



## EBERSPAECHER – PARKING EXPANSION JSP17-18

### EBERSPAECHER – PARKING EXPANSION JSP 17-18

Consideration of the request of Nowak & Fraus Engineers on behalf of Eberspaecher America for Preliminary Site Plan and Stormwater Management Plan approval. The subject parcel is located in Section 12, west of Haggerty Road and south of Thirteen Mile Road. It is approximately 8.21 acres and zoned OST (Office Service Technology). The applicant is proposing an additional 66 parking spaces as part of reconfiguring the existing parking lot and converting existing vacant land to parking spaces.

### Required Action

Approve the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	4-18-17	<ul style="list-style-type: none"> <li>Items to be addressed on the Stamping Set</li> </ul>
Engineering	Approval recommended	5-4-17	<ul style="list-style-type: none"> <li>Items to be addressed on the Stamping Set</li> </ul>
Landscaping	Approval recommended	5-1-17	<ul style="list-style-type: none"> <li><b>Reduction of required parking lot landscaping due to lack of space (25 required) – Staff supported reduction in areas where it is not possible to fit additional trees</b></li> <li>Items to be addressed on the Stamping Set</li> </ul>
Fire	Approval recommended	4-19-17	<ul style="list-style-type: none"> <li>Items to be addressed on the Stamping Set</li> </ul>

## **MOTION SHEET**

### **Approval – Preliminary Site Plan**

In the matter of Eberspaecher – Parking Expansion JSP17-18, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.C for reduction of required parking lot landscaping due to lack of space on site (25 required; 12 provided), which is hereby granted;
- b. Applicant shall replace missing tree in northern island of the existing parking lot;
- c. Applicant shall remove invasive phragmites from the pond edges in late summer/early fall;
- d. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- e. *(additional conditions here if any)*

*(This motion is made because the plan is otherwise in compliance with Article 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 Eberspaecher – Parking Expansion JSP17-18, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

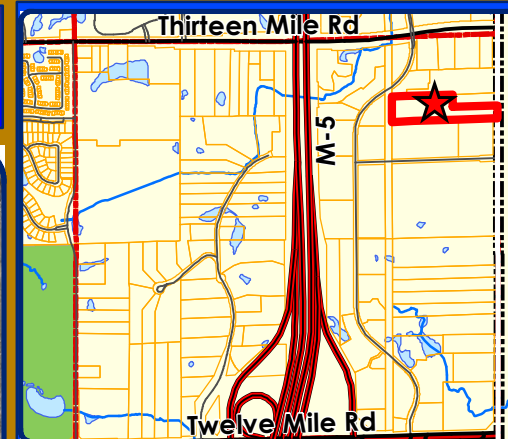
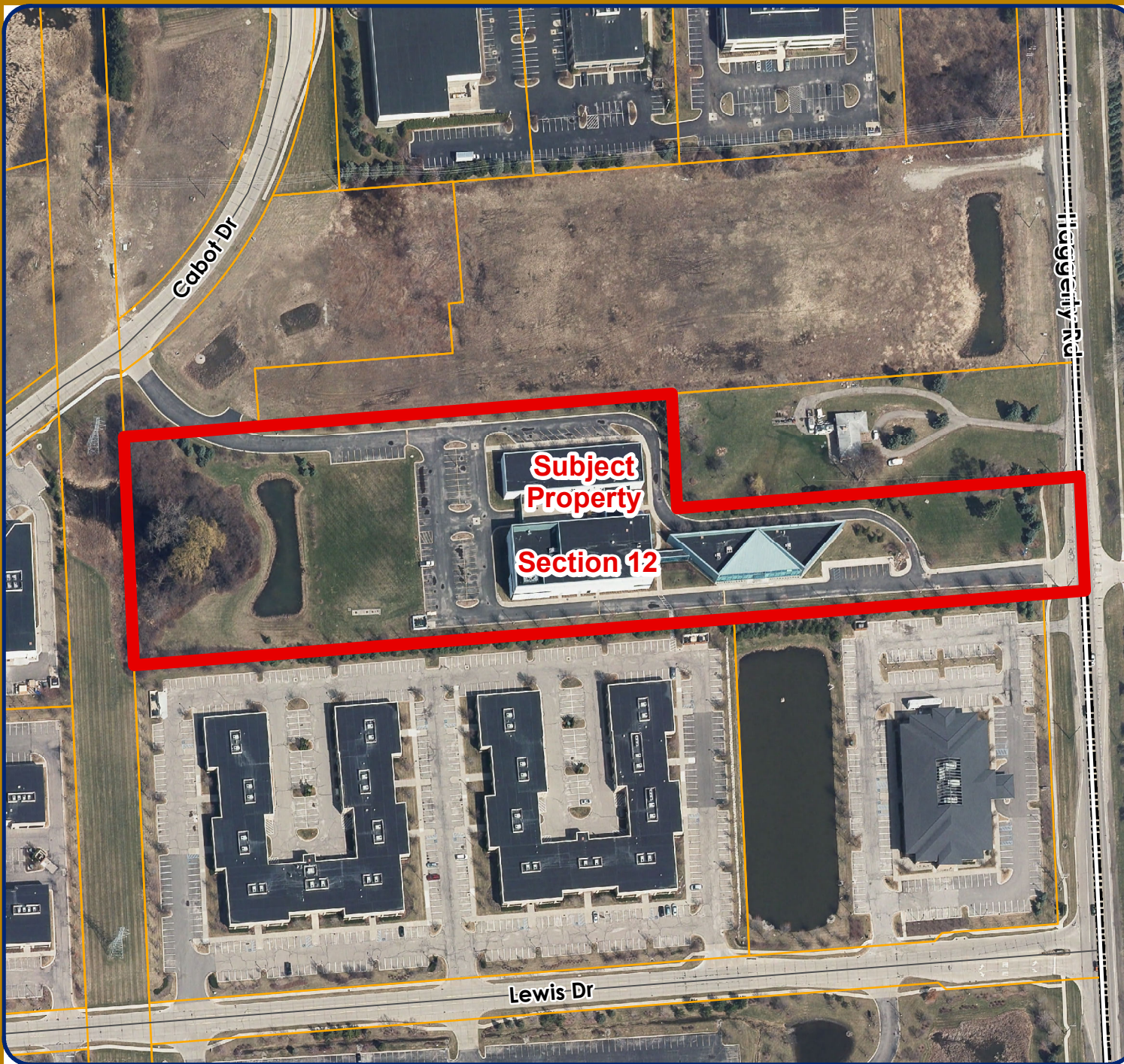
*(This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

Maps  
Location  
Zoning  
Future Land Use  
Natural Features

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# JSP17-18: Eberspaecher - Parking Expansion

## Location Map



### LEGEND

 Sections



## City of Novi

Community Development Department  
Civic Center  
45175 W Ten Mile Road  
Novi, MI 48375  
[www.cityofnovi.org](http://www.cityofnovi.org)

Map Author: Kirsten Mellem  
Date: 05/18/2017  
Project: JSP17-18 Eberspaecher - Parking Expansion  
Version #: 1



1 inch = 208 feet

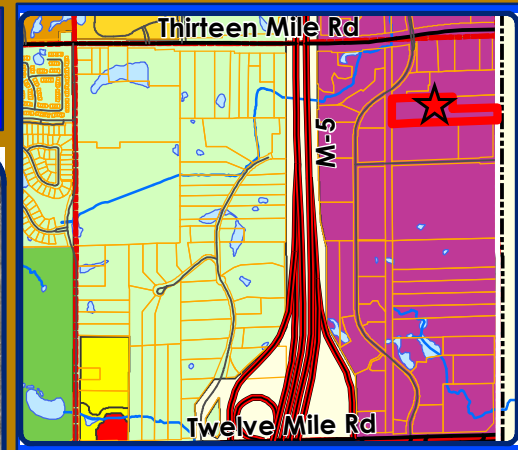
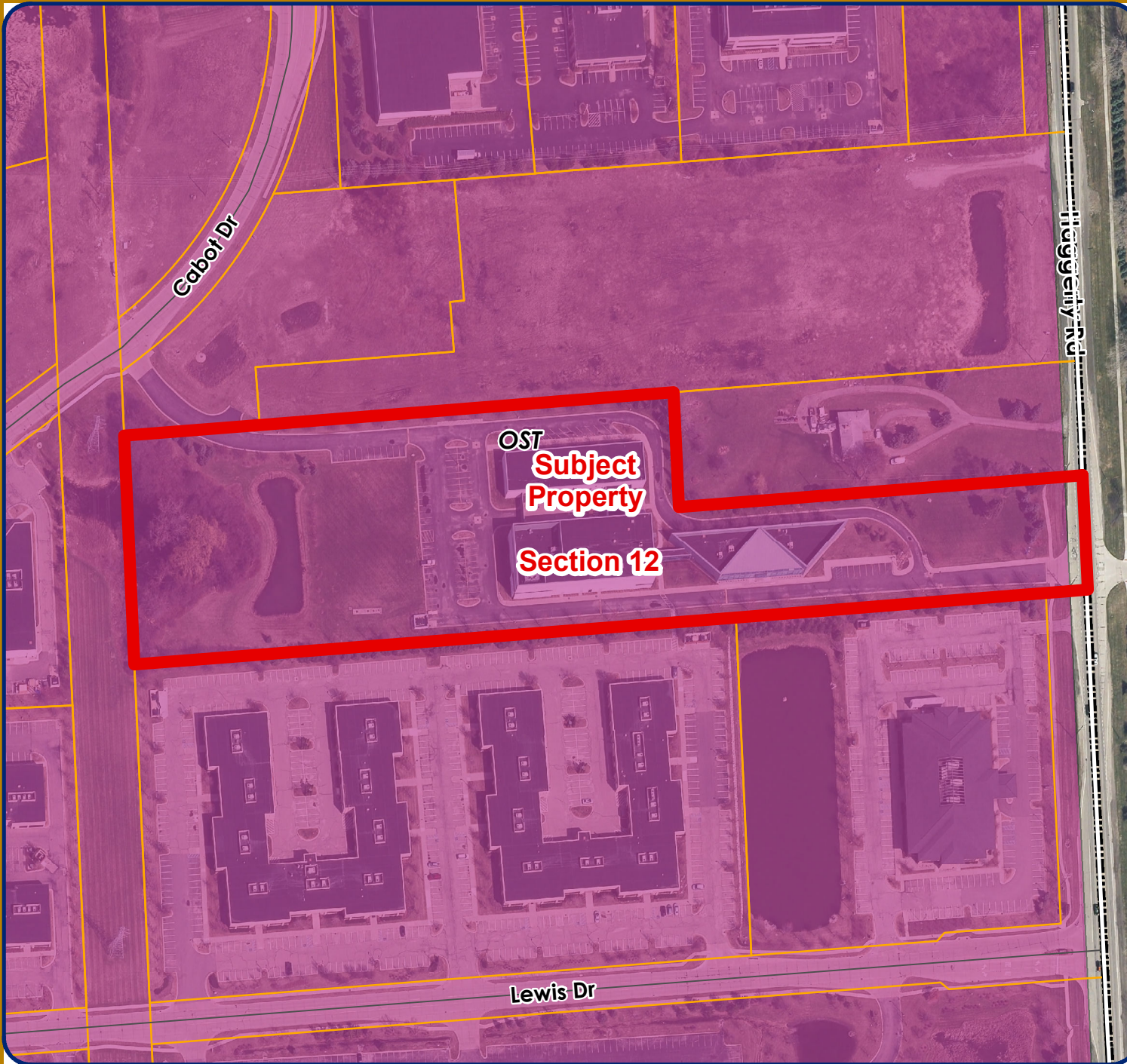


