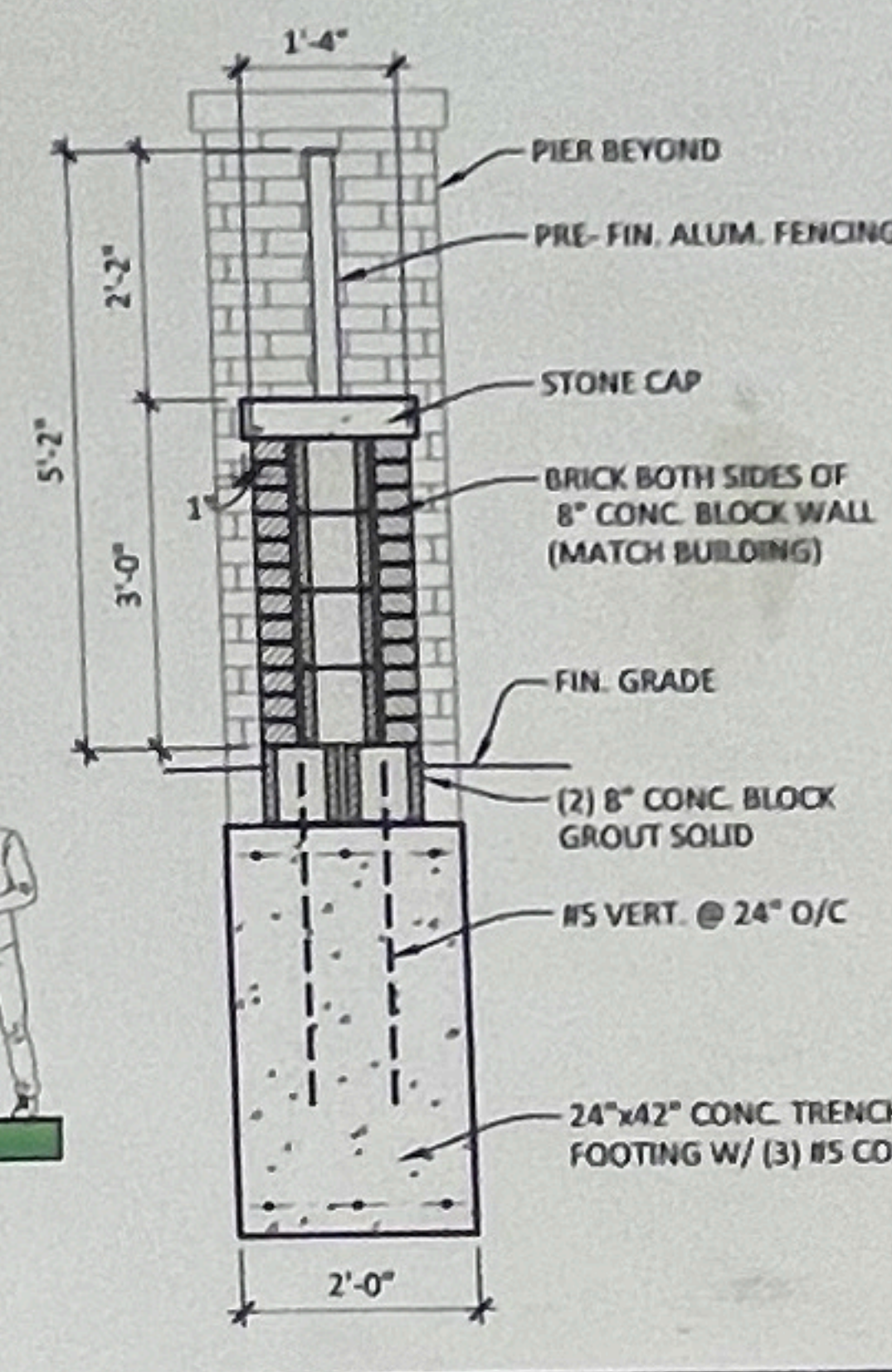
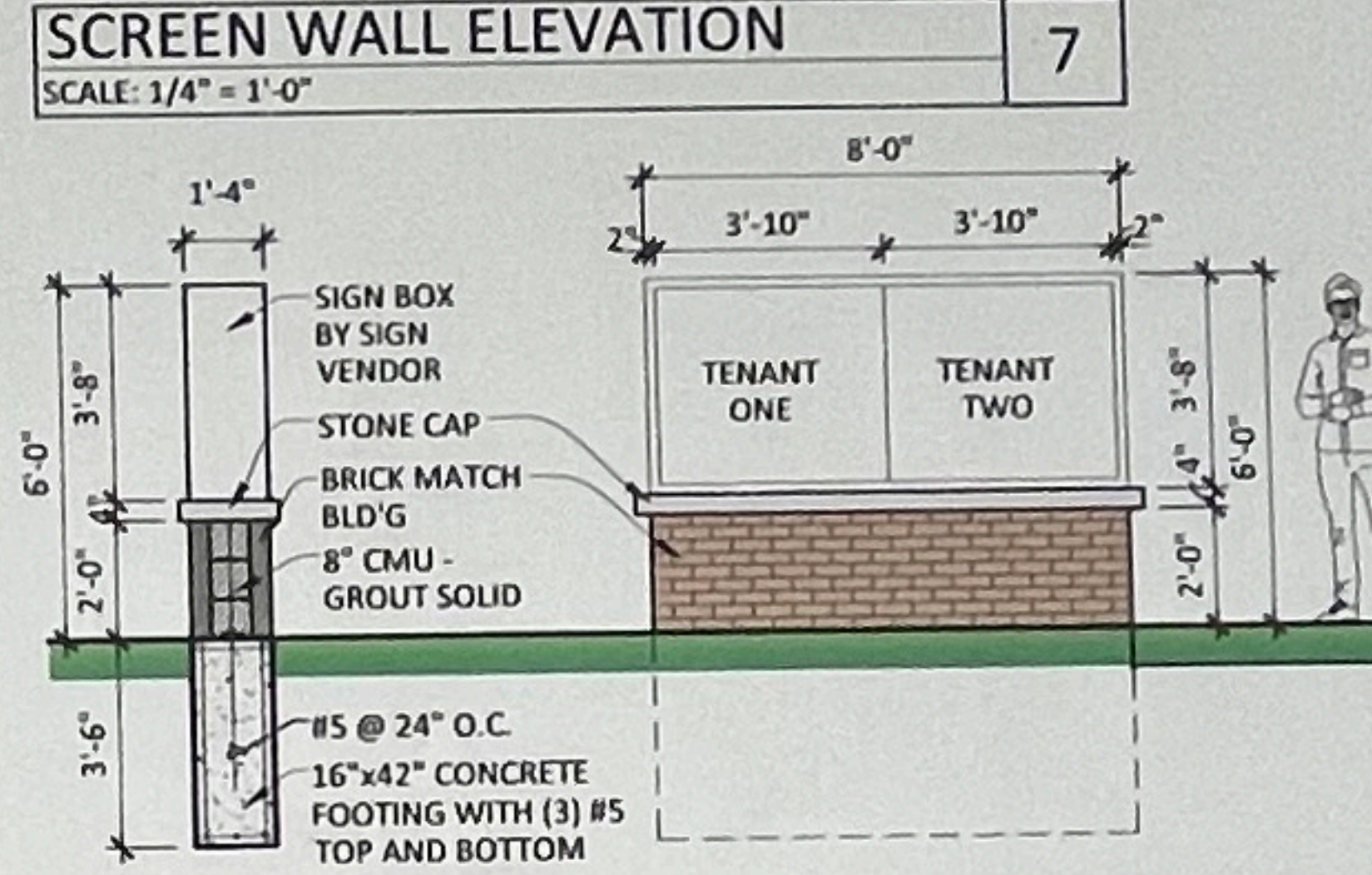
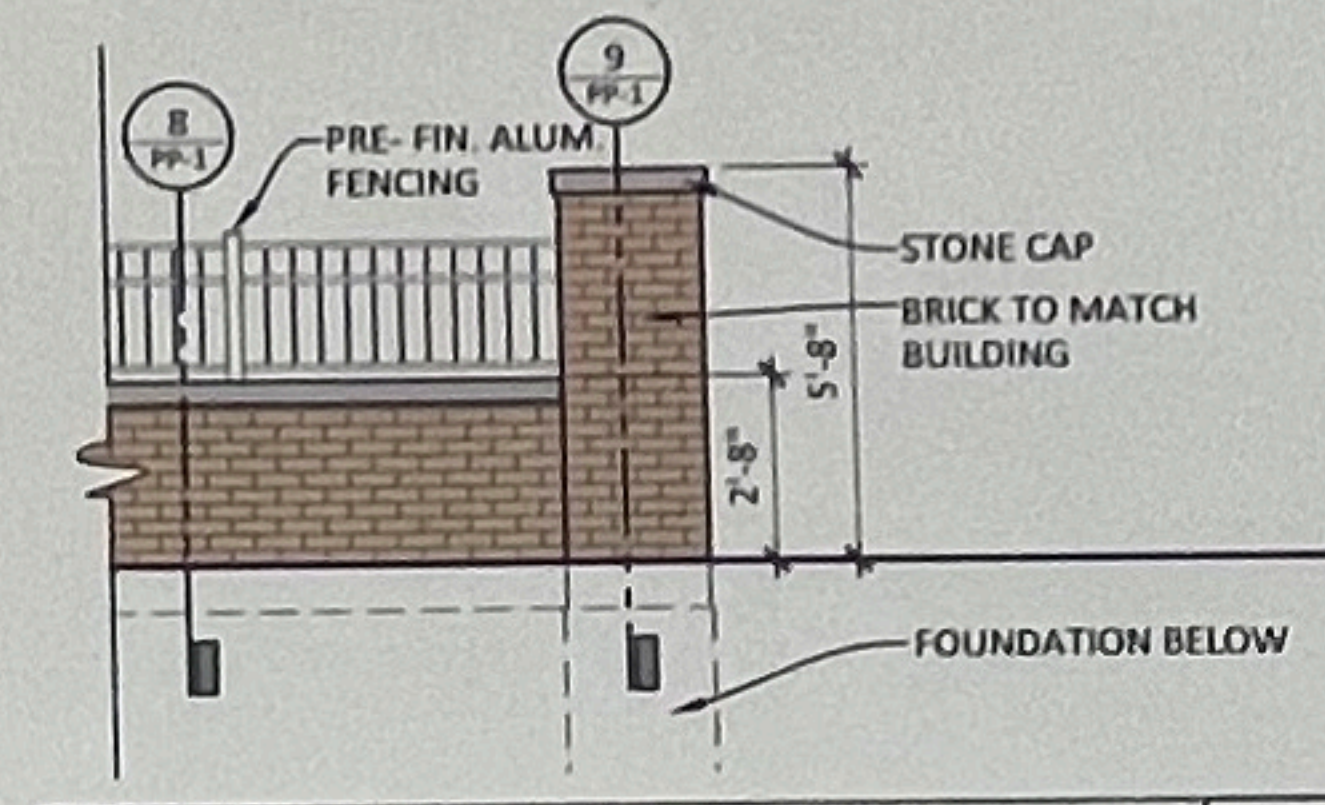
This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, additions, or deletions must be approved in writing.

