



TOWN CENTER FOUNTAIN SHOPS JSP14-24

Town Center Fountain Shops JSP14-24

Consideration of the request of Novi Town Center Investors for recommendation of approval to the City Council of Preliminary Site Plan and Stormwater Management Plan. The subject property is 47.77 acres in Section 14 of the City of Novi and located at the intersection of Ingersol Dr and Crescent Blvd in the TC, Town Center district. The applicant is proposing a 7,108 square foot retail building.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	7-14-14	Building setback reduction waiver (Staff supports)
Engineering	Approval recommended	7-14-14	Items to be addressed on the Final Site Plan submittal
Traffic	Approval recommended	07-02-14	Items to be addressed on the Final Site Plan submittal
Landscaping	Approval recommended	07-11-14	Waiver of required 3' decorative wall along rights of way (Staff Supports)
Facade	Approval Recommended	07-08-14	Items to be addressed on the Final Site Plan submittal
Fire	Approval recommended	07-02-14	Items to be addressed on the Final Site Plan submittal

Motion Sheet

Approval –Preliminary Site Plan

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend **approval** of the Preliminary Site Plan to the City Council based on and subject to the following:

- a) The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- b) Building setback reduction from 50 feet to 20 feet along Crescent Boulevard since the plan meets the standard of Ordinance Section 1603.4; and
- c) Waiver of 3' decorative wall along rights of way to allow views of the proposed decorative landscaping and amenities; and
- d) *(additional conditions here if any)*

This motion is made because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

-AND-

Approval –Stormwater Management Plan

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend **approval** of the Stormwater Management Plan to the City Council based on and subject to the following:

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

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

-OR-

Denial –Preliminary Site Plan

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend **denial** of the Preliminary Site Plan with Site Condominium to the City Council, *for the following reasons...(because the plan is not in compliance, Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