### MAP INTERPRETATION NOTICE

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# JSP17-18: Eberspaecher - Parking Expansion

## Zoning Map



**LEGEND**

- Sections
- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-2: Community Business District
- B-3: General Business District
- OST: Office Service Technology

**CITY OF**  
  
**NOVI**  
[cityofnovi.org](http://cityofnovi.org)

**City of Novi**  
 Community Development Department  
 Civic Center  
 45175 W Ten Mile Road  
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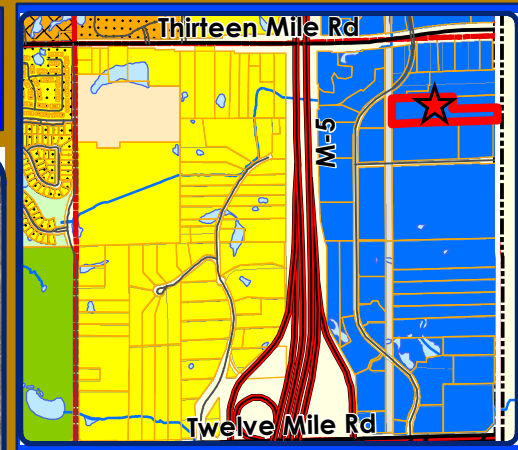
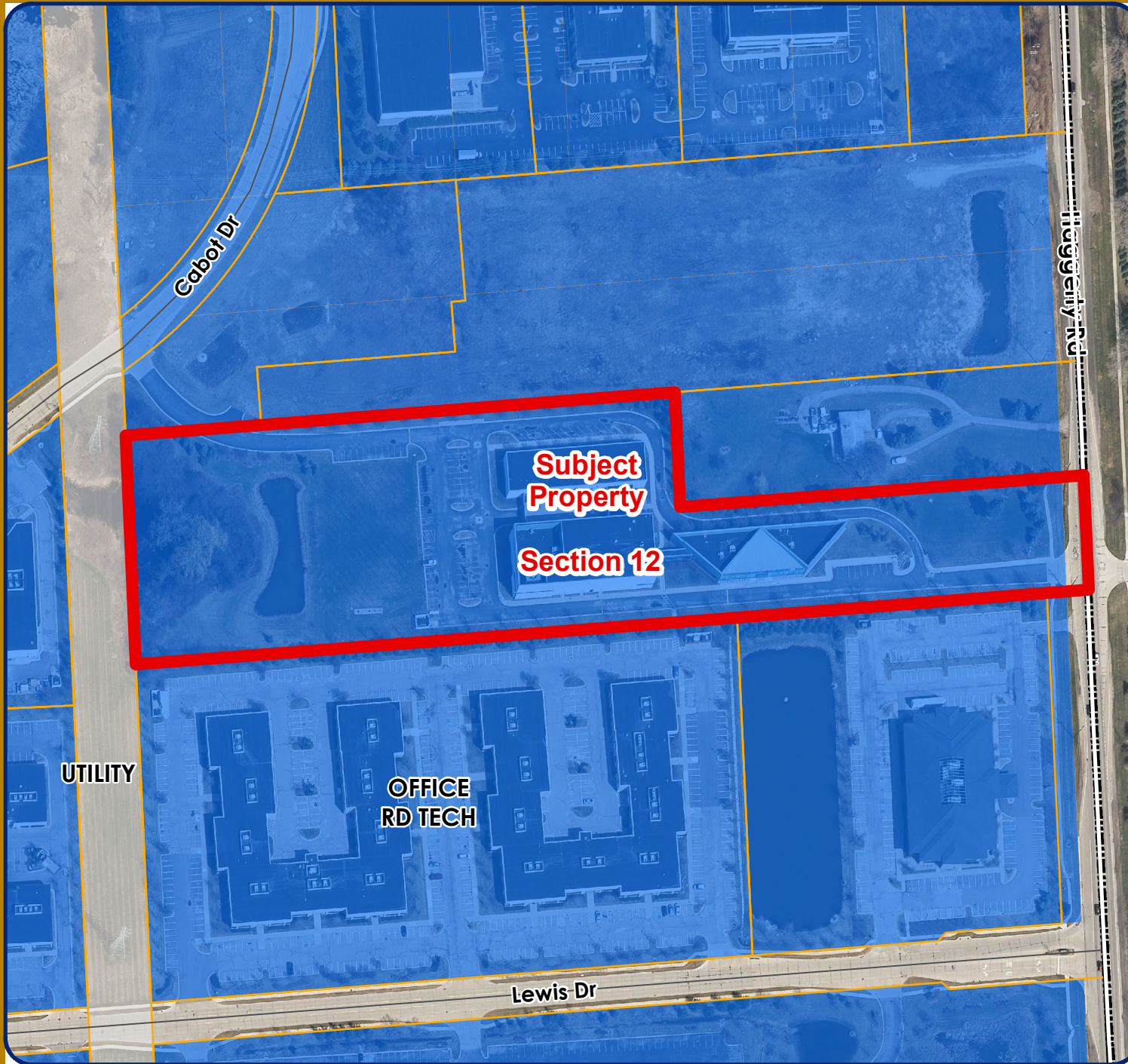
0 50 100 200 300 Feet  
 1 inch = 208 feet

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# JSP17-18: Eberspaecher - Parking Expansion

## Future Land Use Map



**LEGEND**

- Sections (Red outline)
- FUTURE LAND USE
  - Single Family (Yellow)
  - PUD (Yellow with dots)
  - PD1 (Yellow with squares)
  - Mobile Home Park (Yellow with X's)
  - Office RD Tech (Blue)
  - Educational Facility (Light Blue)
  - Private Park (Light Green)
  - Utility (White)

**CITY OF NOVI**  
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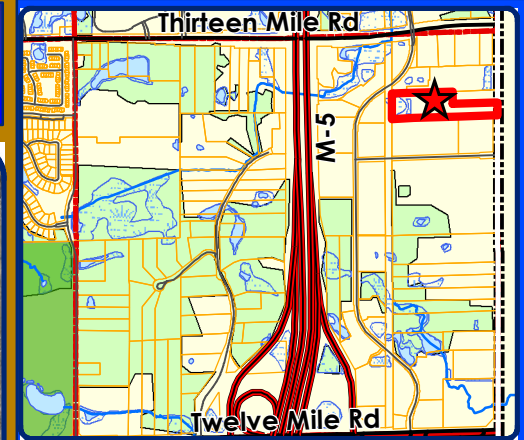
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# JSP17-18: Eberspaecher - Parking Expansion