SEAL: 

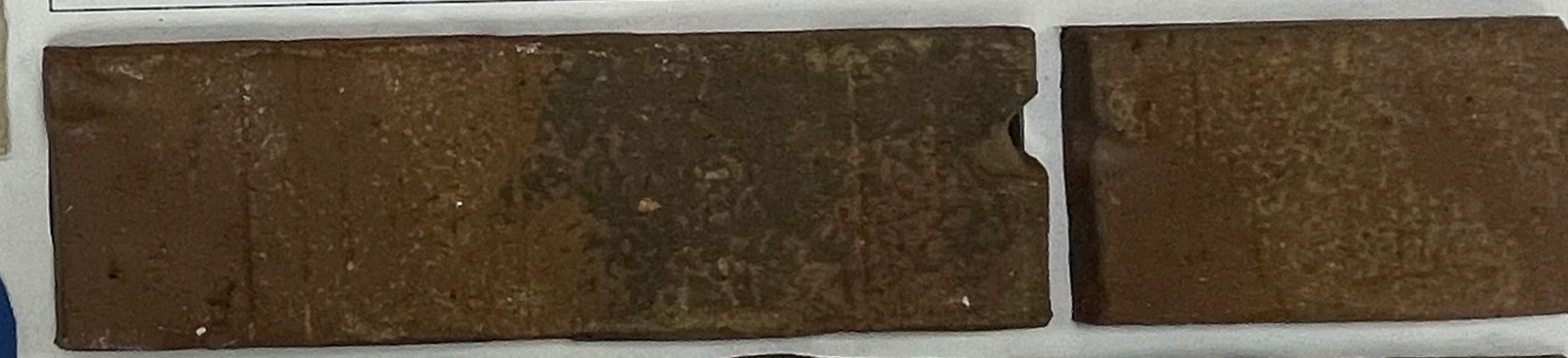
DRAWN BY: ZTB/RY
CHECKED BY: VW
IN CHARGE: VW @MR
SHEET NAME:
PRELIMINARY FLOOR PLAN
AND ELEVATIONS
SHEET NO.: 20-94
PP-4

EXTERIOR FINISH KEY

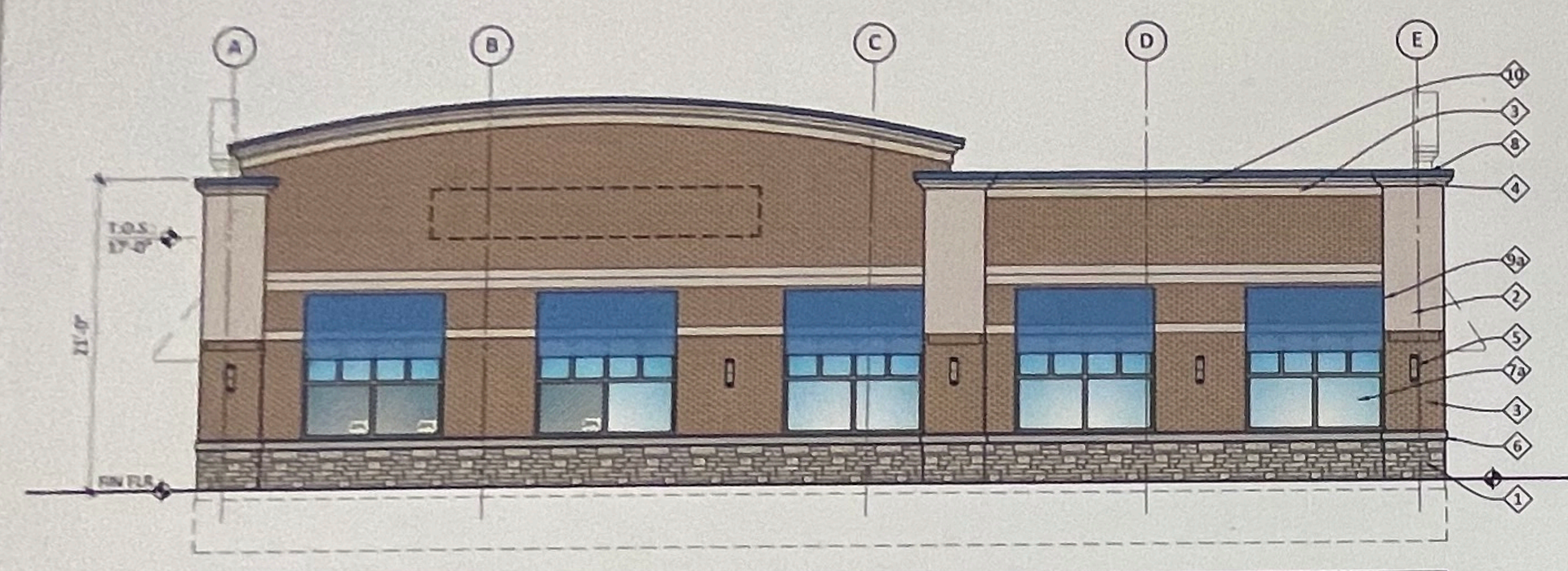
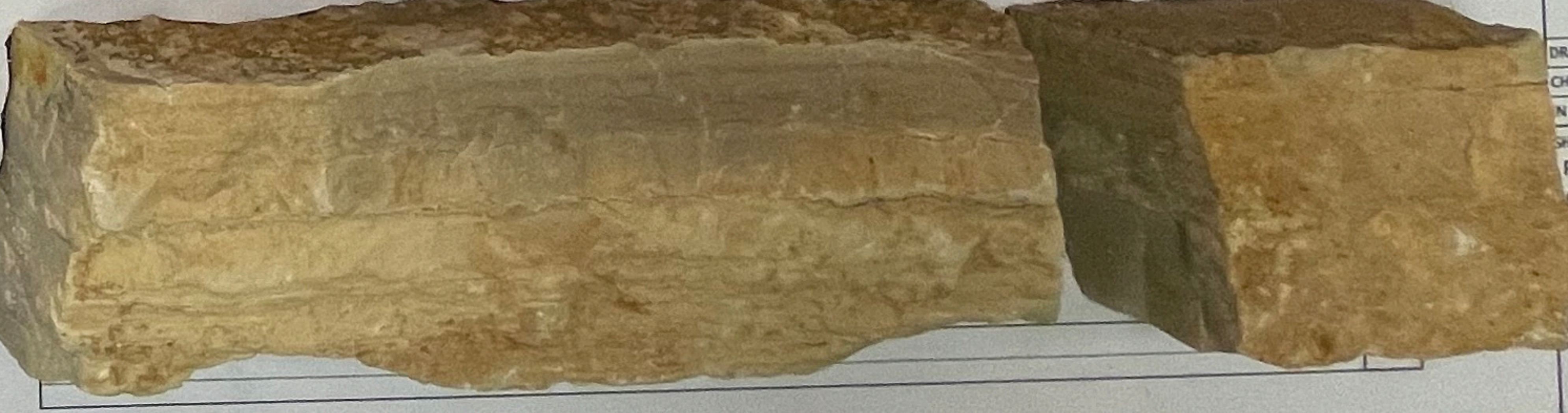
- 1 STONE VENEER
MANUF: DUTCH QUALITY
COLOR: SIENNA DRYSTACK
(OR EQUIVALENT)
- 2 MODULAR BRICK VENEER
MANUF: PINE HALL BRICK
COLOR: SPECTRA OATMEAL
- 3 MODULAR BRICK VENEER
MANUF: PINE HALL BRICK
COLOR: BROWNS FERRY
- 4 E.I.F.S. CAP
MANUF: DRYTIT
COLOR: 110 VAN DYKE
(OR EQUIVALENT)
- 5 WALL SCONCES
- 6 PRECAST SILL
MANUF: STONECAST
COLOR: LIMESTONE
(OR EQUIVALENT)
- 7 STOREFRONT
THERMALLY BROKEN ALUM.
FRAME w/ INSUL. GLAZING
a) MANUF. KAWNEER, COLOR: CHAMPAGNE
b) MANUF. TBD, COLOR: CLEAR ANODIZED
- 8 SPL = DENOTES SPANDREL GLAZING
- 9 PREFINISHED METAL COPING
MANUF: UNA-CLAD
COLOR: ELECTRIC BLUE (OR EQUIVALENT)
- 10 FABRIC ON MTL. FRAME - ALUMINUM FRAME
BY TENANT AS SEPARATE SUBMITTAL
9a) COLOR: BLUE
9b) COLOR: BLACK
- 11 SIGNAGE BY TENANT
EACH SIGN WILL BE 50 S.F. MAX.
SIGNAGE NOT TO EXCEED 150 S.F.
PROVIDE 1/2" PLYWOOD SUBSTRATE AS REQ'D