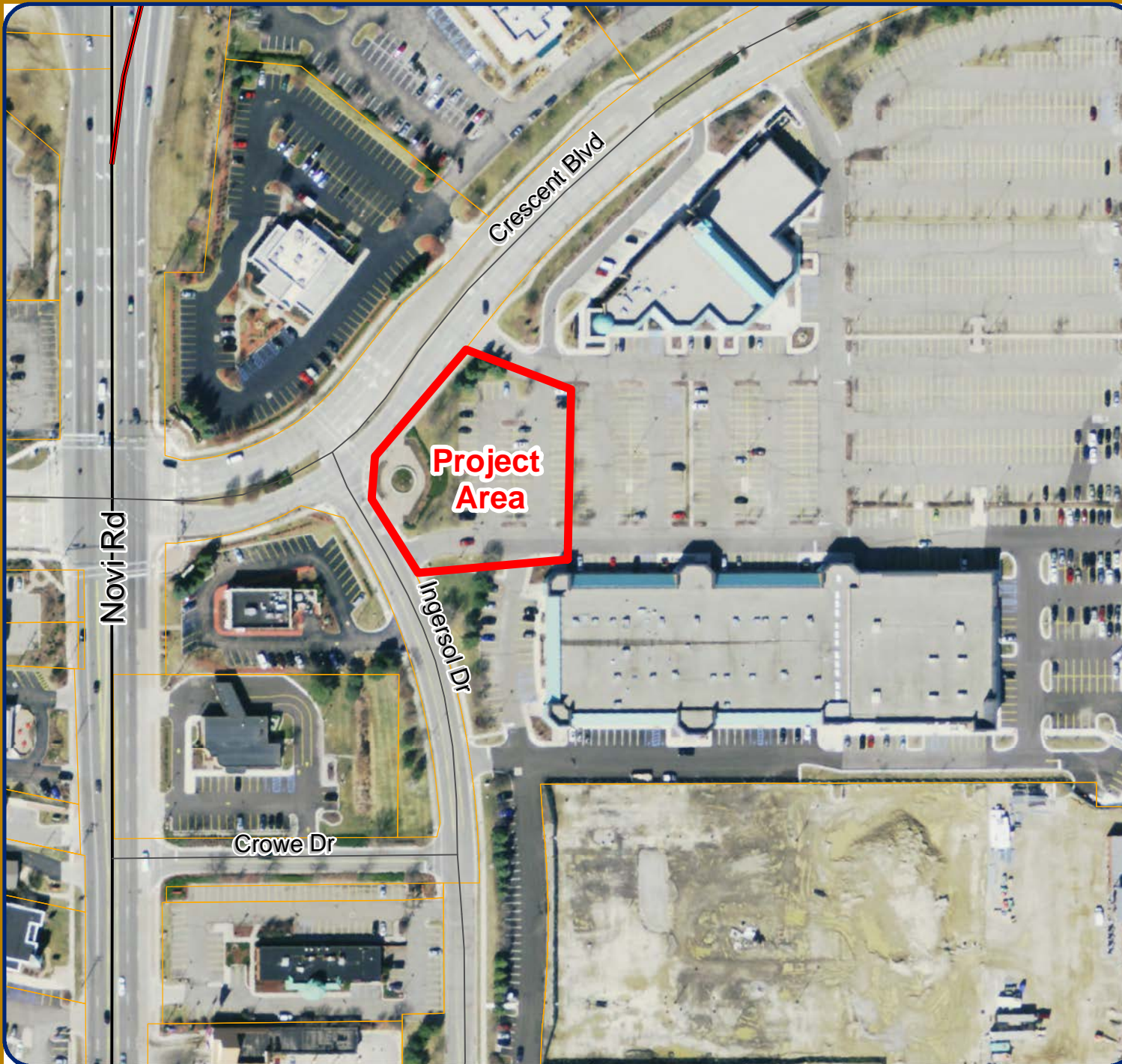
Denial –Stormwater Management Plan

In the matter of Town Center Fountain Shops, JSP14-24, motion to recommend **denial** of the Stormwater Management Plan to the City Council, *for the following reasons...(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

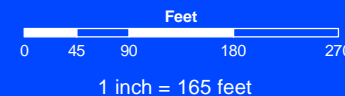
JSP14-24 Town Center Fountain Shops

Location



Map Legend

 Subject Property



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

Map Author: Sara White
Date: 06-30-14

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.

JSP14-24 Town Center Fountain Shops

Zoning



Map Legend

-  Subject Property
-  TC: Town Center



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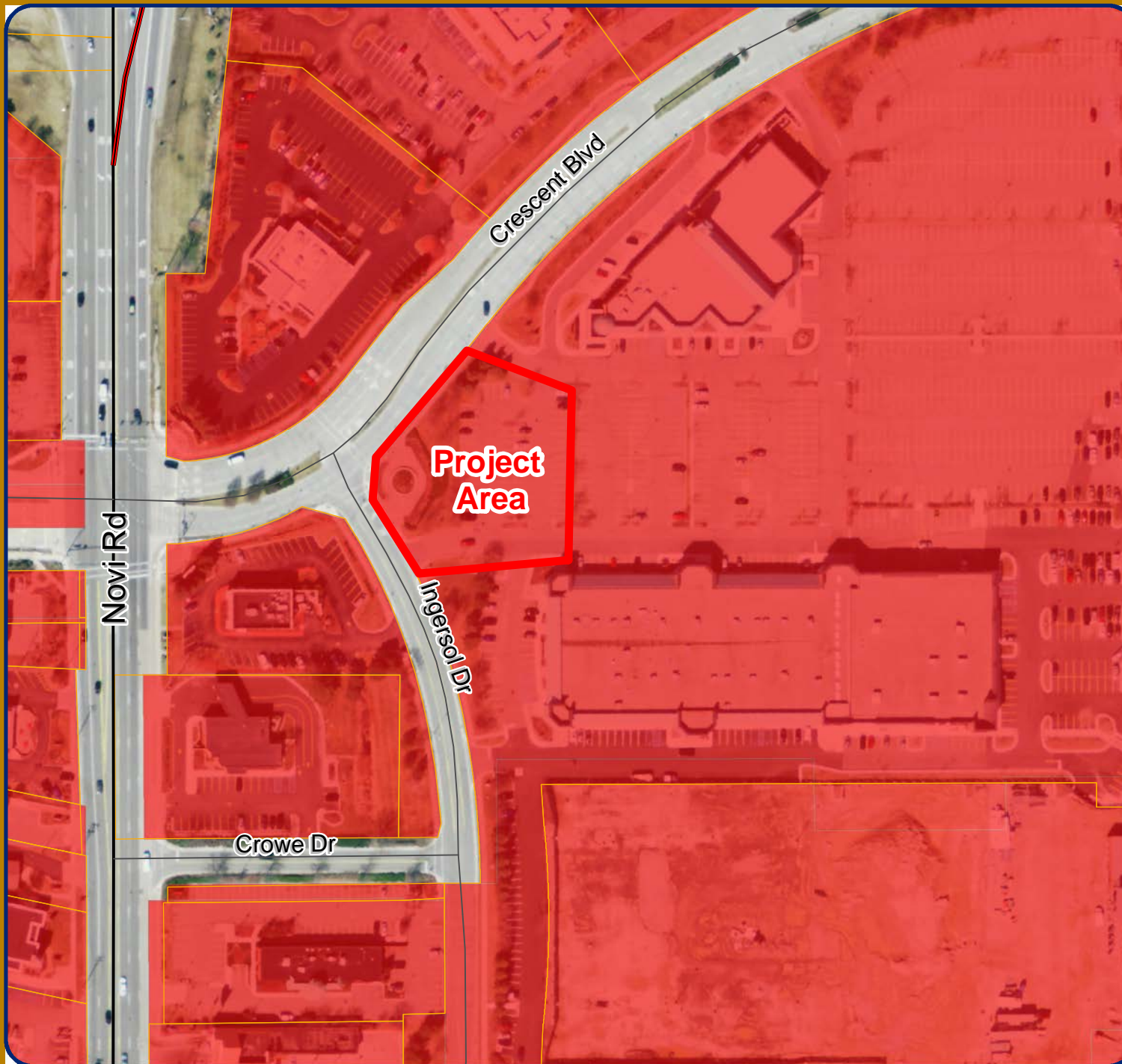
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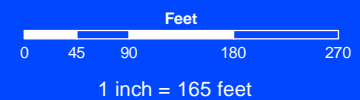
JSP14-24 Town Center Fountain Shops