## Natural Features Map



### LEGEND

-  Sections
-  WETLANDS
-  WOODLANDS



## City of Novi

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Civic Center  
45175 W Ten Mile Road  
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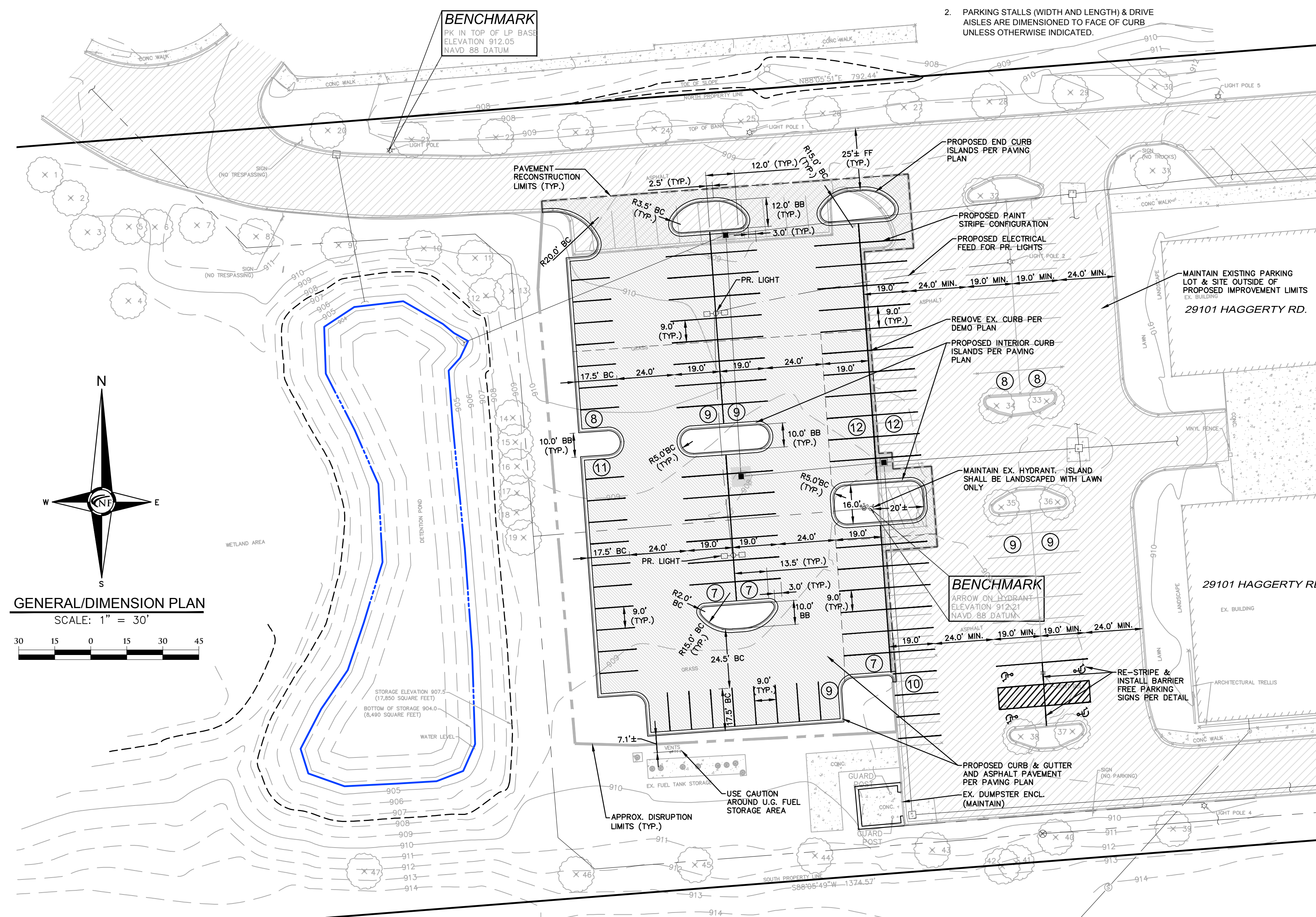
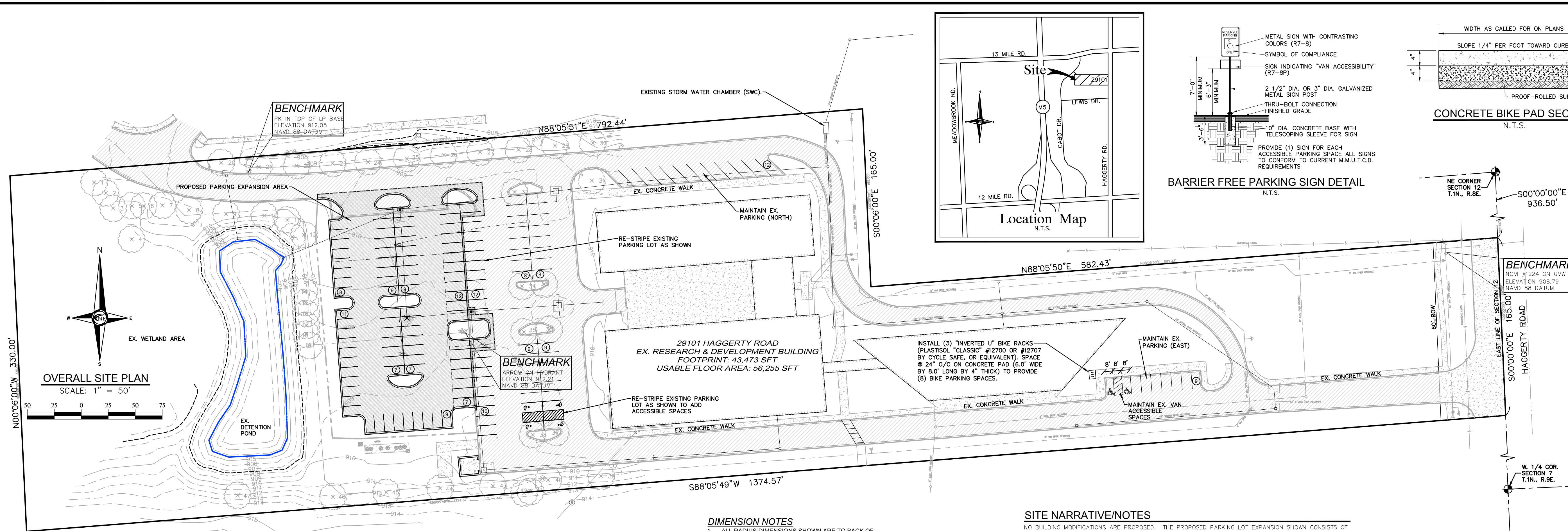
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**SITE PLAN**

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





**DIMENSION NOTES**

- ALL RADIIUS DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE SPECIFIED.
- PARKING STALLS (WIDTH AND LENGTH) & DRIVE AISLES ARE DIMENSIONED TO FACE OF CURB UNLESS OTHERWISE INDICATED.

**SITE NARRATIVE/NOTES**

NO BUILDING MODIFICATIONS ARE PROPOSED. THE PROPOSED PARKING LOT EXPANSION SHOWN CONSISTS OF APPROXIMATELY 0.5 ACRES OF PAVEMENT ADDITION TO REPLACE EXISTING LAWN AREAS.

STORM CALCULATIONS HAVE BEEN PERFORMED TO REFLECT THAT THE EXISTING SITE STORM SYSTEM AND DETENTION POND DO NOT REQUIRE MODIFICATION FOR SAID EXPANSION, EXCEPT FOR RIM ADJUSTMENTS AND CASTING REPLACEMENTS.

NEW PARKING LOT ADDITION TO BE CONSTRUCTED ADJACENT TO THE EXISTING PARKING LOT TO MINIMIZE DISRUPTION TO THE OWNER'S OPERATIONS.

NO TREE REMOVALS ARE PROPOSED (SEE TREE PRESERVATION PLAN).

SITE LIGHTING IS PROPOSED AS SHOWN. UNDERGROUND ELECTRICAL CABLE AND CONDUIT MUST BE SIZED/INSTALLED BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH CURRENT CODES TO CONNECT TO EXISTING SITE LIGHTING.

NOWAK & FRAUS ENGINEERS HAS PERFORMED A PARTIAL SITE TOPOGRAPHIC SURVEY. REMAINING AREAS OF THE SITE HAVE BEEN SHOWN PER AERIAL MAPPING AND RECORD DOCUMENTS. DATUM PER CITY OF NOVI REQUIREMENTS.

**SITE SUMMARY**

PROPERTY ACREAGE: 8.205 ACRES (GROSS)  
OFFICE SERVICE TECHNOLOGY (OST)  
USE: RESEARCH/DEVELOPMENT

**PROPOSED DEVELOPMENT AREA SUMMARY (APPROXIMATE):**  
PROPOSED PAVEMENT/CURB REMOVALS: 0.09± ACRES  
PROPOSED PAVEMENT/CURB INSTALLATION: 0.61± ACRES  
PROPOSED GRADING/CONSTRUCTION LIMITS: 0.71± ACRES

EXISTING PARKING COUNTS:  
FRONT (EAST) PARKING AREA: 9 SPACES\*  
SIDE (NORTH) PARKING AREA: 12 SPACES  
REAR (WEST) PARKING AREA: 69 SPACES  
TOTAL EX-SITE PARKING: 90 SPACES\*

**PROPOSED PARKING COUNTS:**  
FRONT (EAST) PARKING AREA: 9 SPACES\*\*  
SIDE (NORTH) PARKING AREA: 12 SPACES\*\*  
REAR (WEST) PARKING AREA: 135 SPACES\*\*  
TOTAL PR-SITE PARKING: 156 SPACES\*\*\*

\*INCLUDING 2 VAN ACCESSIBLE BARRIER FREE SPACES  
\*\*INCLUDING 4 PROPOSED VAN ACCESSIBLE SPACES  
\*\*\*INCLUDING 6 TOTAL ACCESSIBLE SPACES (6 REQUIRED)  
REQUIRED PROVIDED BIKE SPACES = 5% OF REQUIRED PARKING = 90 X 0.05 = 5 SPACES (6 PROVIDED)