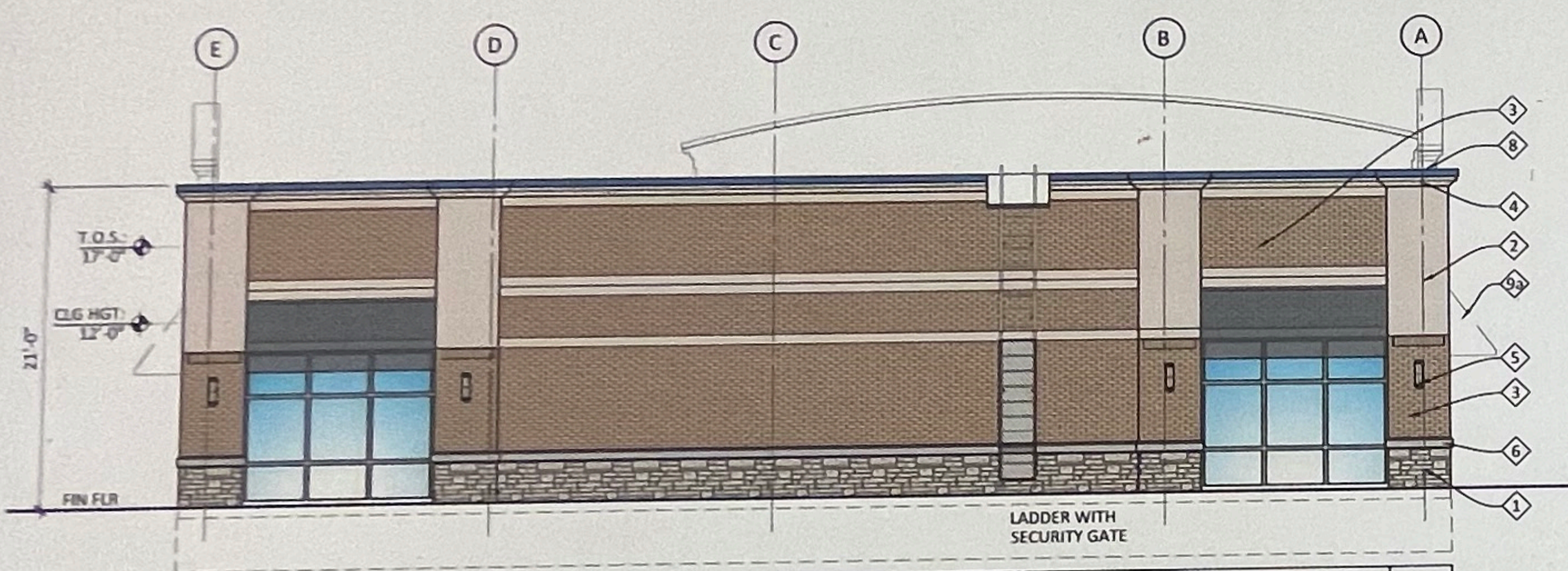
BRICK 1



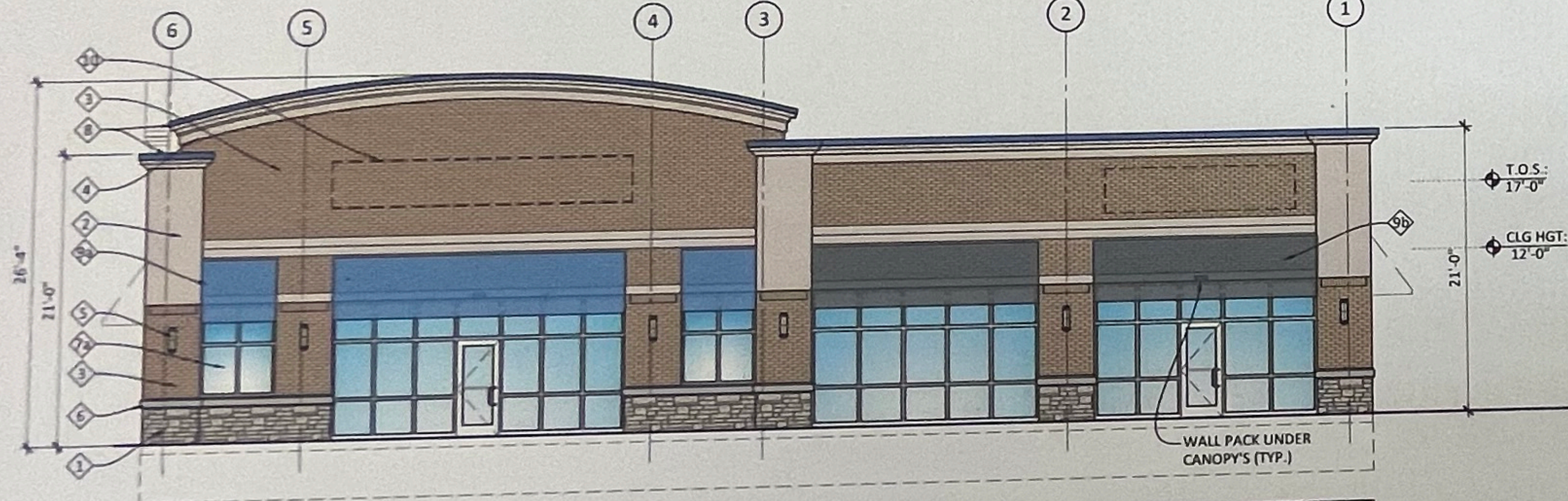
BRICK 2



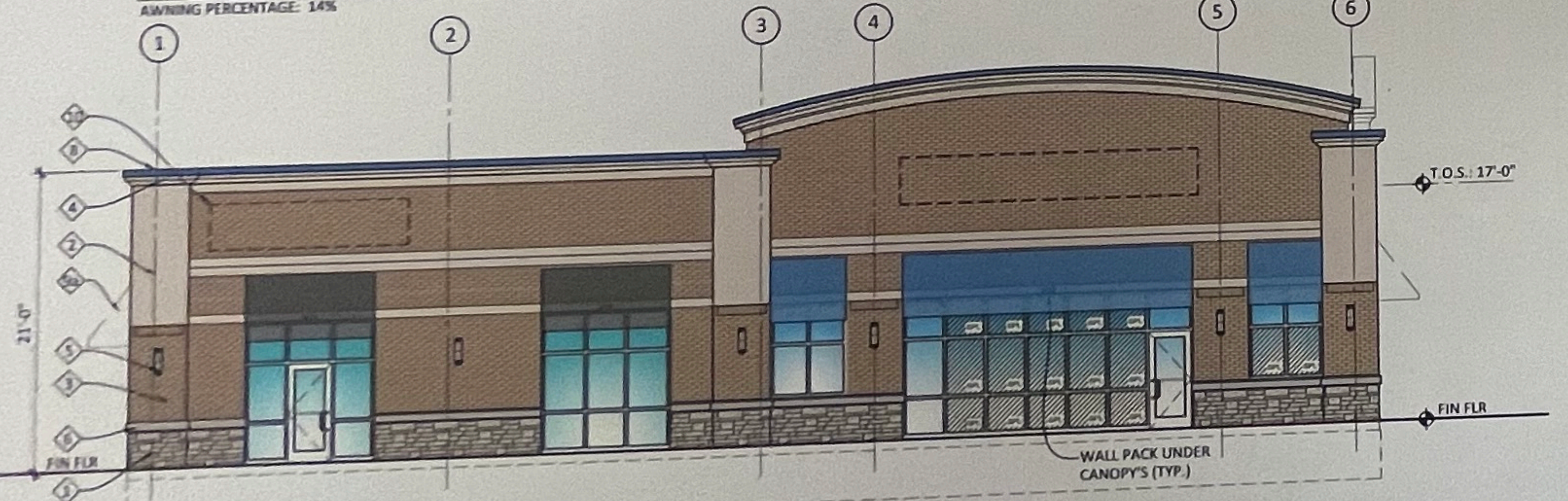
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
AWNING PERCENTAGE: 10%



NORTH ELEVATION
SCALE: 1/8" = 1'-0"
AWNING PERCENTAGE: 6.5%



EAST ELEVATION
SCALE: 1/8" = 1'-0"
AWNING PERCENTAGE: 14%



WEST ELEVATION
SCALE: 1/8" = 1'-0"
AWNING PERCENTAGE: 11%

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review

STORIE LOU PLAZA

JSP 20-19

December 21, 2020

PETITIONER

Alrig LLC

REVIEW TYPE

Revised Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	14	
Site Location	East of Novi Road, North of Crowe Drive; 22-14-352-002	
Site School	Novi Community School District	
Site Zoning	TC Town Center	
Adjoining Zoning	North	TC Town Center
	East	TC Town Center
	West	TC Town Center
	South	TC Town Center
Current Site Use	Fifth Third Bank	
Adjoining Uses	North	Restaurant
	East	Commercial
	West	Restaurant, Office
	South	Restaurant/Retail
Site Size	1.41 acres	
Plan Date	December 1, 2020	

PROJECT SUMMARY

The applicant is proposing to redevelop the site of a Fifth Third Bank into a 7,000 square foot multi-tenant building that proposes one retail tenant and one restaurant. The parcel is east of Novi Road and north of Crowe Drive. The site is zoned TC: Town Center and is subject to the 2014 Town Center Study. The Future Land Use map indicates TC Commercial for the entirety of the property and the surrounding area.

RECOMMENDATION

Approval of the Preliminary Site Plan is recommended by staff. The plan mostly conforms to the requirements of the Zoning Ordinance, with any deviations noted below. All reviewers recommend approval of the Preliminary Site Plan. **Planning Commission approval of the Preliminary Site Plan, Stormwater Management Plan, Section 9 Façade Waiver, and any applicable Landscape Waivers is required. Zoning Board of Appeals approval is required for requested parking setback variance.**

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the Zoning Ordinance, with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements with items in **bold** that need to be addressed with the next submittal.

1. Parking Setback (Section 3.1.25.D): **Setback in the exterior side yard (south) does not meet the setback requirement of 20 feet (currently 5.2 feet). A variance has been requested by the applicant. Please fill the out this [application](#) and submit to the Community Development Department. Please submit the application and materials by January 4, 2021 if you wish to be on the agenda for the February 9th ZBA Meeting.**
2. Site Amenities (Section 3.27.1.L): All sites within the TC Zoning District shall provide development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters in accordance with the Town Center Area Study. **Please revise as necessary to provide amenities that more closely align with the surrounding area (i.e., Crowe Center to the south).**
3. ROW Dedication (Section 3.27.1.N): Dedication of Right-Of-Way along Novi Road as indicated in this review and the Engineering Review is requested. The applicant has proposed to dedicate the ROW.
4. End Islands (Section 5.3.12): While the end islands appear to fall into compliance, dimensions have not been provided. **Provide dimensions of the end islands. Refer to Traffic Review for additional comments.**
5. Photometric Plan (Section 5.7): **Provide elevations with proposed exterior building lighting.** Refer to the Planning Chart for additional comments on the Photometric Plan.
6. Rooftop Equipment (Section 4.19.2.E.ii): Rooftop equipment is proposed. **Indicate the proposed location on the elevation drawings with the next submittal.**
7. Planning Chart: **Please refer to the attached Planning Chart for additional comments to address in the next submittal.**

OTHER REVIEWS

- a. Engineering Review: Engineering is recommending approval of the Preliminary Site Plan with conditions to be addressed as part of the Final Site Plan submittal.
- b. Landscape Review: Landscaping is recommending approval of the Preliminary Site Plan with conditions to be addressed as part of the Final Site Plan submittal.
- c. Traffic Review: Traffic is recommending approval of the Preliminary Site Plan with conditions to be addressed as part of the Final Site Plan Submittal.
- d. Facade Review: Façade is recommending approval of the Preliminary Site Plan with conditions to be addressed as part of the Final Site Plan submittal.
- e. Fire Review: Fire is recommending approval of the Preliminary Site Plan with conditions to be addressed as part of the Final Site Plan submittal.

NEXT STEP: PLANNING COMMISSION MEETING

This Site Plan will be tentatively scheduled to go before the Planning Commission as a Matter for Consideration on January 13, 2021 at 7pm. **Please provide the following via email one week prior to the meeting (January 6, 2021):**

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**

2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan (optional, to be used for Planning Commission presentation).
4. A sample board of building materials/samples of proposed Fabric Awning material as required by our Façade Consultant.

FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please follow the [Final Site Plan Checklist](#) and submit for approval:

1. **Seven** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected.**
3. [Final Site Plan Application](#)
4. [No Revision Façade Affidavit](#) (if no façade changes have been made)
5. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)
6. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
7. Recommended, but not required: A [Soil Erosion Permit Application](#)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.

STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **12 size 24" x 36" copies with original signature and original seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for final Stamping Set approval.

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is suggested you contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for

additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

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

A handwritten signature in blue ink that reads "Christian Carroll". The signature is written in a cursive, flowing style.

Christian Carroll, Planner



PLANNING REVIEW CHART

Review Date: December 21, 2020
Review Type: Revised Preliminary Site Plan Review
Project Name: JSP20-19 Storie Lou Plaza
Location: Parcel #22-14-352-002
Plan Date: December 1, 2020
Prepared by: Christian Carroll, Planner
Email: ccarroll@cityofnovi.org **Phone:** (248) 735-5607

Bold: To be addressed with the next submittal

Bold and Underline: Requires Planning Commission and/or ZBA Approval

Italics: To be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	TC Commercial	Town Center (No Change)	Yes	
Town Center Area Study	This site is in study area boundary for Town Center Area study adopted in 2014		Yes	<i>Pedestrian amenities required</i>
Zoning <i>(Effective Jan. 8, 2015)</i>	Town Center	Restaurant, Retail	Yes	
Phasing	Show proposed phasing lines on site plan if applicable. Describe scope of work for each phase. Each phase should be able to stand on its own with regards to utilities and parking.	Phasing is not proposed	N/A	
Height, bulk, density and area limitations				
Frontage on a Public Street <i>(Sec. 5.12)</i> <i>(Sec. 6.3.2.A)</i>	Frontage upon a public street is required	Frontage on Novi Road, and access from Crowe Drive	Yes	
Access To Major Thoroughfare <i>(Sec. 5.13)</i>	Access to major thoroughfare is required, unless the property directly across the street between the driveway and major thoroughfare is either multi-family or non-residential	Access to Novi Road	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Open Space Area for TC (Sec. 3.27.1.F)	15% (permanently landscaped open areas and pedestrian plazas).	7,515 sf required; 13,971 sf proposed (27.4%)	Yes	
Open Space for Multi-family residential (Sec. 3.1.25 D)	200 SF per dwelling unit	No residential proposed	NA	
Maximum % of Lot Area Covered (By All Buildings) (Sec. 3.6.2 D)	No Maximum		Yes	
Building Height (Sec.3.1.26.D)	5 stories or 65 ft, whichever is less	26 ft.	Yes	
Building Setbacks (Sec 3.1.26 D) and (Sec. 3.27.1.C)				
Front (Novi Road) Exterior side Yard (Crowe Drive) 50 feet minimum from all exterior lot lines 15 feet minimum for front side, for interior lot lines	50 feet minimum from all exterior lot lines 15 feet minimum for front side, for interior lot lines	Front: 15 ft. South side: 80 ft.	Yes	
Interior Side Yard (north) Rear Yard (east)	50 feet exterior 10 feet interior Interior: lot lines abutting TC district lots.	North: 10.8 ft. East: ~170 ft.	Yes	
Parking Setback (Sec 3.1.25.D)				
Front (west)	20 ft.	23 ft.	Yes	
Exterior Side Yard (south)	20 ft.	5.2 ft.	No	<u>ZBA Variance requested</u>
Side yard (north)	20 ft.	20 ft.	Yes	
Rear Yard (east)	10 ft.	10.5 ft.	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	South side is exterior side yard	Yes	
Minimum lot area and width (Sec 3.6.2.D)	Except where otherwise provided in this ordinance, the minimum	Variance needed for south parking setback	No	See above.

Item	Required Code	Proposed	Meets Code	Comments
	lot area and width, maximum percentage of lot coverage shall be determined by the requirements set forth.			
Yard setbacks (Sec 3.6.2.H&L)	If site abuts a residential zone, buildings must be set back at least 3' for each 1' of building height, but in no case can be less than 20' setback	Does not abut residential zoning	N/A	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	No wetlands present	N/A	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan provided	No	Refer to Landscape review for more details.
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q.		Yes	<i>Planning Commission may grant setback reductions. However, parking setbacks do not qualify in this case because the total area of setbacks on the site would be reduced below the minimum setback area requirements.</i>
TC District Required Conditions (Sec 3.27)				
Site Plans (Sec. 3.27.1.A.)	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	The subject parcel is less than 5 acres	Yes	<i>Site plan approval required from Planning Commission</i>
Surface parking lot screening (3.27.1 D)	Surface parking areas must be screened by either a 2.5 ft. brick wall, semitransparent screening or a landscaped berm from all public ROW (access easement for private roads)	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	For TC-1, No front yard or side yard parking on any non-residential collector.	Not applicable	N/A	
Architecture/Pedestrian Orientation (3.27.1 E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.	Not applicable	N/A	
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Elevations provided	No	<u>Section 9 Waiver needed for the overage of fabric awnings – see PSP Façade Review. Approval of waiver is recommended by staff.</u>
Parking, Loading, Signs, Landscaping, Lighting, Etc. (Sec. 3.27.1 H)	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use	On-street parking is not proposed	N/A	
	PC may allow parking requirement reduction when parking areas serve dual functions.	Not proposed	N/A	
	Special assessment district for structured park	Not proposed	N/A	
Sidewalks required (Sec. 3.27.1 I)	For TC-1 only, Sidewalks required along non-residential collector to be 12.5 ft. wide.	Not Applicable	N/A	
	Direct pedestrian access between all buildings and adjacent areas	Sidewalk required along Novi Road (8'), provided	Yes	
Bicycle Paths (Sec. 3.27.1 J)	Bike paths required to connect to adjacent residential & non-residential areas.	Not required	N/A	
Development amenities	All sites must incorporate amenities such as	Wall sconces, brick pavers, pedestrian	No	Please revise as necessary to provide amenities that

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 3.27.1 L)	exterior lighting, paved activity nodes, outdoor furniture, and planters in accordance with Town Center Study Area.	bench proposed		more closely align with the surrounding area (i.e., Crowe Center to the south).
Combination of use groups within a single structure (Sec. 3.27.1 M) (Sec.3.27.2.B)	Additional regulations per Sec. 3.27.1.M and 3.27.2.B apply if combination of uses proposed in same building	Residential uses not proposed	N/A	
Street and Roadway Rights-Of-Way (Sec. 3.27.1 N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards	N/A	Yes	<i>ROW dedication along Novi Road is proposed by applicant.</i>
Parking, Handicap Parking and Bike Requirements				
Required Parking Calculation (Sec. 5.2.12) (Sec. 4.82.2)	Restaurant use 1:70 SF GFA. 3,500/70 = 50 spaces. Retail use: 1:200 GLA. 3,500/200 = 18 spaces.	68 spaces required; 68 spaces proposed	Yes	
Barrier Free Spaces <i>Barrier Free Code</i> <i>*No deviations since this is an ADA requirement</i>	For 51 to 75 spaces, 3 spaces 2 car accessible and 1 van accessible	2 car accessible and 1 van accessible are proposed	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Minimum of 3 spaces required (68 parking spaces/5% = 3)	3 spaces proposed	Yes	
Parking Lot Design Requirements (Sec. 5.3.2.)				
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft.	All appear to be 9 ft. x 19 ft. - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations	Yes	
Parking lot entrance offset (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family	Subject property does not abut single-family residential district.	N/A	

Item	Required Code	Proposed	Meets Code	Comments
	residential district.			
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - 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 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall 	Requires additional dimensions. Appears to comply.	Yes?	Provide dimensions of end islands to verify compliance.
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	<ul style="list-style-type: none"> - Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer 	Appears to comply	N/A	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 	8' wide spaces with an 8' wide or 5' access aisle are provided	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs shown	Yes	
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	Provided	Yes	
Bicycle Parking Lot layout	Parking space width: 6 ft.	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec 5.16.6)	One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double			
Loading Space (Sec. 5.4.2.)	TC District: loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots)	Provided	Yes	
Loading Space Area (Sec. 5.4.2) In the ratio of 10 sq. ft. per front foot of building.	Ratio of 10 sq. ft. per front foot of building. 88'x10 = 880 SF required	910 sf provided	Yes	
Loading Space Screening (Sec. 5.4.2 B)	Loading area must be screened from view from adjoining properties and from the street.	Landscape screening provided	Yes	<i>See Landscape Review</i>
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or no closer than 10 ft. to building if not attached - Not located in parking setback 20 ft. setback required. - Away from Barrier free Spaces 	<ul style="list-style-type: none"> - Located in rear yard - Meets the setback requirements 	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<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 	Provided, appears to comply	Yes	<i>Refer to Façade Review</i>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky	Provided	Yes	
Lighting Plan (Sec. 5.7.2 A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Not provided	No	Provide elevations with proposed lighting
Lighting Plan (Sec. 5.7.2 A.ii)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Provided	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices	Provided	Yes	<i>Indicate any glare control proposed</i>

Item	Required Code	Proposed	Meets Code	Comments
	Type & color rendition of lamps	Indicated	Yes	
	Hours of operation	9am-8pm	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Spillover information provided	Yes	
Required Conditions (Sec. 5.7.3.A)	Light pole height not to exceed maximum height of zoning district (65 ft. for TC)	25 feet	Yes	
Required Conditions (Sec. 5.7.3.B&G)	<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 	Provided	Yes	
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred. 	N/A	Yes	
Required Conditions (Sec. 5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	3.12:1	Yes	
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	Provided	Yes	
Min. Illumination (Sec. 5.7.3.K)	Parking areas: 0.2 fc	0.6 fc	Yes	
	Loading areas: 0.4 fc	0.9 fc	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Walkways: 0.2 fc	0.6 fc	Yes	
	Building entrances, frequent use: 1.0 fc	3.5 fc	Yes	
	Building entrances, infrequent use: 0.2 fc	N/A	N/A	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Maximum 1.0 fc	Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	N/A	N/A	
Building Code and Other Requirements				
Accessory Structures (Sec. 4.19)	- Each accessory building shall meet all setback requirements for the zoning district in which the property is situated - Shall meet the façade ordinance standards	Transformer proposed - landscape screening provided	Yes	<i>See Landscape Review</i>
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	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	Rooftop equipment proposed, will be screened.	Yes?	Indicate proposed rooftop equipment on elevations
Exterior Building Wall Façade Materials (Sec. 5.15)	Region 1 level façade	Elevation drawings submitted	Yes	<i>See Façade Review</i>
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalks shown on the plans	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s),	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Liber, and page for subdivisions).			
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).	Additional information requested in this and other review letters	Yes	<i>Provide additional information as requested in all reviews</i>
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	\$1,050,000 estimated cost of improvements. 75-100 construction jobs, 20-30 permanent jobs created.	Yes	
Signage See link below <u>(Chapter 28, Code of Ordinances)</u>	- Proposed signage requires a permit - <u>Signage is not regulated by the Planning Commission or Planning Division</u>	Monument sign indicated	N/A	<u>Contact Maureen Underhill regarding sign permits at 248-735-5602</u>
Property Address	The applicant should contact the Building Division for an address prior to applying for a building permit.	One is not required at this time	No	<u>Submit address application after Final Site Plan approval</u>
Project and Street Naming Committee	Some projects may need approval from the Street and Project Naming Committee.	Submitted and approved – Storie Lou Plaza	Yes	
Future Easements	Right-Of-Way	Provided	Yes	<i>ROW proposed to be dedicated</i>