Future Land Use



Map Legend

-  Subject Property
-  Town Center Commercial



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JSP14-24 Town Center Fountain Shops

Natural Features



Map Legend

 Subject Property



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SITE PLAN

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

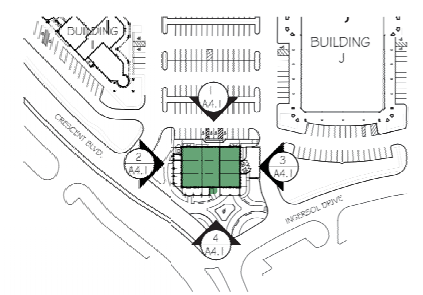


EAST ELEVATION

SCALE: 1/8" = 1'-0"



MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	1,309.1 SQ.F.	62.0%
C.I.F.S.	25%	400.6 SQ.F.	17.0%
CAST STONE	25%	164.5 SQ.F.	7.3%
STANDING SEAM METAL AWNING	25%	154.7 SQ.F.	6.9%
MOLDED CORNICHE & TRIM	15%	134.5 SQ.F.	6.0%
TOTAL		2,247.4 SQ.F.	100.0%



KEY PLAN

SCALE: NO SCALE



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	891.0 SQ.F.	61.3%
C.I.F.S.	25%	897.9 SQ.F.	74.4%
CAST STONE	25%	144.3 SQ.F.	9.0%
STANDING SEAM METAL AWNING	25%	0.0 SQ.F.	0.0%
MOLDED CORNICHE & TRIM	15%	82.9 SQ.F.	5.1%
TOTAL		1,616.0 SQ.F.	100.0%



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	1,145.0 SQ.F.	65.4%
C.I.F.S.	25%	329.7 SQ.F.	18.0%
CAST STONE	25%	74.6 SQ.F.	4.2%
STANDING SEAM METAL AWNING	25%	30.7 SQ.F.	1.7%
MOLDED CORNICHE & TRIM	15%	164.9 SQ.F.	9.0%
TOTAL		1,757.4 SQ.F.	100.0%



WEST ELEVATION

SCALE: 1/8" = 1'-0"



MATERIAL	ALLOWABLE	PROPOSED	PERCENTAGE
FACE BRICK (NATURAL CLAY)	100%	1,430.0 SQ.F.	62.7%
C.I.F.S.	25%	470.0 SQ.F.	21.3%
CAST STONE	25%	18.7 SQ.F.	0.8%
STANDING SEAM METAL AWNING	25%	0.0 SQ.F.	0.0%
MOLDED CORNICHE & TRIM	15%	139.7 SQ.F.	6.2%
TOTAL		2,177.4 SQ.F.	100.0%

GENERAL NOTES

- DOORS SHOWN FOR CONCEPT ONLY. FINAL (EXCLUDING ASP. CURBS) TO BE PERFORMED PER FINAL DRAWING AND TRIMMER REQUIREMENTS.
- TRIMMER SCANS SHOWN FOR CONCEPT ONLY. TRIMMER DESIGN AND LOCATIONS ARE SUBJECT TO CHANGE ON A PER TENANT BASIS SUBJECT TO LOCAL ORDINANCES. TO BE SUBMITTED SEPARATELY.
- ROOF TOP MECHANICAL UNITS WILL BE SCREENED AS REQUIRED BY BUILDING PARAPET WALLS. UNIT SIZES AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.

NOVI TOWN CENTER :
FOUNTAIN SHOPS
 NOVI, MICHIGAN



WAH YEE ASSOCIATES
 ARCHITECTS & PLANNERS

37951 WEST TWELVE MILE ROAD
 FARMINGTON HILLS, MICHIGAN 48331
 PHONE: 484.499.9160 FAX: 484.499.0133

PROJ#181-043-4755

ALL WORK, DESIGN, CONSTRUCTION, AND COST SHALL BE GOVERNED BY THE TERMS AND CONDITIONS OF THE CONTRACT AGREEMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