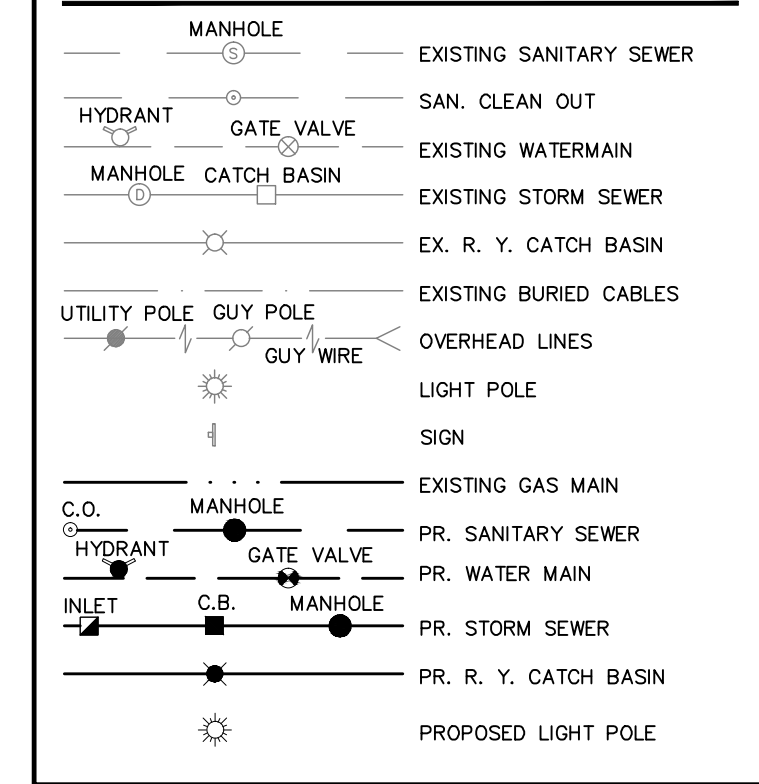
**GENERAL NOTES**

- THE IMPROVEMENTS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE CITY OF NOVI STANDARD DETAILS, SPECIFICATIONS, AND ORDINANCE. THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION (ENGLISH), OAKLAND COUNTY, MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, AND THE 2012 MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL, SUPPLEMENTAL SPECIFICATIONS AND SPECIAL PROVISIONS.
- THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS IS TAKEN FROM THE BEST AVAILABLE DATA. NO GUARANTEE IS IMPLIED OR EXPRESSED AS TO THE COMPLETENESS OR ACCURACY THEREOF. AS A CONDITION OF THIS CONTRACT, NOTICE SHALL BE GIVEN TO MISS DIG FOR ANY UNDERGROUND WORK TO BE PERFORMED IN ACCORDANCE WITH THIS CONTRACT. THE CONTRACTOR SHALL NOTIFY MISS DIG AT 1-800-482-7171 A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION OR GRADING. THE CONTRACTOR SHALL VERIFY THE LOCATION & DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ANTICIPATE TO LOCATE UTILITY CROSSINGS BY HAND EXCAVATION, WHILE INSTALLING NEW UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SAID EXISTING UTILITIES CAUSED BY HIS AND/OR HIS SUBCONTRACTOR'S OPERATIONS.
- PUBLIC RIGHT OF WAYS SHALL NOT BE CLOSED WITHOUT THE WRITTEN APPROVAL OF THE CITY. APPLICABLE PERMITS MUST BE OBTAINED FROM THE CITY OF NOVI AND OAKLAND COUNTY PRIOR TO THE COMMENCEMENT OF WORK. PROPER TEMPORARY SIGNING AND BARRICADING MUST BE ERECTED AND MAINTAINED TO INSURE SAFE TRAFFIC CONDITIONS ADJACENT TO WORK WITHIN PUBLIC RIGHTS OF WAY.
- DUST CONTROL SHALL BE PROVIDED BY THE CONTRACTOR AT SUCH TIMES AS THE CITY/COUNTY INSPECTORS SHALL DIRECT. WATER AND/OR CHLORIDE USED AS A DUST CONTROL PALLIATIVE WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE CONSIDERED TO BE INCLUDED IN THE WORK OF THE ENTIRE PROJECT.
- THE CONTRACTOR SHALL VERIFY WITH THE APPROPRIATE OWNER(S)/OWNER'S REPRESENTATIVE, ALL SALVAGED OR RELOCATING OR REPLACING FACILITIES WHICH MAY OR MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR WILL BE REQUIRED TO COORDINATE HIS OPERATION WITH THESE AND/OR OTHER UTILITIES, IF NECESSARY, TO NOT INCUR FURTHER COSTS TO THE OWNER.
- THE CONTRACTOR AND/OR SUBCONTRACTOR IS REQUIRED TO COOPERATE AND COORDINATE THEIR WORK WITH ALL WORK, IF ANY, BEING PERFORMED BY OTHERS.
- SAWCUTTING IS REQUIRED FOR THE REMOVAL OF PAVEMENT, SIDEWALK, CURB AND GUTTER, DRIVE APPROACHES, ETC. THE FIELD ENGINEER SHALL DETERMINE AND MARK IN THE FIELD THE APPROPRIATE REMOVAL OR SAWCUT LIMITS PRIOR TO CONSTRUCTION.
- IN THE SPIRIT OF PROVIDING QUALITY PROJECT ASSURANCE, ALL RECOMMENDATIONS AND SUGGESTIONS POSED BY OTHER PROFESSIONAL DESIGN AND TESTING FIRMS INVOLVED WITH THIS PROJECT AND NOT TO BE FOUND IN THESE PLANS SHALL BE CONSIDERED AND DECIDED UPON BY THE OWNER AND CONTRACTOR.
- ADJUSTING EXISTING STORM DRAIN, SANITARY SEWER AND GATE VALVE STRUCTURE COVERS AS INDICATED IN THE PLANS SHALL INCLUDE REMOVING AND REPLACING THE CASTING COVER, BLOCK BRICK AND IF NEEDED, PRECAST SECTIONS TO OBTAIN THE DESIRED PROPOSED RIM ELEVATIONS. SET ALL RIM ELEVATIONS TO THE PROPOSED FINISHED GRADES AS INDICATED IN THE PLANS.

**PAVEMENT MARKING & SIGN QUANTITIES TABLE**

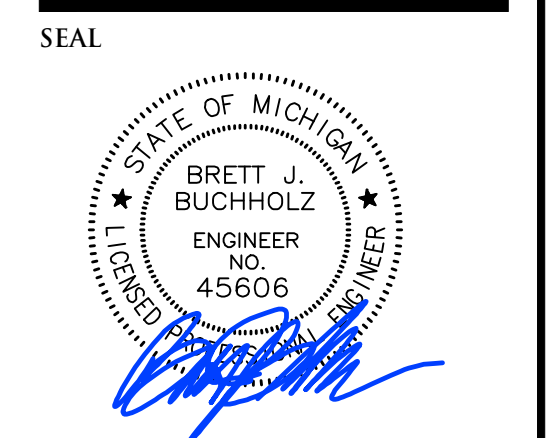
DESCRIPTION	QUANTITY	UNITS
4" WIDE PAVEMENT STRIPE (WHITE)	1,910	L.F.
4" WIDE PAVEMENT STRIPE (BLUE)	330	L.F.
3"x3" STANDARD SYMBOL OF ACCESSIBILITY (WHITE)	4	EA.
POST MOUNTED BARRIER-FREE PARKING SIGN (R7-8)	4	EA.
INSTALL "INVERTED U" BIKE RACK HOOP	4	EA.
BIKE RACK PAD (6' x 10', 4" THICK)	1	EA.

**LEGEND**



**NF ENGINEERS**  
CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257



PROJECT  
Eberspaecher (EETAM)  
Parking Expansion  
29101 Haggerty Road  
JSP17-18

CLIENT  
Eberspaecher (EETAM)  
29101 Haggerty Rd.  
Novi, MI 48377

Mr. Jerome Wojcik, Jr.  
Phone: (248) 994-7010  
Fax: (248) 310-0870  
Email: Jerome.Wojcik@eberspaecher.com

PROJECT LOCATION  
Part of the NE 1/4  
of Section 12  
T. 1 North, R. 8 East  
City of Novi,  
Oakland County, Michigan

SHEET  
Cover Sheet &  
Overall Site Plan



REVISIONS  
00-00-00

DRAWN BY:  
B. Buchholz  
DESIGNED BY:  
B. Buchholz  
APPROVED BY:  
B. Buchholz  
DATE:  
04-7-2017  
SCALE: As Noted

NFE JOB NO. SHEET NO.  
J669 C1

**Landscape Cost Estimate  
Eberspaecher North America  
City of Novi, Oakland County, Michigan  
4/7/2017**

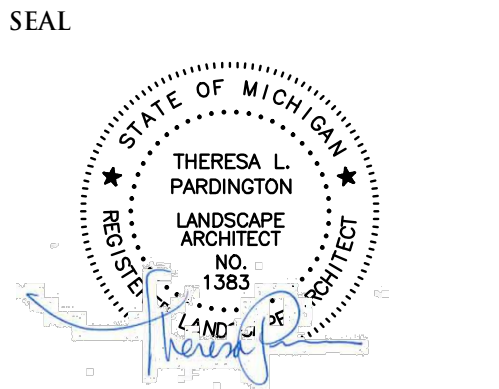
Item	Size	Qty	Unit Price	Amount
<b>Trees</b>				
Acer rubrum 'Armstrong'	3" CAL., B&B	5 E.A.	\$600.00	\$3,000.00
Armstrong Maple				
Acer saccharum 'Legacy'	3" CAL., B&B	5 E.A.	\$600.00	\$3,000.00
Legacy Sugar Maple				
Ginkgo biloba 'Autumn Gold'	3" CAL., B&B	5 E.A.	\$600.00	\$3,000.00
Autumn Gold Ginkgo				
<b>Total Tree Cost</b>				<b>\$9,000.00</b>
<b>Groundcovers</b>				
Sod Lawn	64 SY	\$12.00	\$768.00	
Seeded Lawn	343 SY	\$1.25	\$428.75	
Mulch	30 CY	\$65.00	\$1,950.00	
<b>Total Groundcover Cost</b>				<b>\$3,146.75</b>
<b>Total Estimated Cost</b>				<b>\$12,146.75</b>