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4, and 5 of the zoning ordinance for further details.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

October 12, 2020

Engineering Review

26222 Novi Road Retail Building
JSP20-0019

Applicant

Novi Road Retail Management LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: North of Grand River, East of Novi Road
- Site Size: 1.41 acres
- Plan Date: 09/16/2020
- Design Engineer: Stonefield Engineering & Design

Project Summary

- Construction of an approximately 7,657 square-foot building consisting of retail and restaurant space, as well as associated parking. Site access would be provided via Crowe Drive.
- Water service would be provided by a proposed lead from the existing 8-inch water main along the east side of Novi Road.
- Sanitary sewer service would be provided by a proposed 6-inch lead from the existing 8-inch sanitary sewer along the west side of Novi Road.
- Storm water would be collected by a single storm sewer collection system and discharged to an underground detention system.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is recommended, with items to be addressed with the Final Site Plan submittal.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance, and the Engineering Design Manual with the following exceptions, which can be addressed at Final Site Plan submittal:

General

1. Provide a minimum of two ties to established section or quarter section corners.
2. Re-submit the Non-Domestic User Survey form for each unit when a tenant has been selected. This will not hold up Stamping Set approval or scheduling a pre-con if no tenants have been signed by then.
3. Show and label the master planned 60-foot half width right-of-way for Novi Road as proposed or existing depending on the right-of-way dedicated with Oakland County Record of Deeds.
4. Show and label the right-of-way along Crowe Drive.
5. In the traffic sign table, list the **quantities** of each sign type proposed for the development.
6. Provide a note that compacted sand backfill (MDOT sand class 2) shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
7. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
8. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
9. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.
10. 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.
11. 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

12. A tapping sleeve, valve and well is required at the connection to the existing water main.
13. Label the size of the water service lead on the utility plan.

Sanitary Sewer

14. Locate and televise the existing sanitary sewer lead for the building.
 - a. Tapping the 8-inch sanitary sewer within Novi Road to create a new lead is the least desirable way to service this property. It would require a Novi Road closure in a busy area, and the sanitary sewer is extremely close to the 30-inch water main.
15. Provide a sanitary sewer monitoring manhole, unique to this site, within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).

Storm Sewer

16. The City's utility map does not show storm sewer connecting a catch basin on the north side of Crowe Drive to the south side. Confirm the ultimate outlet of this storm sewer. A 6-inch storm sewer would not be an adequate outlet.
17. 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.
18. Illustrate all pipes intersecting storm structures on the storm profiles.

Storm Water Management Plan

19. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the Engineering Design Manual.
20. Provide additional information on how the c-factor was calculated by illustrating the capture zone boundaries for the entire property. Include any off-site drainage that is being collected in the calculations.
21. Provide an access easement from the right-of-way for maintenance over the storm water detention system and the pretreatment structure. This easement must be shown on the plans.
22. Provide manufacturer's details and sizing calculations for the pretreatment structure within the plans.
23. Provide actual underground detention system volume information.
24. Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) for the detention system. Also, provide a cross-section for the underground detention system. Ensure that there is at least 1 ft. of freeboard between the 100-year elevation and the subgrade elevation beneath the pavement.
25. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
26. Provide a soil boring in the vicinity of the proposed underground detention system to determine the high water elevation of the groundwater table.

27. Provide a table or note addressing the required bedding depth and bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
28. Provide an isolator row in the underground detention system in addition to the pre-treatment unit. Ensure two inspection ports are located along the isolator row.
29. Provide additional inspection ports throughout the underground detention system.
30. The underground storage system shall include 4-foot diameter manholes at the end of each outer row (four total) for maintenance access purposes.
31. Ensure the underground detention system is kept outside of the influence of any planting areas.

Paving & Grading

32. Label the curb heights (4-inch or 6-inch) on the site plan for ease of construction.
33. Specify the product proposed for the detectable warning surface for barrier free ramps. The product shall be red, concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
34. Provide additional spot grades to ensure the sidewalk along Novi Road matches existing grades.
35. Provide additional spot grades to verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.
36. Provide at least 3-foot of buffer distance between the sidewalk and any fixed objects, including light posts. Include a note on the plan where the 3-foot separation cannot be provided.
37. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance (i.e. 2' minor radius, 15' major radius, minimum 8' wide, 3' shorter than adjacent 19' stall).
38. Provide the proposed wall detail on the civil plans and indicate the height measured from the bottom of the footing to the top of the wall. Permits for the construction of each wall exceeding 48 inches in height must be obtained from the Community Development Department.

Soil Erosion and Sediment Control

39. A SESC permit is required. A full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

40. If applicable, any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted with the Final Site Plan:

41. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
42. An itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

43. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
44. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed must be submitted to the Community Development Department. This document is available on our website.
45. If applicable, a draft copy of the warranty deed for the additional proposed right-of-way along Novi Road must be submitted for review and acceptance by the City.

The following must be addressed prior to construction:

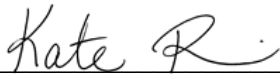
46. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
47. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
48. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
49. Construction inspection fees in the amount of \$TBD must be paid to the Community Development Department.
50. Legal escrow fees in the amount of \$TBD must be deposited with the Community Development Department. All unused escrow will be returned to the payee at the end of the project. This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
51. A storm water performance guarantee in an amount equal to 120% of the cost required to complete the storm water management facilities, as specified in the Storm Water Management Ordinance, must be posted at the Community Development Department.
52. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
53. A street sign financial guarantee in the amount equal to \$400 per traffic control sign proposed must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
54. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
55. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the City website and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details and plan sheets applicable to the permit only.
56. A permit for work within the road right-of-way of Novi Road must be obtained from the Road Commission for Oakland County (RCOC). Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all

- work within the road right-of-way will be constructed in accordance with the RCOC standards.
57. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resource Commissioner (OCWRC).
 58. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Kate Richardson at (248) 347-0586 with any questions.



Kate Richardson, EIT
Project Engineer

cc: Christian Carroll, Community Development
Ben Croy, PE; Engineering
Victor Boron, Engineering



CITY OF NOVI ENGINEERING DIVISION SOIL EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST

PROJECT: SESC Application #: SE -
 Contact Name: DATE COMPLETED:
 Phone Number: DATE OF PLAN:
 Fax Number: **STATUS:**

General Requirements – Following the initial Soil Erosion and Sedimentation Control permit application to the Community Development Department, all SESC plan revisions shall be submitted directly to the Engineering Department for further review and/or permit approval. One (1) copy of revised soil erosion plans, including response letter addressing the comments below, shall be submitted for each subsequent review until the plan has been given approval by the Engineering Department, at which point five (5) copies will be required for permit approval. Plans shall be signed and sealed, and the bond must be submitted to the Treasurer’s Office prior to permit issuance.

ITEM NO.	ITEM	Provided on Plans	COMMENTS
1.	Plan shall be at scale of not more than 1" = 200', include legal description, location, proximity to lakes, streams or wetlands, slopes, etc.	<input type="checkbox"/>	
2.	Plan shall include a soil survey or a written description of soil types of the exposed land area.	<input type="checkbox"/>	
3.	Plan shall show the limits of earth disruption.	<input type="checkbox"/>	
4.	Plan shall show tree protection fencing and location of trees to be protected.	<input type="checkbox"/>	
5.	Plan shall show all existing and proposed on-site drainage and dewatering facilities (i.e. structure details, rim elev., etc.)	<input type="checkbox"/>	
6.	Detailed sequence of construction shall be provided on plans structured similar to the following, supplemented with site specific items: 1) Install tracking mat, 2) Install temp. SESC measures, 3) Construct storm water basins and install treatment structures, if applicable, 4) Install storm sewer, with inlet protection to follow immediately, 5) Remove all temp. SESC measures once site is stabilized.	<input type="checkbox"/>	
7.	Plan must address maintenance of soil erosion and sedimentation control measures (temporary and permanent)	<input type="checkbox"/>	
8.	Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.	<input type="checkbox"/>	
9.	A grading plan shall be provided, or grade information shown on plan.	<input type="checkbox"/>	

10.	Note that it is the developer's responsibility to grade and stabilize disturbances due to the installation of public utilities.	<input type="checkbox"/>	
11.	The CSWO shall be listed on permit application.	<input type="checkbox"/>	
12.	Plan sealed by registered civil engineer with original signature.	<input type="checkbox"/>	
13.	An itemized cost estimate (Silt Fence, Inlet Filters, Topsoil/Seed/Mulch, Const. Access, etc.) shall be provided.	<input type="checkbox"/>	The SESC financial guarantee will be \$. The SESC inspection fees will be \$.
14.	Potential stockpile areas shall be shown on the plan, with note stating a ring of silt fence will be installed surrounding any stockpiled material.	<input type="checkbox"/>	
15.	Sediment basin: Provide filter on standpipe outlet structure until site is stabilized, then removed. Noted on plan and standpipe detail(s).	<input type="checkbox"/>	
16.	Provide a note on the plan stating the storm water basin will be stabilized prior to directing flow to the basin.	<input type="checkbox"/>	
17.	Pretreatment Structures: Noted to inspect weekly for sediment accumulation until site is stabilized, and will clean as required.	<input type="checkbox"/>	.
18.	Attach the Oakland County standard detail sheet.	<input type="checkbox"/>	
19.	Construction mud tracking entrance: 75'x20', 6" of 1" to 3" stone, on geotextile fabric.	<input type="checkbox"/>	
20.	Silt fence: 6" anchor trench, stakes 6' on center. Prominent line type on plan, with legend.	<input type="checkbox"/>	
21.	Provide Silt Sack with overflow capability as the inlet protection, and provide detail on plans.	<input type="checkbox"/>	
22.	Catch basin inlet filters shall be provided on existing roadways along construction route for reasonable distance from site.	<input type="checkbox"/>	
23.	Street sweeping and dust control shall be noted on plan as responsibility of contractor.	<input type="checkbox"/>	
24.	Vegetation shall be established within 5 days of final grade, or whenever disturbed areas will remain unchanged for 30 days or greater. 3-4" of topsoil will be used where vegetation is required.	<input type="checkbox"/>	
25.	Vegetated buffer strips (25' wide wherever possible) shall be created or retained along the edges of all water bodies, water courses or wetlands.	<input type="checkbox"/>	
26.	Diversion berms or terracing shall be implemented where necessary.	<input type="checkbox"/>	
27.	All drainage ditches shall be stabilized with erosion control blanket and shall utilize check dams as necessary. Drainage ditches steeper than 3% shall be sodded.	<input type="checkbox"/>	

28.	Slopes steeper than 1V:6H (16%) shall be stabilized with erosion control blanket. Add this note as a general note, and also in a prominent location near any berm, etc. where a significant slope is proposed.	<input type="checkbox"/>	
29.	All culvert end sections must contain grouted rip-rap in accordance with ordinance specifications.	<input type="checkbox"/>	

ADDITIONAL COMMENTS:

1. Please note that installation of silt fencing or tree protection fencing shall not occur prior to the initial City pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to installation of the fencing.
- 2.