PRELIMINARY
 NOT FOR CONSTRUCTION

CAD DWG-4755_COLOR-A-L-63-1-DWG



ISSUED FOR:
 5-21-14
 SUB PLAN
 SUBMITTAL
 6-3-14
 6-30-14

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 14, 2014

Planning Review

Town Center Fountain Shops

JSP 14-24

Petitioner

Novi Town Center Investors LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: East side of Crescent Blvd. and Ingersol Dr. intersection (Section 14)
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Adjoining Zoning: North, East, West and South: TC, Town Center
- Site Use(s): Vacant, Existing pedestrian plaza
- Adjoining Uses: North: Crescent Blvd; East: Shopping Center; South: Ingersol Dr ; West: Novi Rd
- Site Size: 47.77 Overall shopping center
- Proposed Building Size: 7,108 square feet
- Plan Date: 06-30-2014

Project Summary

The applicant is proposing to demolish an existing pedestrian plaza and 20 parking spaces to construct an approximately 7,108 sq. ft. building consisting of two tenant spaces, a new pedestrian plaza with fountain, and 13 new parking spaces, including 4 barrier free spaces. The proposed tenant spaces are 4,550 sq. ft. and 2,450 sq. ft. Two outside patio areas are proposed, consisting of 447 square feet and 1,218 feet. Associated parking and other site amenities will also be constructed.

Recommendation

Approval of the **Preliminary Site Plan is recommended** with minor changes to be made with the next plan submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (TC and TC-1, Town Center Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant on the Final Site Plan submittal.

1. Town Center Study: The recently completed Town Center Area Study evaluates and makes recommendations for the desired changes and growth of the Town Center, as it is primed to become a focus area for potential redevelopment. The overall vision is that the "Development of the Town Center Study Area will create a dynamic, attractive city core that provides residents and visitors with unique opportunities to participate in active community life and meet their needs for goods, services, housing, and entertainment." This project is in sync with the intent of the study for the area as it proposes attractive pedestrian and architectural amenities that enhance the desirability of the center.
2. Building Setbacks: The proposed building is set back 20 feet from the front property line along Crescent Blvd. This is less than the minimum required 50 feet and **will require a variance from City Council** since the site is larger than 5 acres total. Setbacks may be reduced by City Council provided: (1) It will not impair the health, safety or general welfare

of the City as related to the use of the premises or adjacent premise (2) It would result in a more desirable relationship between a proposed building & an existing building (3) The adherence to a minimum required setback would result in the establishment of nonusable land area that could create maintenance problems. It is staff's opinion that these standards have been met.

3. Open Space: The proposed project results in 17.21% open space of the total shopping center, which exceeds the minimum required open space of 15%.
4. Bicycle Spaces: The required bicycle spaces have been provided.
5. Development Amenities: Proposed sculpture pad to feature works of art from local artists on a rotating basis. Contact Rochelle Vallance (rvallance@cityofnovi.org), Cultural Arts Coordinator, to talk about the plans for the sculpture pad if desired.
6. Exterior Lighting: **Photometric plan and exterior lighting details needed at Final Site Plan.**
7. Economic Impact: This development will create 50 permanent jobs in a combination of full and part time positions. It will create around 80 construction jobs for a duration of roughly 9 months. The total cost of building and site improvement will total approximately \$2 Million.
8. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

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.

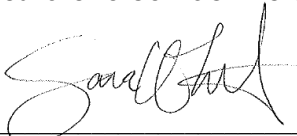
Pre-Construction Meeting

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

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested to be submitted with the Revised Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments listed above and in other review letters.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or swhite@cityofnovi.org.



Sara White, Planner

Planning Review Summary Chart

Novi Town Center Fountain Shops JSP 14-24
 Preliminary Site Plan Review
 Plan Date: 06-02-14

Bolded items must be addressed by the applicant

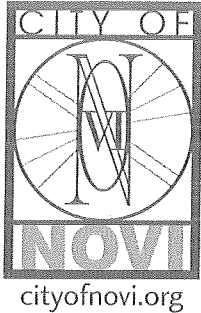
Item	Proposed	Meets Requirements?	Comments
Master Plan Town Center Commercial	No change	Yes	
Zoning TC Town Center District	No change	Yes	
Use Uses listed in Section 1601 & 1602	7,000 sq. ft. retail building	Yes	
Max. Height (Sec. 1603.2 & 2400) 65 ft./5 stories	27 ft./1 story	Yes	Rooftop equipment should be indicated on plans & screened
Min. Building Setbacks (Sec. 1603.4 & 2400)			
a. Front (north/Crescent Blvd.): 50 ft.	20.5 ft.	No	Setbacks may be reduced by City Council provided: 1. It will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premise 2. It would result in a more desirable relationship between a proposed building & an existing building 3. The adherence to a minimum required setback would result in the establishment of nonusable land area that could create maintenance problems
b. Rear (south/Walmart)): 10 ft.	300+ ft.	Yes	
c. Exterior Side (west/Ingersol Dr.): 50 ft.	67 ft.	Yes	
d. Side (east/Town Center Dr.): 10 ft.	1,00+ ft.	Yes	
Min. Parking Setbacks (Sec. 1603.5 & 2400)			
a. Front (north/Crescent Blvd.): 20 ft.	85+ ft.	Yes	
b. Rear (south/Walmart)): 10 ft.	280+ ft.	Yes	
c. Exterior Side (west/Ingersol Dr.): 20 ft.	140+ ft.	Yes	
d. Side (east/Town Center Dr.): 10 ft.	1,000+ ft.	Yes	