**LANDSCAPE REQUIREMENTS**

EXISTING SITE ZONING: OST  
 RESIDENTIAL ADJACENT TO NON RESIDENTIAL (SEC. 5.5.3.A.ii)  
 THIS SECTION IS NOT APPLICABLE TO THIS SITE BECAUSE ADJOINING PROPERTIES ARE NON RESIDENTIAL.  
 ADJACENT TO PUBLIC R.O.W. (SEC. 5.5.3.B.ii)  
 THIS SECTION IS NOT APPLICABLE TO THIS SITE BECAUSE THE EXPANSION OF THE EXISTING PARKING LOT IS NOT ADJACENT TO THE PUBLIC R.O.W.  
 INTERIOR PARKING AREA LANDSCAPE ISLANDS (SEC. 5.5.3.C.iii)  
 Category 1 (OST): A + B + C = D Total Island Parking Area  
 1,134 + 759 + 0 = 1,893 TOTAL SF (D)  
 A \* 0.10 = (16 spaces @ 153 SF + 52 spaces @ 171 SF) \* 0.10 = 1,134 SF  
 B \* 0.05 = 15,163 SF (travel lanes) \* 0.05 = 759 SF  
 C \* 0.01 = 0 SF \* 0.01 = 0 SF (No other pavement use is proposed)  
 PROVIDED AS LABELED ON PLANS: 2,228 SF  
 APPLICANT HAS MET THIS REQUIREMENT  
 INTERIOR PARKING AREA CANOPY TREES (SEC. 5.5.3.C.iii)  
 Category 1 (OST): D / 75 = No. Required Canopy Trees  
 1,840 / 75 = 24.8 or 25 TREES  
 PROVIDED AS LABELED ON PLANS: 13 TREES PROVIDED\*  
 CITY TREE FUND: APPLICANT PROPOSES TO PAY INTO THE TREE FUND THE REMAINING 12 TREES NEEDED TO COMPLY WITH THIS ORDINANCE.  
 \*TREE PLANTING AREAS ARE REDUCED IN PARKING ISLANDS DUE TO EXISTING UNDERGROUND UTILITIES AND THE CITY'S PLANTING STANDARDS.  
 BUILDING FOUNDATION LANDSCAPE (SEC. 5.5.3.d)  
 THIS IS NOT APPLICABLE TO THIS SITE: NO PROPOSED BUILDING EXPANSION AND THE EXISTING BUILDING FOUNDATION PLANTINGS ARE WELL MAINTAINED.  
 DETENTION/RETENTION BASIN REQUIREMENTS (SEC. 5.5.3.E.iv)  
 THIS IS NOT APPLICABLE TO THIS SITE: EXISTING DETENTION BASIN VOLUME CAPACITY MEETS THE DEMANDS OF THE ADDITIONAL IMPERVIOUS SURFACES: REFER TO ENGINEERING SITE PLAN. THE EXISTING BASIN IS STABILIZED AND MAINTAINED. NO WORK IS PROPOSED WITHIN THIS AREA.



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 TEL. (248) 332-7931  
 FAX. (248) 332-8257



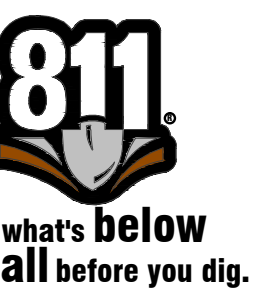
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**CLIENT**  
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**Mr. Jerome Wojcik, Jr.**  
 Phone: (248) 994-7010  
 Fax: (248) 310-0870  
 Email: jerome.wojcik@eberspaecher.com

**PROJECT LOCATION**  
 Part of the NE 1/4  
 of Section 12  
 T. 1, R.8 East  
 City of Novi,  
 Oakland County, Michigan

**SHEET**  
 Landscape Plan



**REVISIONS**

NO.	DATE	DESCRIPTION

**DRAWN BY:**  
 T. Pardington  
**DESIGNED BY:**  
 T. Pardington  
**APPROVED BY:**  
 T. Pardington  
**DATE:**  
 04-07-2017

**SCALE:** 1" = 30'  
 30 15 0 15 30 45  
**NFE JOB NO.**      **SHEET NO.**  
**J-669**                      **L2**

ZONING: OST

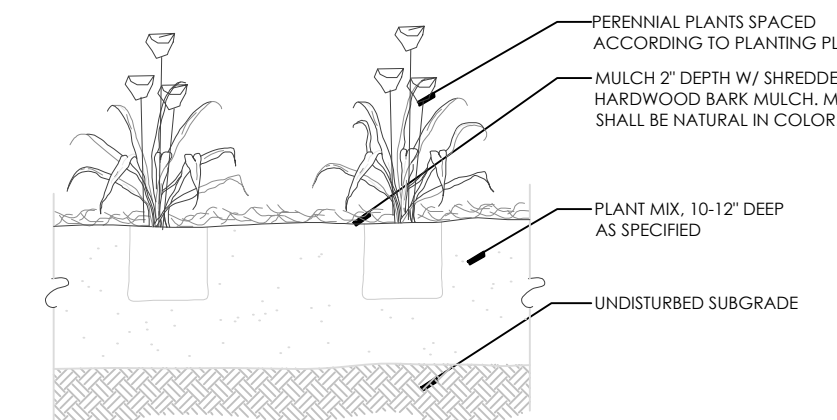
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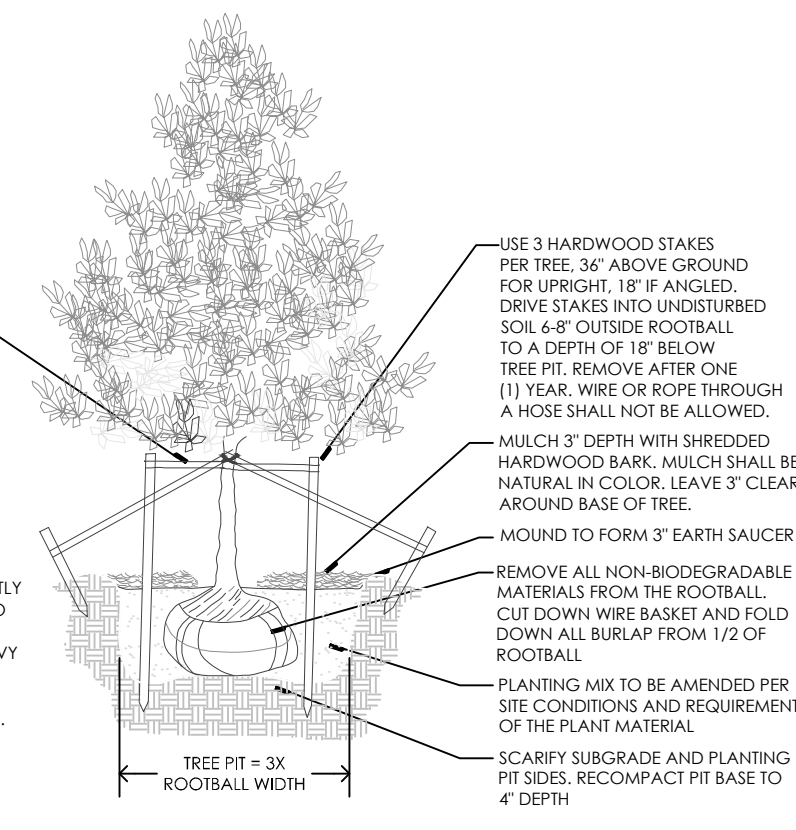
**IRRIGATION NOTE:**  
 IRRIGATION IS NOT PROPOSED: APPLICANT TO PROVIDE WATERING UNTIL ALL PLANT MATERIAL AND SOD/SEED IS WELL ESTABLISHED AND BEYOND THE GUARANTEE PERIOD.

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
AR	3	Acer x freemanii 'Armstrong'	3" CAL.	As Shown	B&B	FULL, MATCHED HEADS
AS	5	Acer saccharum 'Legacy'	3" CAL.	As Shown	B&B	FULL, MATCHED HEADS
GB	5	Ginkgo biloba 'Autumn Gold'	3" CAL.	As Shown	B&B	FULL, MATCHED HEADS



**PERENNIAL PLANTING DETAIL**



**NOTE:**  
 GET DECIDUOUS TREES ABOVE 3" CALIPER, STAKE TREES BELOW 3" CALIPER  
 STAKE TREES JUST BELOW FIRST BRANCH USING 3/4" WIDE BELT-LIKE ENGLISH OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE OPPOSITE. ALLOW FOR SOME FLEXING. REMOVE AFTER ONE (1) YEAR.  
**NOTES:**  
 TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE. IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOILS.  
 DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.  
 REMOVE ALL TAGS, STRINGS, PLASTIC AND OTHER MATERIALS.  
 USE 3 HARDWOOD STAKES PER TREE. 3/4" ABOVE GROUND FOR UPRIGHT. 1/2" IF ANGLED. DRIVE STAKES INTO UNDISTURBED SOIL 4" OUTSIDE ROOTBALL TO A DEPTH OF 18" BELOW TREE FT. REMOVE AFTER ONE (1) YEAR. WIRE OR ROPE THROUGH A HOSE SHALL NOT BE ALLOWED.  
 MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. MULCH SHALL BE NATURAL IN COLOR. LEAVE 3" CLEAR AROUND BASE OF TREE.  
 MOUND TO FORM 3" EARTH SAUCER.  
 REMOVE ALL NON-BIODEGRADABLE MATERIALS FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN ALL BURLAP FROM 1/2" OF ROOTBALL.  
 PLANTING MIX TO BE AMENDED PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL.  
 SCARP SUBGRADE AND PLANTING PIT SIDES. RECOMPACT PIT BASE TO 4" DEPTH.