Reviewed By:

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

December 7, 2020
Storie Lou Plaza
Revised Preliminary Site Plan - Landscaping

Review Type

Revised Preliminary Site Plan Landscape Review

Job #

JSP20-0019

Property Characteristics

- Site Location: 26222 Novi Road
- Site Acreage: 1.17 ac.
- Site Zoning: TC
- Adjacent Zoning: North, East, South, West: TC
- Plan Date: 11/24/2020

Ordinance Considerations

This project was reviewed for conformance with Chapter 37: Woodland Protection, Zoning Article 5.5 Landscape Standards, the Landscape Design Manual and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

Recommendation

This project is **recommended for approval for Preliminary Site Plan if the actions recommended to reduce or eliminate unsupported waivers are taken.** The other minor revisions noted can be addressed on Final Site Plans.

Landscape Waivers Required by Proposed Layout

1. Waiver for deficiency in greenbelt along Crowe Drive – *supported by staff*
2. Waiver for deficiency in greenbelt landscaping along Novi Road and Crowe Drive – *not supported by staff as is - Crowe Drive waiver can be reduced to 1 tree by adding a tree along Crowe Drive taken. Adding two trees would eliminate the Novi Road waiver.*
3. Waiver for deficiency in parking lot interior area and perimeter trees – *not supported by staff – waiver can be eliminated if the actions requested below are taken.*

Ordinance Considerations

Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))
Provided

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 9.h (2))

1. Provided.
2. It appears that none of the trees to be removed will need to be replaced.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

The project is not adjacent to any residential property.

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

1. Currently landscape waivers are required for deficiencies of two canopy trees along

- both the Novi Road and Crowe Street frontages.
2. There is room along Novi Road for adding two trees and room along Crowe Street to add one tree. *If this was done, the Novi Road waiver wouldn't be needed, and the Crowe Street waiver would be supported by staff.*
 3. **Please provide a photo or drawing of the wall across Crowe Street as the look of the wall to be matched along the Novi Road and Crowe Street parking lot frontages.**

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

1. Currently, the site is lacking two qualifying parking lot interior trees and three qualifying parking lot perimeter trees, for which landscape waivers would be required.
2. **See the recommendations on the Landscape Chart for actions that could eliminate both waivers and implement them to eliminate the need for the waivers.**

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. Based on the building perimeter, 2560 SF of landscape area is required, and 2701 SF is provided.
2. More than 60% of the building facing Novi Road and Crowe Street are landscaped, per the ordinance.

Plant List (LDM 4.)

1. Provided
2. 11 of 22 species used (50%) are native to Michigan.
3. 25% of the tree species used are red maples, exceeding the 15% limit in the Landscape Design Manual. **Please reduce the number of red maples to 3.**

Planting Notations and Details (LDM)

1. Provided
2. **Please revise the notes as outlined on the Landscape Chart.**

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

1. Underground storage is proposed so no detention basin landscaping is required.
2. **Please identify all areas of the site with *Phragmites australis* and note how it will be removed.**

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. **The proposed landscaping must be provided with sufficient water to become established and survive over the long term.**
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – REVISED PRELIMINARY SITE PLAN

Review Date: December 7, 2020
Project Name: 26222 Novi Road Redevelopment
Plan Date: November 24, 2020
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

Landscape Waivers Required by Proposed Layout

1. Waiver for deficiency in greenbelt along Crowe Drive – *supported by staff*
2. Waiver for deficiency in greenbelt landscaping along Novi Road and Crowe Drive – *not supported by staff as is - Crowe Drive waiver can be reduced to 1 tree by adding a tree along Crowe Drive taken. Adding two trees would eliminate the Novi Road waiver.*
3. Waiver for deficiency in parking lot interior area and perimeter trees – *not supported by staff – waiver can be eliminated if the actions requested below are taken.*

Please follow the steps requested below to eliminate the unsupported waivers.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1" =20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Scale: 1" =20	Yes	
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	No	No	Please include on site plans and landscape plan.
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/PLA/LLA who created the plan	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Copy of seal and signature		<u>A live signature by the landscape architect is required on stamping sets</u>

Item	Required	Proposed	Meets Code	Comments
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Shown on cover sheet</u> <ul style="list-style-type: none"> • Site: TC • East, West, North, South: TC 	Yes	
Survey information (LDM 9.g.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	<ul style="list-style-type: none"> • Alta survey is provided • Existing trees shown on landscape plan 	Yes	
Existing plant material Existing woodlands or wetlands (LDM 9.h.(2), Sec 37-8)	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists. 	Sheet TP-1	Yes	<ol style="list-style-type: none"> 1. Please revise the tree protection fence detail to show the fence located at 1 foot outside of the tree dripline and revise the detail and notes to show the fence at 1 foot outside of the dripline. 2. If the trees don't require replacement then the replacement calculation tables can be removed from the Demolition Plan and no replacement trees or deposit to the tree fund would be required.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Yes – on landscape plan	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> • Overhead and underground utilities, including hydrants • Proposed light posts • Trees should be at 	Utility structures, lines and light posts are clearly shown on the landscape plan.	Yes	Please add a large note stating that trees shall be planted at least: <ul style="list-style-type: none"> • 10 feet from hydrants and utility structures

Item	Required	Proposed	Meets Code	Comments
	least 10 feet from hydrants, catch basins and manholes and 5 feet from underground lines.			<ul style="list-style-type: none"> 5 feet from underground utility lines 3 feet from curbs.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed of loam with 6" top layer of topsoil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	This berm is not required as the site is not adjacent to residential property.	No berms are proposed		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	NA for this requirement	None	Yes	
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		None		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)				
Greenbelt width (2)(3) (5)	<ul style="list-style-type: none"> Adjacent to pkg: 20 feet Not adjacent to pkg: None 	<u>Adjacent to Parking:</u> Novi Road: 20 ft Crowe Drive: 9 ft <u>Not adjacent to Parking:</u> 15 ft	<ul style="list-style-type: none"> Yes No Yes 	<ol style="list-style-type: none"> A landscape waiver is required for the Crowe Drive frontage. As the existing conditions of the site are worse, and a screening wall will be proposed, this waiver request is supported by staff Please provide justification for that waiver request if it is requested
Berm requirements (Zoning Sec 5.5.3.A.(5))				

Item	Required	Proposed	Meets Code	Comments
Min. berm crest width	No berm is required	None indicated	Yes	
Min. berm height (9)	No berm is required	None indicated	Yes	
3' wall	A 3' tall masonry wall or decorative fence with brick columns and vegetation as shown in the Town Center Study (page 68) should be used to screen the parking lot.	A note states that the walls along Novi Road and Crowe Road will be a 2.5 foot masonry or decorative wall	TBD	<ol style="list-style-type: none"> Please at least add a photograph or drawing of the wall across Crowe Drive and notes indicating that the wall design will match that wall. <u>Please provide detailed construction details of the wall indicating dimensions and materials.</u>
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Adjacent to pkg: 1 tree per 25lf frontage (net of access drives) ▪ Not adjacent to pkg: 1 tree per 30 lf frontage (net of access drives) ▪ Crowe Drive: $(270-28lf)/25 * .67$ (for providing wall) = 6 trees ▪ Novi Road: $(116lf/30 + 70/25) * .67 = 6$ trees ▪ In the Town Center District, either the canopy/large evergreen tree requirement OR the subcanopy tree requirement must be met, but not both. 	<p>Crowe Drive: 4 trees (3 existing + 1 new parking lot perimeter tree doubling as a greenbelt tree)</p> <p>Novi Road: 4 trees (3 new and 1 existing to remain)</p>	<ul style="list-style-type: none"> • No • No 	<ol style="list-style-type: none"> 33% discount off required trees is being taken as a wall is provided – this is allowed. The Novi Road greenbelt trees should not be in parking lot islands – they should be located outside of the wall. The new parking lot perimeter tree proposed along Crowe Drive can double count as a greenbelt tree. A landscape waiver is required for any trees not provided. <i>If an additional parking lot perimeter tree is added east of the entry, the waiver for the Crowe Street deficiency would be supported by staff, and the parking lot perimeter waiver wouldn't be necessary.</i> <i>The waiver for the Novi Road deficiency would still</i>

Item	Required	Proposed	Meets Code	Comments
				<i>not be supported by staff as there is room in the greenbelt for the two missing trees.</i>
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Adjacent to pkg: 1 tree per 15lf frontage ▪ Not adjacent to pkg: 1 tree per 20 lf frontage ▪ Crowe Drive: (270-28lf)/15 *.67 (for providing wall) = 11 trees ▪ Novi Road: (116lf/20 +70/15)*.67 = 7 trees 	None	No	If the requirement for greenbelt trees is met with large canopy trees, subcanopy trees are not required.
Canopy deciduous trees in area between sidewalk and curb (<i>Novi Street Tree List</i>)	No street trees are required in the TC District	<p><u>Crowe Drive</u></p> <ul style="list-style-type: none"> • There is no sidewalk existing or proposed along Crowe Drive • One new tree is proposed between the wall and Crowe Drive • 3 existing trees appear to remain <p><u>Novi Road</u></p> <ul style="list-style-type: none"> • There are no trees proposed along Novi Road 	Yes	Because they are located within 15 feet of the parking lot, the trees along Crowe can be double-counted as greenbelt canopy trees and parking lot perimeter trees.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Constructed of loam ▪ 6" top layer of topsoil 	No berms are proposed	NA	
Type of Ground Cover		None	NA	
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	No views are blocked within the parking lot	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Seed is proposed on the entire site	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 200 SF to qualify ▪ Minimum 200 SF per tree planted in island 	The narrow strips of landscaping on the west end of the lot are too small to	TBD	1. With the wall footings and parking lot paving as barriers, the trees in the

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC ▪ Islands must have a canopy tree planted in them to count toward the total 	count toward the total		narrow strips on the west end of the lot won't have sufficient room to grow. 2. Don't plant any trees in those strips. See below for how to handle the trees proposed in them.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Exterior spaces are 17 feet long and interior spaces are 19 feet long.	Yes	
Contiguous space limit (i)	<ul style="list-style-type: none"> • Maximum of 15 contiguous spaces • All endcap islands should also be at least 200sf with 1 tree planted in it. 	Maximum bay for parking areas is 12 spaces long	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants of utility structures (manholes, catch basins)	<ul style="list-style-type: none"> • No conflicts with the hydrant appear. • No Fire Department Connection (FDC) is shown 	<ul style="list-style-type: none"> • Yes • TBD 	Please show the FDC on the landscape plan and keep access to it clear.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	Provided	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	<ul style="list-style-type: none"> • $A = x \text{ SF} \times 7.5\% = A \text{ sf}$ • $A = (25926) \text{ SF} \times 7.5\% = 1945 \text{ sf}$ 	1755 SF	TBD	1. As they are too narrow to count as islands, the 227sf of are on the west end of the lot can't count toward the total. 2. If you calculate the area of the triangular angle next to the dumpster and it is at least 160sf it can count toward the total sufficiently to avoid a landscape waiver since it is