Item	Proposed	Meets Requirements?	Comments
<p>Number of Parking Spaces (Sec. 2505) <u>Planned Shopping Center (7,000 sq. ft. proposed building/458,318 sq. ft. total)</u> Sliding scale: 1 space for each 250 sq. ft. of GLA (4 spaces per 1,000 sq. ft. GLA) at 400,000 sq. ft. to 1 space for each 222 sq. ft. of GLA (4.5 spaces per 1,000 sq. ft. GLA) at 600,000 sq. ft. = 1 space for each 244 sq. ft. of GLA = 29 spaces required proposed building/1,878 spaces total</p>	2,628 spaces total	Yes	
<p>Parking Space & Maneuvering Lane Dimensions (Sec. 2506) 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping</p>	Spaces dimensioned appropriately	Yes	
<p>Barrier Free Spaces (ADA standard) 2 spaces, including 1 van accessible space</p>	4 spaces, 2 van accessible 44 total in shopping center	Yes	
<p>Barrier Free Space Dimensions (Barrier Free Code) 8 ft. wide with an 8 ft. wide access aisle for van accessible</p>	Spaces dimensioned appropriately	Yes	
<p>Barrier Free Signs (Barrier Free Design Graphics Manual) 1 barrier free sign per space</p>	One sign shown per spot	Yes	
<p>Architecture/Pedestrian Orientation (Sec. 1603.7) Proposed uses, through innovative architecture, shall create a significant pedestrian orientation in keeping with the intent & purpose of the district Architectural amenities shall include pedestrian walkways, brick or other approved decorative paving, coordinated pedestrian scale lighting, benches, trash receptacles, small scale landscape treatments, & major architectural features at entranceways & focal points of the development (e.g., arch, gateway, bell tower, fountain) Architectural design & materials are to be complimentary to buildings within the site & the surrounding area</p>	Entry doors are proposed to front both ROW and parking lot Fountain patio area & landscaping is proposed	Yes	

Item	Proposed	Meets Requirements?	Comments
<p>Open Space (Sec. 1603.8) Minimum 15% open space required for entire center</p>	<p>17.21% total</p>	<p>Yes</p>	
<p>Facades (Sec. 1603.9 & 2520) Exterior building facades shall be primarily of brick or stone</p>	<p>Brick façade, with cast stone base & EIFS cornice</p>	<p>Yes</p>	
<p>Loading Spaces (Sec. 1603.10 & 2507) Located in rear or interior side yard at a ratio of 10 sq. ft. for each front foot of building 100 ft. x 10 = 1,000 sq. ft. of loading required View of loading & waiting areas must be shielded from rights of way & adjacent properties</p>	<p>1,050 sq. ft. provided</p>	<p>Yes</p>	<p>Loading area screening added</p>
<p>Accessory Structures (Sec. 2503) Located in rear yard and meet setback requirements of an accessory building</p>	<p>Transformer located on north side of building and screened appropriately</p>	<p>Yes</p>	
<p>Bicycle Parking Facilities (Sec. 2526) Retail = 5% of required spaces, min. 2 spaces = 29 * .05 = 2 bicycle parking spaces Located along the building approach line & easily accessible from the building entrance Max. 120 ft. from entrance being served or the nearest auto parking space to that entrance Be accessible via a paved 6 ft. route & separated from auto facilities 4 ft. maneuvering lane with a 6 ft. parking space width & a depth of 2 ft. for single spaces & 2.5 ft. for double spaces</p>	<p>4 bicycle spaces provided</p>	<p>Yes</p>	
<p>Sidewalks and Pathways (Sec. 1603.11, Sub. Ord. Sec. 4.05, Bicycle & Pedestrian Master Plan) A 6 to 8 ft. wide sidewalks/pathways shall be constructed along all major thoroughfares & collectors Building exits must be connected to sidewalk system or parking lot Direct pedestrian access shall be provided between all buildings & uses within a development & between a development & adjacent areas</p>	<p>Existing concrete sidewalks along roads Building exits connected to sidewalk Direct pedestrian access to fountain patio area</p>	<p>Yes</p>	