**DECIDUOUS TREE PLANTING DETAIL**

**GENERAL SEED NOTE:**

ALL LAWN AREAS DESIGNATED TO BE SEEDDED, SHALL BE HYDRO-SEEDDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) IN AREAS SUBJECT TO EROSION. SEEDDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.  
 SEEDING INSTALLATION SHALL OCCUR ONLY:  
 SPRING: APRIL TO JUNE  
 FALL: AUGUST 15 TO OCTOBER 15

**TYPICAL SEEDDED LAWN MIX:**

ALL LAWN AREAS DESIGNATED TO BE SEEDDED, SHALL BE HYDROSEEDDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 220 LBS PER ACRE  
 MIX IS COMPRISED OF  
 30% NITE HAWK PERENNIAL RYE  
 30% KENTUCKY BLUEGRASS  
 20% CREEPING RED FESCUE  
 10% MERIT KENTUCKY BLUEGRASS  
 10% NEWPORT KENTUCKY BLUEGRASS

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

April 18, 2017

## Planning Review

Eberspaecher - Parking Expansion  
**JSP17-18**

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### Petitioner

Nowak & Fraus, on behalf of Eberspaecher

### Review Type

Preliminary/Final Site Plan

### Property Characteristics

- Site Location: 29101 Haggerty Road
- Site Zoning: OST: Office Service Technology
- Adjoining Zoning: OST: Office Service Technology
- Site Use(s): Research and Development Facility
- Proposed Use(s): 28 additional parking spaces
- Adjoining Uses: South Lewis Tech Center; North Autoneum; East Residential; West ITC Corridor/Office
- Site Size: 8.21 acres
- Plan Date: 2-20-2017

### Project Summary

The Eberspaecher Research facility was originally submitted in 2001 under JSP01-09. The applicant constructed a research and development center for vehicle exhaust systems in a phased plan. The first phase was 40,000+ sq. ft. and the second phase was 18,000+ sq. ft buildings with associated site improvements. The applicant is now proposing an additional 66 parking spaces as part of reconfiguring the existing parking lot and converting existing vacant land to parking spaces.

### Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Deviations from the Zoning Ordinance are listed below.**

### Ordinance Deviations

1. Planning Commission waivers
  - I. Landscape waiver for less parking lot trees than required.
  - II. Landscape waiver for less parking lot perimeter canopy trees than required.

Items in **bold** below must be addressed and incorporated as part of the Electronic Stamping Set:

1. Administrative Approval (Sec. 6.1.C): A site plan may be reviewed for approval administratively without formal review by the approving body under the following circumstances: when the plan only proposes improvements to or expansion of an existing off-street parking area. **If the applicant chooses to make the changes and not seek landscape waivers from Planning Commission, then the review will proceed as an administrative review. If applicant chooses to seek the landscape waivers, then Planning Commission will need to consider the requested waivers.**
2. Off-Street Parking Requirements (Sec. 5.2.12.A): Applicant is proposing 156 spaces, which include a net gain of 66 spaces. *Applicant has provided the following information: 127 persons on largest shift and 56,255 sq. ft. of usable building square footage. Based on the largest shift 90 spaces are required. Applicant is providing 156 spaces.*

3. Barrier Free Spaces (Barrier Free Code): 156 spaces require 6 accessible spaces. *Applicant is providing 6 van accessible spaces.*
4. Minimum number of Bicycle Parking (Sec. 5.16.1): Minimum site standards for bicycle parking are based on 5% of required automobile spaces, minimum of 2 spaces. Site requires 5 bicycle parking spaces. *Applicant is providing 6 bicycle parking spaces at the front entrance.*
5. Exterior Lighting (Sec.5.7.3): Two additional light poles are proposed and a photometric plan with cut sheets has been provided. *Proposed lighting meets minimum standards.*
6. Emergency Access: The proposed parking area creates a dead-end that may reduce emergency response time; if a vehicle coming from the west decides to turn south at the first row of parking it will have to go down the row and return north to then continue on to the building. **Consider removing several of the parking spaces near the southeast of the proposed new spaces to facilitate maneuvering through the site or propose signage that will advise emergency vehicles that it is a dead-end into that parking lot.**

### Other Reviews

- a. Engineering Review: **Engineering recommends approval.**
- b. Landscape Review: Landscape has identified potential waivers that require Planning Commission approval. **Landscape recommends approval of Preliminary Site Plan, but does not recommend approval of the Final Site Plan** requesting a revised final site plan for review after Planning Commission consideration.
- c. Fire Review: **Fire recommends approval.**

### Next Steps:

*If the applicant chooses to seek the landscape waivers from Planning Commission, then please proceed to Planning Commission Meeting requirements. If the applicant chooses to make the changes and not seek landscape waivers from Planning Commission, then please proceed to Revised Final Site Plan Submittal requirements.*

#### Planning Commission Meeting

This Site Plan is scheduled to go before Planning Commission for consideration on May 24, 2017. Please provide the following **no later than 12:00pm, May 17, 2017** if you wish to keep the schedule.

1. Original Site Plan submittal in PDF format (maximum of 10 MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**

#### Revised Final Site Plan Submittal

All reviews except Landscape are recommending approval. Refer to letters for more details. Please submit the following for reconsideration.

1. A [site plan revision application](#)
2. Two copies of revised site plan addressing pending comments from reviews which are currently not recommending approval.
3. Response letter **addressing all comments and refer to sheet numbers where the change is reflected.**

#### Electronic Stamping Set Submittal

Plans addressing the comments in all of 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 is requested to be submitted with the electronic stamping set.

#### Stamping Set Approval

After receiving the approval for electronic stamping set submittal from all reviewers, please submit

**7 size 24" x 36" copies with original signature and original seals,** for final approval.

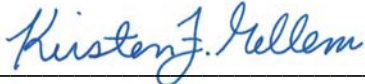
**Pre-Construction Meeting**

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](mailto:smarchioni@cityofnovi.org)).

**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 (248.347.0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org)) for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org).



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Kirsten Mellem, Planner

# ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

May 4, 2017

## Engineering Review

Eberspaecher Parking Expansion  
JSP17-0018

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### Applicant

Eberspaecher North America

### Review Type

Preliminary/Final Site Plan

### Property Characteristics

- Site Location: West of Haggerty, North of Lewis Drive
- Site Size: 8.205 acre site, 0.71 acre disturbed area
- Plan Date: 4/7/2017
- Design Engineer: Nowak & Fraus Engineers, Brett J. Buchholz

### Project Summary

- Proposed parking lot expansion adding approximately 0.6 acres of pavement to existing parking lot and landscape area serving the existing building. Proposed parking lot pavement to match existing asphalt pavement with concrete curb.
- Storm water will be collected and detained by existing on site storm drainage and detention facilities.

### Recommendation

**Approval of the combined Preliminary / Final Site Plan is recommended.**

### Comments:

The Preliminary/Final 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 Stamping Set submittal:

#### General

1. Show existing utility easements with liber and page on the plans.

#### Soil Erosion and Sediment Control

2. An SESC permit is required. A full review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter.



Submit the SESC permit application under a separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

**The following must be addressed prior to construction:**

3. 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).
4. 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.
5. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
6. Construction inspection fees in the amount of **\$4,443.87** must be paid to the City Treasurer's Office.
7. A street sign financial guarantee in the amount of **\$1,600** (\$400 per traffic control sign proposed) must be posted at the City Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
8. 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.

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 Darcy Rechtien at (249)735-5695 with any questions.

  
\_\_\_\_\_  
Darcy Rechtien, P.E.

cc: Kirsten Mellem, Community Development  
Angela Pawlowski, Community Development  
Theresa Bridges, Engineering  
George Melistas, Engineering  
T. Meadows, Spalding DeDecker

LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

May 1, 2017

## Preliminary/Final Site Plan - Landscaping

### Eberspaecher Parking Addition

#### Review Type

Preliminary/Final Landscape Review

#### Property Characteristics

- Site Location: 29101 Haggerty Road
- Site Acreage: 8.2 acres
- Site Zoning: OST
- Adjacent Zoning: OST
- Plan Date: 4/7/2017

#### 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 Preliminary/Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart is a summary and not intended to substitute for any Ordinance.

#### Recommendation

**The preliminary site plan is recommended for approval. The final site plan is not recommended at this time.** While the plans are generally accurate and will be approvable with corrections, there are enough additions required that a revised final site plan should be submitted prior to electronic stamping sets and Planning Commission Landscape Waivers are required for the parking lot landscaping shortages proposed.

#### Ordinance Considerations

Existing Soils (Preliminary Site Plan checklist #10, #17)

Provided.