Item	Required	Proposed	Meets Code	Comments
				open to greenspace to the north. 3. Please label the SF of that island.
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$B = x \text{ SF} \times 1\% = B \text{ sf}$	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ SF} \times 5\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = (x \text{ SF} - 50000) \times 0.5\%$	NA		
All Categories				
C = A+B Total square footage of landscaped islands required	<ul style="list-style-type: none"> A + B = C SF 1945 + 0 = 1945 SF 	1755 SF	No	<ol style="list-style-type: none"> A landscape waiver would be required for the current area. See the discussion above regarding interior area.
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> C/200 = D Trees 1945/200 = 10 trees 	8 trees (10 are shown but two are perimeter trees)	No	<ol style="list-style-type: none"> Interior trees need to be in islands within the outer edges of the parking lot or corners, not along the perimeter. The interior trees along the outer edge should be labeled as perimeter trees, not interior trees. None of the trees in the western islands can count toward the total as currently situated because they wouldn't survive in the narrow islands. If you will move all four trees west of the wall, but still within 15 feet of the parking lot, two of the trees can count as interior

Item	Required	Proposed	Meets Code	Comments
				trees and two can double-count as parking lot perimeter and Novi Road greenbelt trees.
Parking Lot Perimeter Trees (Sec 5.5.3.C.iv)	<ul style="list-style-type: none"> • 1 Canopy tree per 35 lf • 537/35 = 15 trees 	12 trees (5 existing and 7 proposed trees)	No	<ol style="list-style-type: none"> 1. Please provide shrubs along the entire east side of the parking lot to screen it from Ingersol Drive. 2. A landscape waiver will be required for any deficiency in the number of perimeter trees required. As there is room for the required trees, a waiver request would not be supported. 3. By adding an additional tree along Crowe Street, and moving the trees in the narrow strips discussed above to outside of the wall and within 15 feet of the parking lot, the perimeter tree waiver can be avoided. The perimeter trees can double-count as greenbelt trees.
Parking land banked	NA	None		
Other Landscaping				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		The loading area is screened from the east by shrubs and trees, from the south by the wall, from the west by the building and the north by the dumpster.	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. 	A transformer and some screening is proposed.	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> No plant materials within 8 ft. from the doors 			
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> Equal to entire perimeter of the building (less paved access areas) x 8 with a minimum width of 4 ft. 320 lf x 8ft = 2560 SF 	2701 SF	Yes	
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	Over 60% of each building frontage facing a road (Novi Road and Crowe Drive) are landscaped	Yes	
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> Clusters of large native shrubs shall cover 70-75% of the basin rim area 10" to 14" tall grass along sides of basin Refer to wetland for basin mix 	Only underground detention is proposed so no detention landscaping is required.	NA	
Phragmites Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> Any and all populations of <i>Phragmites australis</i> on site shall be included on tree survey. Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	None indicated but <i>Phragmites</i> exists in the existing pond.	TBD	<ol style="list-style-type: none"> Please survey the site for any populations of <i>Phragmites australis</i> and submit plans for its complete removal. If none is found, please indicate that on the survey. If it is all in the pond and will be completely removed with the construction, indicate that in a note.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.1. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> Provide intended dates Should be between March 15 and November 15. 	Mar 15-Nov 15	Yes	
Maintenance &	<ul style="list-style-type: none"> Include statement of 	<ul style="list-style-type: none"> 2 year 	<ul style="list-style-type: none"> Yes 	1. Please change City

Item	Required	Proposed	Meets Code	Comments
Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	intent to install and guarantee all materials for 2 years. <ul style="list-style-type: none"> • Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	maintenance is noted. <ul style="list-style-type: none"> • Cultivation note is not included. 	<ul style="list-style-type: none"> • No 	of Novi General Note #7's time of replacement from one year to 3 months or the next appropriate planting period as determined by the City of Novi" 2. Please add the note regarding cultivation.
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system or other means of providing sufficient water for establishment and long-term survival of the landscaping is required with the Final Site Plans	No	No	<u>Need in final site plans</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> ▪ 11 of 22 species (50%) are native to Michigan. ▪ Acer rubrum comprises 25% of the trees planted. 	<ul style="list-style-type: none"> ▪ Yes ▪ No 	1. Different cultivars don't count as different species so the total number of Acer rubrums, 5, is 25% of the trees planted. Also, Bowhall Maple's mature canopy width is 15 feet, too narrow to count as canopy tree (20 feet mature canopy width is the minimum). 2. Please reduce the number of red maples used to

Item	Required	Proposed	Meets Code	Comments
				follow the diversity guidelines in Section 4 of the Landscape Design Manual and don't use Bowhall Maple. 3. Ginkgo biloba, Fothergilla gardenia and Ilex glabra were incorrectly labeled as native to Michigan. While not required, you may want to add more native species to help landscapers when they need to make species substitutions, to allow them more wiggle room.
Type and amount of lawn		Seed is proposed	Yes	<u>Please include details of seed to be used.</u>
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	<u>Please use \$15 each as the standard costs for the Carex and Phlox</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Multi-stem Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	Please revise it to show the fence at one foot outside of dripline.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be	No		

Item	Required	Proposed	Meets Code	Comments
	approved by LA. Refer to Landscape tree Credit Chart in LDM			
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	Included on plant list	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No prohibited plants are proposed	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	There are no overhead utilities on the property or adjacent to it.		
Collected or Transplanted trees (LDM 3.f)		None		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	Mulch shown on planting details.	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

TRAFFIC REVIEW



AECOM
 27777 Franklin Road
 Southfield
 MI, 48034
 USA
 aecom.com

Project name:
 JSP20-19 – Storie Lou Plaza Revised
 Preliminary Traffic Review

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

From:
 AECOM

Date:
 December 16, 2020

CC:
 Lindsay Bell, Madeleine Kopko, Kate Richardson,
 Victor Boron, Christian Carroll

Memo

Subject: JSP20-19 – Storie Lou Plaza Revised Preliminary Traffic Review

The revised preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward until the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, ALRIG USA, is proposing a multi-tenant restaurant/retail building, totaling 7,000 SF.
2. The development is located on the east side of Novi Road, north of Crowe Drive. Crowe Drive is under the jurisdiction of the City of Novi.
3. The site is currently zone TC (Town Center) and no zoning changes are proposed.
4. The following traffic-related waivers/variances will be required if changes are not made:
 - a. **The applicant is requesting a variance for lack of 10' parking setback.**

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation based on the ITE Trip Generation Manual, 10th Edition, as follows.

ITE Code: 932 – High-Turnover (Sit-Down) Restaurant
 Development-specific Quantity: 3,500 SF
 Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	34	18	100	No
PM Peak-Hour Trips	34	21	100	No
Daily (One-Directional) Trips	389	N/A	750	No

2. Without information on potential tenants for retail locations, no conclusions can be drawn on the traffic to be expected.

- The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
-	None

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.1	N/A		
2	Driveway Width O Figure IX.1	N/A		
3	Driveway Taper O Figure IX.11	N/A		
3a	Taper length	N/A		
3b	Tangent	N/A		
4	Emergency Access O 11-194.a.19	N/A		
5	Driveway sight distance O Figure VIII-E	N/A		
6	Driveway spacing	N/A		
6a	Same-side O 11.216.d.1.d	N/A		
6b	Opposite side O 11.216.d.1.e	N/A		
7	External coordination (Road agency)	N/A		
8	External Sidewalk Master Plan & EDM	N/A		
9	Sidewalk Ramps EDM 7.4 & R-28-J	N/A		
10	Any Other Comments:	N/A		No change to external access.

INTERNAL SITE OPERATIONS				
No.	Standards	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	986 SF, Turning movements provided	Met	Applicant should consider marking the parking spaces that will be blocked when the loading

INTERNAL SITE OPERATIONS				
No.	Standards	Proposed	Compliance	Remarks
				zone is being used as 'Employee Only'
12	Trash receptacle ZO 5.4.4	Proposed	Met	-
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	24' to 44'	Met	The applicant should consider reducing the aisles to match the standard.
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Floating islands indicated to be 3' shorter. Non-floating islands not dimensioned but appear 3' shorter.	Met (Tentative)	Non-floating islands appear 3' shorter but are not dimensioned.
15b	Internal to parking bays	N/A	-	-
16	Parking spaces ZO 5.2.12	Varying setbacks, less than 20'	Not Met	Applicant is requesting a variance for parking setback.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	12 or fewer spaces per parking bay	Met	-
18	Parking space length ZO 5.3.2	17' abutting curb, 19' floating	Met	The 2' clear overhang is now indicated.
19	Parking space width ZO 5.3.2	9' typical, 8' ADA	Met	-
20	Parking space front curb height ZO 5.3.2	4" curb at 17' spaces and 6" curb elsewhere	Met	
20a	Standard parking space			
20b	Accessible parking space			
21	Accessible parking – number ADA	3 spaces	Met	-
22	Accessible parking – size ADA	8' spaces with 8' aisle and 5' aisle	Met	-
23	Number of Van-accessible space ADA	1 van accessible space	Met	-
24	Bicycle parking			
24a	Requirement ZO 5.16.1	3 spaces	Met	
24b	Location ZO 5.16.1	<100 ft from entrance	Met	
24c	Clear path from Street ZO 5.16.1	6' path provided	Met	
24d	Height of rack ZO 5.16.5.B	35"	Not met	36" (3 feet) required.
24e	Other (Covered / Layout) ZO 5.16.1	Layout provided	Met	
25	Sidewalk – min 5' wide Master Plan	7'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Present	Met	
27	Sidewalk – distance back of curb EDM 7.4	Abutting curb	Yes	Allowed on commercial property.
28	Cul-De-Sac O Figure VIII-F	N/A		

INTERNAL SITE OPERATIONS				
No.	Standards	Proposed	Compliance	Remarks
29	EyeBrow O Figure VIII-G	N/A		
30	'T' Turnaround O Figure VIII-I	N/A		
31	Any Other Comments:	N/A		

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Partial	Not met	ADA signs should be included in the 'Sign Data Table' on sheet C-3.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings ADA	Included	Met	
42	Crosswalk pavement marking detail	N/A	-	
43	Maintenance of Traffic Plans	N/A	-	-
44	Any Other Comments:			

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Patricia Thompson, EIT
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FIRE REVIEW



September 28, 2020

TO: Barbara McBeth- City Planner
Lindsay Bell-Plan Review Center
Christian Carroll-Plan Review Center
Madeleine Kopko-Planning Assistant

CITY COUNCIL

Mayor

Bob Gatt

Mayor Pro Tem

Dave Staudt

Andrew Mutch

Laura Marie Casey

Kelly Breen

Hugh Crawford

Justin Fischer

City Manager

Peter E. Auger

Director of Public Safety

Chief of Police

David E. Molloy

Fire Chief

Jeffery R. Johnson

Assistant Chief of Police

Erick W. Zinser

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

John B. Martin

RE: 26222 Novi Rd – New Development Multi-Tenant Building.