Item	Proposed	Meets Requirements?	Comments
Development Amenities (Sec. 1603.14) All sites shall provide development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walls & planters in accordance with the Town Center Design & Development Study/Technical Reference	Removal of existing plaza to be replaced with new waterfall & plaza	Yes	
Accessory Structure Setback- Dumpster (Sec. 2503) Located in the rear or interior side yard Min. 10 ft. from any building unless structurally attached & setback the same as parking from all property lines	Located in the rear yard, structurally attached to the building	Yes	
Dumpster Requirements (City Code Sec. 21-145) Screening of not less than 5 ft. on 3 sides of dumpster required, interior bumpers or posts must also be shown Screening should be 1 foot taller than dumpster	Masonry screen wall to match the building	Yes	
Exterior Lighting (Sec. 1603.10 & 2511) Photometric plan and exterior lighting details needed at final site plan	Not provided	Information to be provided	
Economic Impact Total cost of the proposed building & site improvements Number of anticipated jobs created (during construction & after building is occupied, if known)	Provided	N/A	This development will create 50 permanent jobs in a combination of full and part time positions. It will create around 80 construction jobs for a duration of roughly 9 months. The total cost of building and site improvement will total approximately \$2 Million.
Signs (Sec. 1603.10 & Chpt. 28) Signs are not regulated by the Planning Division or Planning Commission	None shown	If a sign is proposed, contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

July 14, 2014

Engineering Review

Novi Town Center Outlots

JSP14-0024

Petitioner

Novi Town Center Investors LLC, property owner

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: N. of Eleven Mile Road and E. Novi Road
- Site Size: 47.77 acres
- Plan Date: June 30, 2014

Project Summary

- Removal of existing parking lot, sidewalks, and fountain/open space to facilitate construction of an approximately 7,000 square-foot building and construction of 13 parking stalls. Site access would be provided from the existing Town Center parking lot via Crescent Boulevard and Ingersol Drive.
- No new water main will be constructed as part of the project. A 1.5-inch domestic lead and a 6-inch fire lead would be provided to serve the building.
- Relocation of an existing 10-inch sanitary sewer is proposed to facilitate construction of the new building. Sanitary sewer service would be provided by a 6-inch sanitary lead from the proposed relocated sanitary sewer east of the proposed building.
- Storm water from the new portion of the parking lot would infiltrate through pervious pavement into an underdrain collection system before discharging to storm sewer system for Town Center. Storm water from the building and proposed open space area would be collected by the sewer collection system and detained on-site in underground storage than flow into the existing storm system for Town Center.

Recommendation

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

Comments:

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

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Callout all utility crossings and provide a minimum of 18 inches of vertical clearance.
4. Provide a demolition sheet to better illustrate the removals of the proposed site.
5. Provide a minimum of two ties to established section or quarter section corners.

Sanitary Sewer

1. Provide pipe slope for proposed sanitary sewer.
2. Provide rim and invert elevations for all proposed sanitary structures.
3. Provide profiles for all proposed sanitary sewer.
4. Show the location of the existing and proposed 20 foot wide sanitary easements on the utility plan. The existing sanitary easement must be amended to include the revised locations.
5. The Oakland County Water Resource Commission IWC form for non-domestic sites must be submitted prior to Final Stamping Set approval.
6. Five (5) sealed sets of revised utility plans along with the MDEQ permit application (11/07 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

7. Provide length of proposed 4 inch under drain on the west side of the site.

Storm Water Management Plan

8. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
9. Provide a minimum of two soil borings in the location of the proposed underground detention.

10. Provide additional detail regarding the backfill material to be used for underground detention so that the stone porosity used in the sizing calculations can be verified.
11. The SWMP provides a storage quantity calculation, but does not provide any discharge calculation's for the orifice sizing and should be provided at final site plan.
12. The detail for the outlet control manhole must specify the dimensions of the outlet orifice.

Paving & Grading

13. Provide top of curb / gutter and pavement elevations at proposed curb cut in island at the east side of the site.

The following must be provided at the time of Preliminary Site Plan resubmittal:

14. 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.

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

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

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

16. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
17. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.

The following must be addressed prior to construction:

18. 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).

19. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
20. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
21. A permit for work within the right-of-way of Crescent Blvd. and Ingersol Dr. must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
22. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the sanitary sewer plans have been approved.
23. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
24. Unrestricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
25. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
26. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
27. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
28. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sara White, Community Development Department
Michael Andrews, Water & Sewer Dept.

TRAFFIC REVIEW

July 2, 2014

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

**SUBJECT: Fountain Shops – Novi Town Center, JSP14-0024,
Traffic Review of Revised Preliminary Site Plan, PSP14-0115**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary site plan, subject to the issues shown below in **bold** being satisfactorily addressed by the final site plan.

Site Description

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

1. The applicant is proposing to construct a 7,000-s.f. building at Crescent Boulevard and Ingersol Drive. The proposed floor plan shows the building divided into a 4,550-s.f. portion and a 2,450-s.f. portion, both parts appearing to be restaurants due to their outdoor dining areas.

Trip Generation

How much new traffic would be generated?

2. On average, 7,000 s.f. of high-turnover, sit-down restaurant space can be expected to about 69 vehicle trips in the PM peak hour, 41 entering and 28 exiting. Given the site's location, 20% or more of these trips will likely be from/to other businesses within Novi Town Center.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

3. Not applicable. Vehicular access will take place via the revised parking lot east of the building. No new access drives are proposed.