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

1. Provided.
2. There are no overhead utility lines in the vicinity of the project.

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

1. No woodland trees. Existing landscape trees are located and identified.
2. **Please show tree fencing at the Critical Root Zone (1' beyond dripline) for all existing trees to remain near the project area on the Demolition Plan.**
3. **Please revise the tree protection fencing detail with fence located at Critical Root Zone (1' beyond dripline).**

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

Property is not adjacent to Residential.

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

The project is not immediately adjacent to rights-of-way or an industrial subdivision road so no right-of-way berms or landscaping are required.

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

The project is not immediately adjacent to a street so no street trees are required.

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

1. Based on the vehicular use areas, 1,892 sf of islands and 25 trees are required. 2,228 sf of islands and 8 trees are provided.
2. **Please add additional trees where possible, and without creating unhealthy growing conditions for new or existing trees, in the parking lot islands.**
3. **A Planning Commission landscape waiver must be requested for the parking lot trees that aren't provided.**
4. **The missing tree in the northern island of the existing parking lot should be replaced.**

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

1. No calculations are proposed. 5 of the proposed trees can count toward the perimeter requirement.
2. Please add calculations for parking lot perimeter trees required along the north, west and south sides of the proposed expansion.
3. **Please add trees around the periphery where possible, and without creating unhealthy growing conditions for trees. Trees should be spaced a minimum of 30 feet on center.**
4. **A Planning Commission landscape waiver must be requested for the parking lot trees that aren't provided.**

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

No loading zone screening is required as part of this project.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. No additional foundation landscaping is required as part of this project.
2. Any missing foundation landscaping should be replaced per Section 5.5.7.

Plant List (LDM 2.h. and t.)

**Please revise the standard costs on the cost summary to use those listed on the landscape chart.**

Planting Notations and Details (LDM)

**Planting revised the details provided per the instructions on the landscape chart.**

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

1. Only 57% of the basin has planted or naturally occurring landscaping along it. **Please add sufficient large native shrubs along the high water line of the pond to bring the coverage to 70-75%.**
2. **Please remove the Phragmites that has infiltrated the pond edges. This should be done in late summer/early fall by a licensed pesticide applicator.**

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

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

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Provided.

Snow Deposit (LDM.2.q.)

Provided.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

No woodlands exist on the site and no trees are proposed to be removed.

Corner Clearance (Zoning Sec 5.9)

Provided.

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 [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY/FINAL SITE PLAN

**Review Date:** May 1, 2017  
**Project Name:** JSP17-0018: EBERSPAECHER PARKING ADDITION  
**Plan Date:** April 7, 2017  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> <li>▪ New commercial or residential developments</li> <li>▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>▪ Consistent with plans throughout set</li> </ul>	Yes	Yes	Scale of 1"=30'
<b>Project Information</b> (LDM 2.d.)	Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> (LDM 2.b.)	Name, Address and telephone number of RLA	Yes	Yes	
<b>Sealed by LA.</b> (LDM 2.g.)	Requires original signature	Yes	Yes	
<b>Miss Dig Note</b> (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> (LDM 2.f.)	Include all adjacent zoning	Site: OST Surrounding: OST	Yes	
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>▪ Legal description or boundary line survey</li> <li>▪ Existing topography</li> </ul>	Yes	Yes	Provided on T-1
<b>Existing plant material Existing woodlands or wetlands</b> (LDM 2.e.(2))	<ul style="list-style-type: none"> <li>▪ Show location type and size. Label to be saved or removed.</li> <li>▪ Plan shall state if none exists.</li> </ul>	Yes	Yes	1. Provided. 2. No tree removals are proposed. 3. Tree chart on Sheet L1

Item	Required	Proposed	Meets Code	Comments
<b>Soil types</b> (LDM.2.r.)	<ul style="list-style-type: none"> <li>▪ As determined by Soils survey of Oakland county</li> <li>▪ Show types, boundaries</li> </ul>	Yes	Yes	Provided on C5
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	Spot elevations provided on Sheet C3.
<b>Snow deposit</b> (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> (LDM 1.c)	<ul style="list-style-type: none"> <li>▪ Clear sight distance within parking islands</li> <li>▪ No evergreen trees</li> </ul>	Yes	Yes	
<b>Name, type and number of ground cover</b> (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	Seed and sod are indicated on Sheet L2
<b>General (Zoning Sec 5.5.3.C.ii)</b>				
<b>Parking lot Islands</b> (a, b. i)	<ul style="list-style-type: none"> <li>▪ A minimum of 300 SF to qualify</li> <li>▪ 6" curbs</li> <li>▪ Islands minimum width 10' BOC to BOC</li> </ul>	Yes	Yes	
<b>Curbs and Parking stall reduction</b> (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	No	Yes	
<b>Contiguous space limit</b> (i)	Maximum of 15 contiguous spaces	Yes	Yes	Maximum bay is 12 spaces long.
<b>Plantings around Fire Hydrant</b> (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No	No	1. A note near the hydrant indicates that there can't be a tree near a hydrant. There can be, as long as it at least 10 feet away. 2. <b>Please add a canopy tree to that</b>

Item	Required	Proposed	Meets Code	Comments
				island, at least 10 feet away from the hydrant.
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	Yes	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of parking spaces not including access aisles x 10%	$A = 11,340 \times 10\% = 1,134$ sf			
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	$B = 15,163 \text{ sf} \times 5\% = 758$ sf			
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	$C = \text{ } \times 1\% = \text{ } \text{ sf}$	NA		
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A. = Total square footage of parking spaces not including access aisles x 7%	$A = 7\% \times \text{xx sf} = \text{xx sf}$	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	$B = 2\% \times \text{xx sf} = \text{xx sf}$	NA		
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	$C = 0.5\% \times 0 \text{ sf} = 0$ SF	NA		
<b>All Categories</b>				
D = A+B or A+C Total square footage of landscaped islands	$1134 + 758 = 1,892$ SF	2,228 sf	Yes	



Item	Required	Proposed	Meets Code	Comments
<p>E = D/75                      Number of canopy trees required</p>	<p>1892 /75 = 25 Trees</p>	<p>8 trees</p>	<p>No</p>	<ol style="list-style-type: none"> <li>1. Please add tree to the hydrant island.</li> <li>2. Please add trees in interior islands where possible, 5 feet from underground lines and 10 feet from utility structures (manholes, catch basins, hydrants).</li> <li>3. Payments to tree fund are not possible for tree shortages. A Planning Commission Landscape Waiver must be requested in the amount of trees that aren't provided. As long as the islands are landscaped fully, staff can support this waiver.</li> <li>4. While it can't count toward the required new trees, the missing tree in the northern island of the existing parking lot should be replaced.</li> </ol>
<p><b>Perimeter Green space</b></p>	<ul style="list-style-type: none"> <li>▪ 1 Canopy tree per 35 lf</li> <li>▪ Sub-canopy trees can be used under overhead utility lines.</li> </ul>	<p>5 trees</p>	<p>No</p>	<ol style="list-style-type: none"> <li>1. Please add calculations for perimeter of outer edge of proposed parking area</li> <li>2. Please add perimeter parking trees to meet requirement. The 5 proposed along the west side of the parking lot should be counted toward the requirement.</li> <li>3. If all of the required trees aren't provided, a Planning Commission Landscape Waiver must be requested in the amount of trees that aren't provided. As long as trees</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				along are provided to the greatest reasonable extent possible (maximum spacing 30 feet o.c.), staff can support this waiver. 4. Indicate with unique labeling which trees are perimeter trees.
Parking land banked	NA	No		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>▪ Berm should be located on lot line except in conflict with utilities.</li> <li>▪ Berms should be constructed with 6" of top soil.</li> </ul>		No new berms proposed		
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements (Zoning Sec 5.5.A)</b>	Refer to Residential Adjacent to Non-residential berm requirements chart	NA	TBD	Property is not adjacent to residential zoning.
<b>Planting requirements (LDM 1.a.)</b>	LDM Novi Street Tree List	NA		No buffering planting proposed.
<b>Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)</b>				
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>	Refer to ROW landscape screening requirements chart for corresponding requirements.	NA		Proposed parking area is not adjacent to ROW.
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>▪ Label contour lines</li> <li>▪ Maximum 33%</li> <li>▪ Constructed of loam</li> <li>▪ 6" top layer of topsoil</li> </ul>	NA		
Type of Ground Cover		None	No	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No overhead utility lines exist within project area.	Yes	
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with	None		

Item	Required	Proposed	Meets Code	Comments
	masonry or concrete interior			
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		None		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)</b>				
<b>Greenbelt width (2)(3) (5)</b>	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 20 ft</li> <li>• Not adjacent to pkg: 25 ft</li> </ul>	NA		Proposed parking area is not adjacent to ROW.
Min. berm crest width	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 2 ft</li> <li>• Not adjacent to pkg: 3 ft</li> </ul>	NA		Proposed parking area is not adjacent to ROW.
Minimum berm height (9)	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 3 ft</li> <li>• Not adjacent to pkg: 3 ft</li> </ul>	NA		Proposed parking area is not adjacent to ROW.
3' wall	<ul style="list-style-type: none"> <li>▪ (4)(7)</li> </ul>	None		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 1 per 35 lf</li> <li>• Not adjacent to pkg: 1 per 40 lf</li> </ul>	NA		Proposed parking area is not adjacent to ROW.
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 1 per 20 lf</li> <li>• Not adjacent to pkg: 1 per 25 lf</li> </ul>	NA		Proposed parking area is not adjacent to ROW.
<b>Canopy deciduous trees in area between sidewalk and curb</b> (Novi Street Tree List)	<ul style="list-style-type: none"> <li>• Adjacent to pkg: 1 per 35 lf</li> <li>• Not adjacent to pkg: 1 per 45 lf</li> </ul>	NA		Proposed parking area is not adjacent to ROW.
<b>Non-Residential Zoning Sec 5.5.3.E.iii &amp; LDM 1.d (2)</b>				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
<b>Interior Street to Industrial subdivision</b> (LDM 1.d.(2))	<ul style="list-style-type: none"> <li>▪ 1 canopy deciduous or 1 large evergreen per 35 lf along ROW</li> <li>▪ No evergreen trees closer than 20 ft.</li> <li>▪ 3 sub canopy trees per 40 lf of total linear frontage</li> <li>▪ Plant massing for 25% of ROW</li> </ul>	NA		Project does not directly front on Cabot Drive.
<b>Screening of outdoor storage, loading/unloading</b> (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA	TBD	No new loading areas proposed for this project.
<b>Transformers/Utility boxes</b> (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> <li>▪ A minimum of 2ft. separation between box and the plants</li> <li>▪ Ground cover below</li> </ul>	No new utility boxes shown		<b>1. Provide locations and proper screening for any new transformers.</b>