PSP# 20-0064

PSP# 20-0019

Project Description:

New 7,680 Sq/Ft multi-tenant building on existing parcel #22-14-352-002 at 26222 Novi Rd.

Comments:

- All fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- **APPROVED 9/28/2020 KSP**-Turning radius doesn't meet city standards 50' outside and 30' inside turning radius.
- Parking lot and fire access lane **MUST** be able to support 35 ton. **IFC 503.2.3**

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

Kevin S. Pierce-Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER

STONEFIELD

January 6, 2021

Christian Carrol
Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

**RE: Preliminary Site Plan Review
Proposed Multi-Tenant Commercial Building
Parcel ID: 22-14-352-002
26222 Novi Road
City of Novi, Oakland County, Michigan**

Christian:

The following is a list of requested waiver/variances and an itemized response to the comments contained within the Preliminary Site Plan Review Letter dated December 21, 2020:

Summary of Requested Waivers:

1. Façade materials - Section 9 Waiver for overage of fabric awnings
2. Minimum Crowe Drive greenbelt – 20.0 FT required where 5.2 FT proposed
3. Minimum Crowe Drive frontage trees – 6 canopy trees required where 5 canopy trees proposed

Summary of Requested Variances:

1. Minimum Crowe R.O.W parking setback – 20.0 FT proposed where 5.2 FT proposed

Parking Setback (Sec 3.1.25.D):

1. *Exterior Side Yard- ZBA Variance requested.*

A variance request has been submitted to the ZBA

Note to District Standard (Sec 3.6.2):

2. *Minimum lot area and width- ZBA Variance requested.*

A variance request has been submitted to the ZBA for a Side Yard setback

TC District Required Conditions (Sec 3.27):

3. *Façade materials- Section 9 Waiver needed for the overage of fabric awnings- see PSP Façade Review. Approval of waiver is recommended by staff.*

Noted

4. *Development amenities- Please revise as necessary to provide amenities that more closely align with the surrounding area (i.e., Crowe Center to the south).*

An additional bench will be provided to more closely align with the surrounding area



Parking Lot Design Requirements (Sec 5.3.2):

5. *End islands- Provide dimensions of end islands to verify compliance.*

End island dimensions will be provided to verify compliance

Lighting and Photometric Plan (Sec 5.7):

6. *Building Lighting- Provide elevations with proposed lighting.*

Elevation for proposed lights will be provided on the updated architectural plans

Building Code and Other Requirements:

7. *Rooftop equipment and wall mounted utility equipment- Indicate proposed rooftop equipment on elevations.*

Rooftop equipment with screening will be provided on the updated architectural plans

8. *Property Address- Submit address application after Final Site Plan Approval.*

Noted

Landscape Plan Requirements (LDM (2):

9. *Owner/Developer Contact Information- Please include on site plans and landscape plans.*

Owner/Developer contact information will be included on the revised site and landscape plans

10. *Existing plant material/Existing woodlands or wetlands- Please revise the tree protection fence detail to show the fence located at 1-foot outside of the tree dripline and revise the detail and notes to show the fence at 1-foot outside of the dripline.*

Tree protection fence will be extended 1 – foot off the tree dripline

11. *Existing plant material/Existing woodlands or wetlands- If the trees don't require replacements then the replacement calculation tables can be removed from the Demolition Plan and no replacement trees or deposit to the tree fund would be required.*

Trees not required to be replaced will be excluded from the calculation table

12. *Existing and proposed utilities- Please add a large note stating that trees shall be planted at least 10 feet from hydrants and utility structures, 5-feet from underground utility lines and 3-feet from curbs.*

Note as stated above will be included on the the revised landscaping plan



ROW Landscape Screening Requirements (Sec 5.5.3.B ii) and (LDM I.b):

13. Greenbelt width- A landscape waiver is required for the Crowe Drive frontage.
14. Greenbelt width- Please provide justification for that waiver request if it is requested.

A waiver will be requested from the Planning Commission for Crowe Drive frontage for greenbelt width and number of frontage trees.

- **Greenbelt width – 20.0 FT required where 5.2 FT proposed**
 - **Justification – The site currently has an encroachment on the greenbelt and a similar waiver was granted to the development to the south. Additionally, a decorative screening wall has been provided to screen the parking lot from Crowe Drive & full greenbelt with required trees provided along the northern property line.**
- **Number of Frontage trees – 6 canopy trees required where 5 trees are proposed**
 - **Justification – There is not enough room to plant trees that will grow to maturity with the screening wall and existing mature trees.**

Berm Requirements (Zoning Sec 5.5.3.A.(5)):

15. 3' wall- Please at least add a photograph or drawing of the wall across Crowe Drive and notes indicating that the wall design will match that wall.

A drawing of the proposed wall has been included on the top right of the submitted Architectural Plans

16. Canopy deciduous or large evergreen trees- A landscape waiver is required for any trees not provided.

Noted, a waiver has been requested for Crowe Drive frontage trees

Parking Area Landscape Requirements LDM I.c. & Calculations (LDM2.o):

17. Parking Lot Islands- Don't plant any trees in those strips. See below for how to handle the trees proposed in them.

Noted, trees will be removed from these strips

18. Plantings around Fire Hydrant- Please show the FDC on the landscape plan and keep access to it clear.

FDC will be included on the landscape plan

Category I: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, C, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or Non-Residential use in any R District (Zoning Sec 5.5.3.C.iii):

19. Total Square footage of vehicular use area up to 50,000sf x 7.5%- As they are too narrow to county as islands, the 227sf of are on the west end of the lot can't county forward the total.

Calculations will be revised accordingly

20. Total Square footage of vehicular use area up to 50,00 sf x 7.5%- If you calculate the area of the triangular angle next to the dumpster and it is at least 160sf it can count toward the total sufficiently to avoid a landscape waiver since it is open to greenspace to the north.

Calculations will be revised accordingly

21. Total Square footage of vehicular use area up to 50,00 sf x 7.5%- Please label the SF of that island.

Calculations will be revised accordingly & square footage of islands noted

All Categories:



22. *Total square footage of the landscaped islands required- See the discussion above regarding interior area.*

Noted, islands will be revised accordingly

23. *Number of canopy trees required- Interior trees need to be in islands within the outer edges of the parking lot or corners, not along the perimeter. The interior trees along the outer edge should be labeled as perimeter trees, not interior trees.*

Noted, trees will be labeled accordingly

24. *Number of canopy trees required- None of the trees in the western islands can count toward the total as currently situated because they wouldn't survive in the narrow islands.*

Noted, per discussion they will be moved west and counted as Novi frontage trees. As a result, we will provide the remaining two required interior trees throughout the site (10 total). An additional landscape island may be require for these trees & available restaurant area will be adjusted to stay within ordinance requirements for parking.

25. *Number of canopy trees required- If you move all four trees west of the wall, but still within 15-feet of the parking lot, two of the trees can count as interior trees and two can double-count as parking lot perimeter and Novi Road greenbelt trees.*

Noted

26. *Parking Lot Perimeter Trees- Please provide shrubs along the entire east side of the parking to screen it from Ingersol Drive.*

Additional shrubs will be added as requested

27. *Parking Lot Perimeter Trees- A landscape waiver will be required for any deficiency in the number of perimeter trees required. As there is room for the required trees, a waiver request would not be supported.*

Noted, a waiver has been requested for Crowe Drive frontage trees for deficiency of 1 tree

28. *Parking Lot Perimeter Trees- By adding an additional tree along Crowe Street, and moving the trees in the narrow strips discussed above to outside of the wall and within 15-feet of the parking lot, the perimeter tree waiver can be avoided. The perimeter trees can double-count as greenbelt trees.*

Noted, trees will be labeled accordingly

Detention/Retention Basin Requirements (Sec 5.5.3. E. iv):

29. *Phragmites Control- Please survey the site for any populations of Phragmites australis and submit plans for its complete removal.*

All phragmites will be mapped and removed prior to construction

Landscaping Notes, Details and General Requirements:

30. *Maintenance & Statement of Intent- Please change City of Novi General Note #7's time of replacement from one year to 3 months or the next appropriate planting period as determined by the City of Novi.*

Note #7 will be updated accordingly

31. *Maintenance & Statement of Intent- Please add the note regarding cultivation "Include a minimum one cultivation in June. July and August for the 2-year warranty period"*

A note will be added to the plan as stated above



Plant List (LDM 2.h.) Include all Cost Estimates:

32. *Botanical and common names- Different cultivars don't count as different specie so the total number of Acer rubrums, 5, is 25% of the trees planted. Also, Bowhall Maple's mature canopy width is 15-feet, too narrow to count as canopy (20-foot mature canopy width is the minimum).*

Plant species will be updated accordingly

33. *Botanical and common names- Please reduce the number of red maples used to follow the diversity guidelines is Section 4 of the Landscape Design Manual and don't use the Bowhall Maple.*

Noted

34. *Botanical and common names-Gingko biloba, Fothergilla gardenia and Ilex glabra were incorrectly labeled as native to Michigan. While not required, you may want to add more native species to help landscapers when they need to make species substitutions to allow them more wiggle room.*

Noted, will be revised on updated plans

Planting Details/Info (LMD 2.i)- Utilize City of Novi Standard Details:

35. *Tree protection fencing- please revise it to show the fence at one foot outside of dripline.*

Tree protection fencing will be expanded to be 1 FT outside of dripline

Traffic Review - Internal Site Operations:

36. *Adjacent to a travel way- Non-floating islands appear 3' shorter but are not dimensioned.*

Dimensions will be added to all non-floating islands to verify compliancy

37. *Parking spaces- Applicant is requesting a variance for parking setback.*

Variance has been requested from the ZBA

38. *Height of Rack- 36" (3-feet) required.*

Bike Rack height will be revised to 36"

Traffic Review - Signing and Striping:

39. *Signing table; quantities and sizes- ADA signs should be included in the 'Sign Data Table' on sheet C-3.*

ADA sign date table will be added to sheet C-3



Should you have any questions, please do not hesitate to contact our office.

Best regards,

Mitchell Harvey
mharvey@stonefieldeng.com
Stonefield Engineering and Design, LLC

Michael Gold
mgold@stonefieldeng.com
Stonefield Engineering and Design, LLC