Vehicular Access Improvements

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

4. Not applicable.

Access Drive Design and Control

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

5. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. The plan shows a space only 6 ft wide between the face of the frontage walk and the posts supporting the barrier-free parking signs, 2 ft of which must be considered dedicated to parked vehicle overhang. **The barrier-free parking signs should be shifted west by at least 1 ft to ensure a clear space for walking (in the presence of overhanging vehicles) at least 5 ft wide. This may require widening the walk slightly, since it would also be desirable to provide a clear walking space of that width between the sign posts (of unspecified size) and the building façade (assuming that the signs are not mounted on that façade).**
7. **The proposed barrier-free signs, their posts, and any related design changes to the sidewalk, should also be shown on architectural sheet A2.1. That sheet should also show the wheelchair symbols on the pavement located and oriented in the same fashion as they are on sheet P-2.**

Circulation and Parking

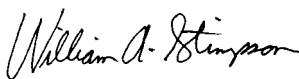
Can vehicles safely and conveniently maneuver through the site?

8. Radii specified for new curbing are appropriate.
9. The plan now shows the maneuvering requirements of a garbage truck servicing the dumpsters.
10. **The label for the “curb stops” should continue to cite yellow for a color, but need not refer to this color as being “painted” (commercially available yellow rubber blocks may be used).**
11. For completeness, **the “Parking Lot Striping Notes” on sheet P-2 should indicate** (as the associated detail on sheet P-7 now does, but in very small, relatively obscure print) **that the wheelchair symbols to be painted on the pavement shall be white.**
12. **Both the Sign Quantities table on sheet P-2 and the detail on sheet P-7 should refer to the current MMUTCD code for the VAN ACCESSIBLE sign as R7-8P (not R7-8a).**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 11, 2014

Revised Preliminary Landscape Review

Town Center Outlots / Fountain Shops JSP14-24

Petitioner

Novi Town Center Investors, LLC

Review Type

Revised Preliminary Site Plan

Property Characteristics

- Site Location: East side of Crescent Blvd. and Ingersol Dr.
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Adjoining Zoning: North, East, West and South: TC, Town Center
- Site Use(s): Vacant, Existing pedestrian plaza
- Adjoining Uses: N: Crescent Blvd; E: Shopping Center; S: Ingersol ; W: Novi Rd
- Site Size: 47.77 Overall shopping center
- Proposed Building Size: 7,108 square feet
- Plan Date: 6-30-2014

Recommendation

Approval of the Revised Preliminary Site Plan for Town Center Fountain Shops JSP14-24 is recommended provided the Applicant addresses the noted concerns and receives the noted Planning Commission waiver.

Ordinance Considerations

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

1. The property is not adjacent to residential properties.

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

1. A 3' tall decorative wall is required along the right-of-ways in the TC District. Alternately the Applicant could seek a Planning Commission waiver to use decorative piers with wrought iron fencing. This would be required along Ingersol Drive and Crescent Boulevard. Due to the proposed decorative landscape and amenities, it may be that installation of a wall or fence would actually detract from the welcoming aesthetics as proposed. There are currently no such walls or fences located within the vicinity of this development. **The Planning Commission may wish to grant a waiver of the wall and/or fencing in favor of the attractive exterior amenities and architecture. Staff would support the waiver.** In the event that this waiver is not granted, The Applicant will be required to revise the plans to indicate a wall or fence at the road frontages.

Street Tree Requirements (Sec. 2509.3.b.)

1. No street trees are required in the TC District.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 269 SF of Interior Parking Lot Landscape Area. This requirement has been met.
2. A total of four (4) Parking Lot Canopy Trees are required. This requirement has been met.
3. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. This requirement has been met.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required at the building foundation with the exception of access areas. This requirement has been met.
2. A total of 8' x the building foundation is required as foundation landscape area is required. This requirement has been met.

Plant List (LDM)

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

Planting Details & Notations (LDM)

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

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

1. No storm basin is proposed.

Irrigation (Sec. 2509.3.f.(6)(b))

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

General

1. Please depict the required 25' clear vision areas at points of access and verify that no plant or built element over 24" height will be placed within the clear vision zones. This requirement appears to have been met.
2. Please see woodland and wetland reviews for additional comments, if any.
3. Please provide additional detail for the proposed artwork.

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification.

FACADE REVIEW



July 8, 2014

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE – Revised Preliminary Site Plan Review**
Novi Town Center Outlot / Fountain Shops, PSP14-0115
 Façade Region: 1, Zoning District: TC

Dear Ms. McBeth:

The following is the Façade Review for Preliminary and Final Site Plan for the above referenced project based on the drawings prepared by Yah Yee Associates, Architects, dated June 2, 2014. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the bottom row. Materials that are in non-compliance with the Façade Schedule are highlighted in bold.