Item	Required	Proposed	Meets Code	Comments
	4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors			2. Include city standard detail with other landscape details.
<b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b>				
Interior site landscaping SF	▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ <b>xx lf x 8ft = xx SF</b>	NA		1. No changes to the building are proposed so no new foundation landscaping is required. 2. <b>If there is any missing foundation landscaping, it should be replaced.</b>
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	▪ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	NA		1. No changes to the building are proposed. 2. <b>If there is any missing foundation landscaping, it should be replaced.</b>
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
Planting requirements (Sec. 5.5.3.E.iv)	▪ 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	296 lf/515 lf = 57% coverage (includes natural area on west side of pond)	No	1. Please add sufficient shrubs around pond to attain 70-75% of coverage of the pond rim. 2. Please treat the existing Phragmites to kill it and stop its spread within the pond area. This should be done in late summer/early fall.
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
Installation date (LDM 2.I. & Zoning Sec 5.5.5.B)	• Provide intended dates • Should be between March 15 and November 15.	No	No	Please include planting dates on Landscape Plan.
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	• Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	one cultivation in June, July and August for the 2-year warranty period.			
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	No	No	See above
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	Need for final site plan
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions <u>in writing</u> prior to installation.	No	No	See above
<b>Plant List (LDM 2.h.) – Include all cost estimates</b>				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	Please revise, using \$400 per tree for canopy trees, \$50 for shrubs, \$6/sy for sod, \$3/sy for seed and \$35/sy for mulch.
<b>Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	Please add call-out stating that dirt from the rootball shall be removed to expose the root flare.
Evergreen Tree		Yes	Yes	Please add call-out stating that dirt from the rootball shall be removed to expose the root flare.
Shrub		No	No	See above
Perennial/ Ground Cover		NA		Don't need to include
Tree stakes and guys. (Wood stakes, fabric		No	No	Please add tree guy detail to plans.

Item	Required	Proposed	Meets Code	Comments
guys)				
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	No	<ol style="list-style-type: none"> <li>1. Please revise detail to show fence one foot outside of dripline.</li> <li>2. Show tree protection fence lines for all trees to be saved on demolition plan.</li> </ol>
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	No	Yes	
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	NA		No tree removals are proposed.
<b>Landscape tree credit (LDM3.b.(d))</b>	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No	No	
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
<b>Plant size credit (LDM3.c.(2))</b>	NA	No	No	
<b>Prohibited Plants (LDM 3.d)</b>	No plants on City Invasive Species List	No	Yes	
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities	NA		There are no overhead utility lines in the vicinity of the project.
<b>Collected or Transplanted trees (LDM 3.f)</b>		No		
<b>Nonliving Durable Material: Mulch (LDM 4)</b>	<ul style="list-style-type: none"> <li>▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> <li>▪ Refer to section for</li> </ul>	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	additional information			
<p><b>NOTES:</b></p> <ol style="list-style-type: none"><li>1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.</li><li>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.</li><li>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.</li></ol>				

## FIRE REVIEW

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April 19, 2017

TO: Barbara McBeth- City Planner  
Sri Ravali Komaragiri- Plan Review Center  
Kirsten Mellem- Plan Review Center

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

**City Manager**  
Pete Auger

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

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Jerrold S. Hart

RE: Eberspaecher parking lot expansion

PSP# 17-0055

**Project Description:**

Adding on to existing parking lot.

**Comments:**

**Meets Fire Department Standards**

**Recommendation:**

APPROVAL

Sincerely,

Kevin S. Pierce-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**

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CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS

May 17, 2017 (Sent via email)

Ms. Kirsten Mellem, Planner  
City of Novi Community Development  
45175 W. Ten Mile Road  
Novi, MI 48375  
[kmellem@cityofnovi.org](mailto:kmellem@cityofnovi.org)

Re: Eberspaecher Exhaust Technologies of the Americas (EETAM), 29101 Haggerty Road, Parking Expansion, JSP17-18, Combined Preliminary and Final Site Plan Submittal

Dear Ms. Mellem:

This letter is in response to the Planning Review Center Report (Report) dated April 18, 2017, received May 5, 2017, and review letters provided by City Staff as noted herein. On behalf of EETAM, approval is requested to add 66 parking spaces to their site, under combined preliminary/final site plan, as recommended. Planning Commission approval for a waiver of 13 trees is requested as indicated herein.

This letter is being submitted electronically as requested, to address all comments from the review letters in the Report applicable for the project to be considered at the May 24, 2017 Planning Commission meeting. Also enclosed is a PDF set of the Site Plan drawings as they were previously submitted, dated April 7, 2017 (Cover, T1, C1-C5, SESC Detail Sheet, L1, L2 and Photometric Plan). A response to the Report is as follows to indicate what will be incorporated as part of the Stamping Set:

**Planning (April 18, 2017 letter):**

1. Planning Commission approval is requested seeking landscape waivers noted herein.
2. Plans indicate the provided parking spaces to meet Offset parking requirements.
3. Plans indicate the provided Barrier Free Spaces that meet requirements.
4. Plans indicate provided bicycle parking spaces meet requirement.
5. Plans indicate proposed exterior lighting meets minimum standards.
6. Proposed signage will be added advising of dead-end – no changes proposed to the parking space configuration as shown on the Site Plan.

NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVENUE  
PONTIAC, MI 48342-5032

WWW.NOWAKFRAUS.COM

VOICE: 248.332.7931  
FAX: 248.332.8257

**Engineering (May 4, 2017 letter):**

1. Title work has been ordered and utility easements will be depicted on the Site Plan that show in the title work.
2. SESC permit application will be submitted under separate cover.
3. Pre-construction meeting will be scheduled with Sara Marchioni (248-347-0430) at the appropriate time.
4. A Grading Permit will be requested at the Pre-construction meeting.
5. Once received from the Owner's Contractor, material certifications shall be submitted to Ted Meadows (248-844-5400).
6. Construction inspection fees (\$4,443.87) shall be paid at the treasurer's office.
7. A street sign guarantee (\$1,600) shall be posted at the treasurer's office.
8. Sara Marchioni shall be contacted regarding all SESC requirements, forms, fees and bonds.

**Landscaping (May 1, 2017 letter):**

**Existing Trees**

2. Tree fencing will be added to the Demolition Plan with a note indicating 1' beyond driplines.
3. The Tree Protection Fencing Detail shall be revised with tree fencing located 1' beyond driplines.

**Parking Lot Landscaping (Interior Islands)**

2. Of the 25 required trees, 12 interior trees can be provided.
3. A waiver of 13 trees is being requested.
4. The missing tree in the northern island of the existing parking lot shall be replaced.

**Parking Lot Perimeter Landscaping**

2. Calculations for the required parking lot perimeter trees along the north, west and south sides of the expansion shall be added. A total of 10 trees are required.
3. 10 perimeter trees shall be indicated to meet the requirements.
4. A waiver is not requested for the perimeter trees.

**Plant List**

1. The standard costs shall be revised per the City's landscape chart.

**Planting Notations and Details**

1. Revised planting details shall be indicated per the City's landscape chart.

Storm Basin Landscape

1. Proposed native shrubs shall be indicated around the detention pond to bring coverage to 70-75%.
2. A note shall be added to remove the Phragmites in the detention pond in late summer/early fall by a licensed pesticide applicator.

Irrigation

1. An automatic irrigation system will be proposed to be extended from the irrigation existing system, to be presented on an irrigation plan.

Landscape Review Summary Chart

Plantings around Fire Hydrant: There is insufficient space, planting a tree would impede the water main utility and Fire Department, therefore, no trees are proposed in this island.

Number of Canopy Trees Required: See response on Page 2 of this letter, under Parking Lot Landscaping (Interior Islands). A waiver of 13 trees is requested, and it is our understanding that no payment to a tree fund for said waiver is required.

Perimeter Green Space: See response on Page 2 of this letter, under Parking Lot Perimeter Landscaping. Unique labeling shall indicate which trees are perimeter trees on the Plans.

Transformers/Utility Boxes: There are no proposed transformers/boxes to be screened.

Interior Site Landscaping: Foundation plantings already exist and are in good maintenance standing.

Planting Requirements: See response above, under Storm Basin Landscape.

Installation Date and other chart items: Planting dates will be added to the Landscape Plan. All remaining chart items will be addressed as previously indicated in this letter.

Please let us know if anything further is required to process this request.

Thank You,



Brett Buchholz, P.E.

Cc: Mr. Jerome Wojcik, Jr., EETAM