	West	East	South	North	Ordinance Maximum (Minimum)
BRICK	64%	58%	62%	65%	100% (30%)
EIFS	22%	21%	24%	20%	25%
MOLDED CORNICE & TRIM (EIFS)	6%	5%	5%	9%	15%
CAST STONE	6%	8%	9%	6%	50%
STANDING SEAM METAL	2%	8%	0%	0%	25%

Recommendation: As shown above all proposed materials are in full compliance with the Façade Chart of Section 2520, and Sections 1602.9 which requires that facades materials in the TC district be primarily of Brick and Stone. The use of non-copper colored standing seam metal (note 3 of the Façade Chart) is consistent with the Section 9 Waiver previously granted by the Planning Commission on this project. This application therefore qualifies for administrative approval as described in section 2520.9 of the Façade Ordinance, provided that the eligibility requirements of Section 2516.c are met.

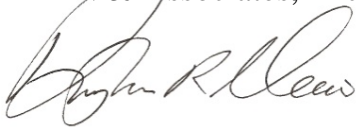
Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view using materials consistent with the building design.
2. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".

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

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



June 5, 2014

July 2, 2014

TO: Barbara McBeth- Deputy Director of Community Development
Sara White- Plan Review Center
Sara Roediger- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

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Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

RE: Town Center Out lots

PSP# 14-0096

PSP#14-0115

Project Description: A new mercantile building located in the North West corner of the Town Center development.

Comments:

- 1) Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. (Fire Prevention Ord. Sec. 15-17) **Corrected 7/2/14**

Recommendation: Approval

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



Wah Yee Associates
Architects & Planners
Since 1961

Response to Plan Review Center Report of July 14, 2014

July 15, 2014

Ms. Sara White, Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: Town Center Fountain Shops
JSP 14-24

Planning Review by Sara White, June 16, 2014

Ordinance Requirements

1. Response not required
2. The owner is requesting waiver from the City Council for a minimum setback of 20' setback.
3. Response not required
4. Response not required
5. The Cultural Arts Coordinator will be consulted.
6. A photometric plan and exterior lighting details will be submitted with the Final Site Plan.
7. Response not required
8. Exterior signage will be submitted at a later date.

Engineering Review by Jeremy Miller, July 14, 2014

General:

1. The requested note will be included on the final site plan.
2. Standard detail sheets will be included with the stamping sets.
3. The requested utility crossing information will be included on the final site plan.
4. The requested demolition sheet will be included on the final site plan.
5. The requested section ties will be included on the final site plan.

37911 West Twelve Mile Road
Farmington Hills, MI 48331
(248) 489-9160 FAX: (248) 489-0133
E-Mail: wya@wahyeeassoc.com



Sanitary Sewer:

1. The requested pipe slopes will be included on the final site plan.
2. The requested rims and inverts will be included on the final site plans.
3. The requested profiles will be included on the final site plans.
4. The requested existing and proposed sanitary sewer easements will be included on the final site plans.
5. The Water Resource Commission IWC form will be submitted prior to stamping set approval.
6. The MDEQ permit application and plans will be submitted to the city after the sewer design is finalized.

Storm Sewer:

7. The requested pipe length will be included on the final site plans.

Storm Water Management Plan:

8. The SWMP will be designed in accordance with the resources listed.
9. The requested borings will be included on the final site plans.
10. The requested backfill detail will be included on the final site plans.
11. The requested SWMP outlet discharge calculations will be included on the final site plans.
12. The requested SWMP outlet orifice dimensions will be included on the final site plans.

Paving & Grading:

13. The requested elevations will be included on the final site plans.

Miscellaneous:

14. A letter highlighting changes to the plans will be submitted with the final site plans.
15. The requested cost estimate will be included with the final site plan submittal.
16. The requested storm water maintenance agreement will be included with the final site plans.
17. The requested draft copy of the proposed sanitary sewer easement will be included with the final site plans.
18. through 28. Response not required.

Traffic Review by Clearzoning, July 2, 2014

1. Response not required.
2. Response not required
3. Response not required
4. Response not required
5. Response not required

6. Adjustments to the barrier-free parking signs will be included on the final site plans.
7. The barrier-free signs, adjustments to the sidewalk width if required and any related changes and wheelchair symbols on pavement will be coordinated on sheet A2.1 on the final site plans..
8. Response not required
9. Response not required
10. The curb stop label will be revised as requested to accommodate additional materials and will be included on the final site plans.
11. The requested note will be included on the final site plans.
12. The requested sign code will be updated and included on the final site plans.

Revised Preliminary Landscape Review by David Beschke, July 11, 2014

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

1. The owner will request a waiver for this requirement.

General:

1. Response not required.
2. Any requested revisions from additional review letters will be included on the final site plans.
3. Additional information regarding the proposed artwork will be included with the final site plans.

Façade Ordinance by Douglas Necci, June 16, 2014

The building facades were found to be in full compliance – response not required.

1. All roof top equipment will be screened from view.
2. Inspection of the façade materials will be requested at the appropriate time.

Fire Department, Joseph Shelton, July 2, 2014

1. Response not required.

Prepared by,



Charles E. Fosse, NCARB

Wah Yee Associates