



PRIMROSE PHASING PLAN JSP 22-53

PRIMROSE PHASING PLAN, JSP 22-53

Approval of the request of EIG14T Development for approval of a Phasing Plan. The subject property is located in Section 27 of the City of Novi west of Novi Road and south of Ten Mile Road. The applicant is requesting to phase the previously approved preliminary site plan, constructing the Primrose Daycare and nearly the entire site including sidewalks, landscaping, and stormwater management, but leaving a stabilized grass pad where the swim school was originally proposed, until a new tenant is found to fill the space.

Required Action

Approval of the Phasing Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06.08.20 24	<ul style="list-style-type: none"> • Planning Commission approval is required for the proposed phasing plan.
Engineering	Approval recommended	06.11.20 24	<ul style="list-style-type: none"> • Clarifications to be made in response letter and a revised Electronic Stamping Set
Landscape	Approval recommended	05.29.20 24	<ul style="list-style-type: none"> • All the landscaping except for the foundation landscaping at the immediate base of the phase II building is proposed on the plan.

Motion Sheet

Approval – Phasing Plan

In the matter of **PRIMROSE PHASING PLAN, JSP 22-53**, motion to **approve** the Phasing Plan based on and subject to the following:

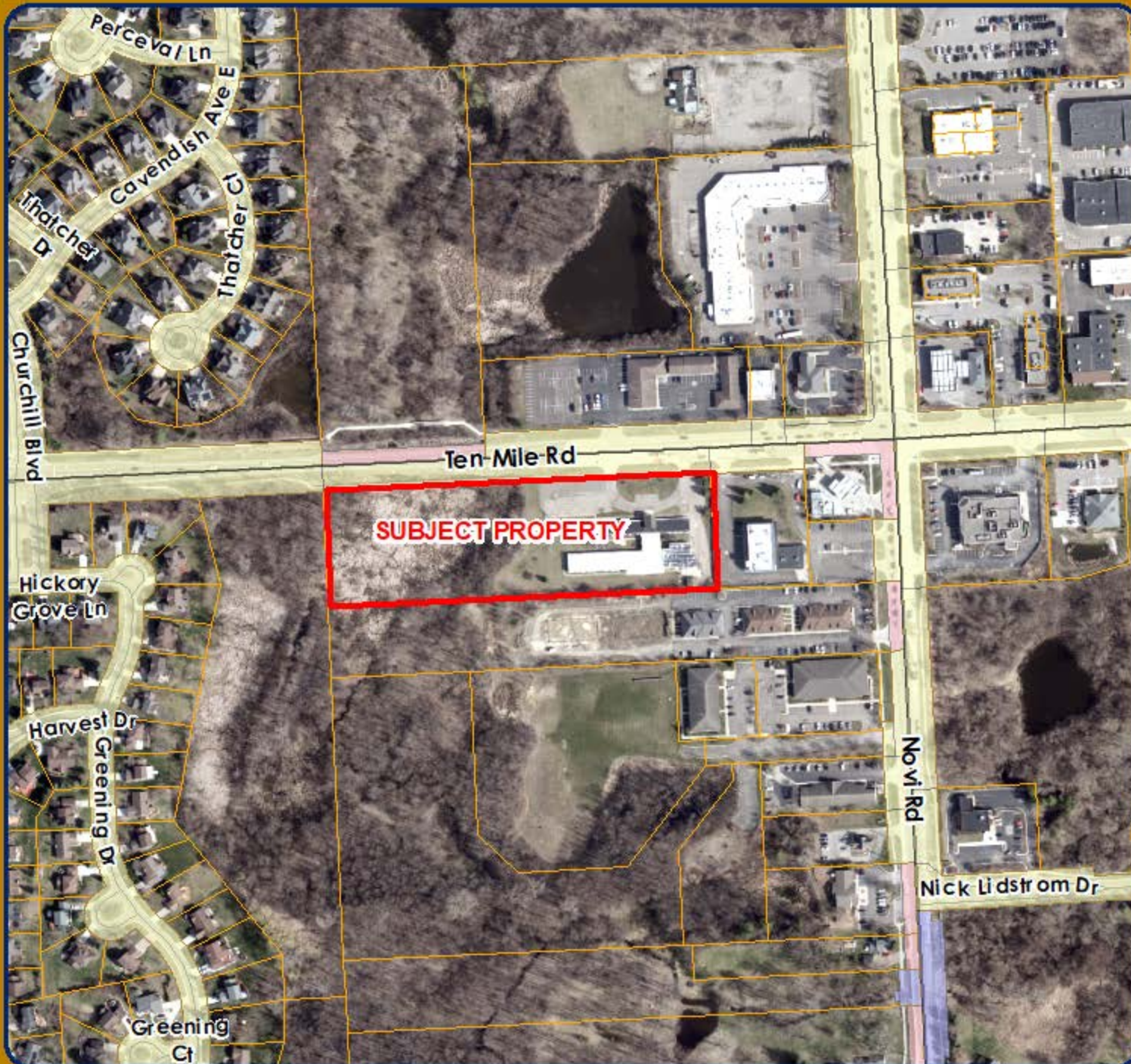
- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

This motion is made because the plan is otherwise in compliance with the Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.


MAPS
Location
Zoning
Future Land Use
Natural Features

JSP22-53: Primrose Daycare Phasing Plan

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Heather Zeigler
Date: 6/12/2024
Project: JSP22-53 Primrose Daycare Phasing Plan
Version #: 1



1 inch = 338 feet

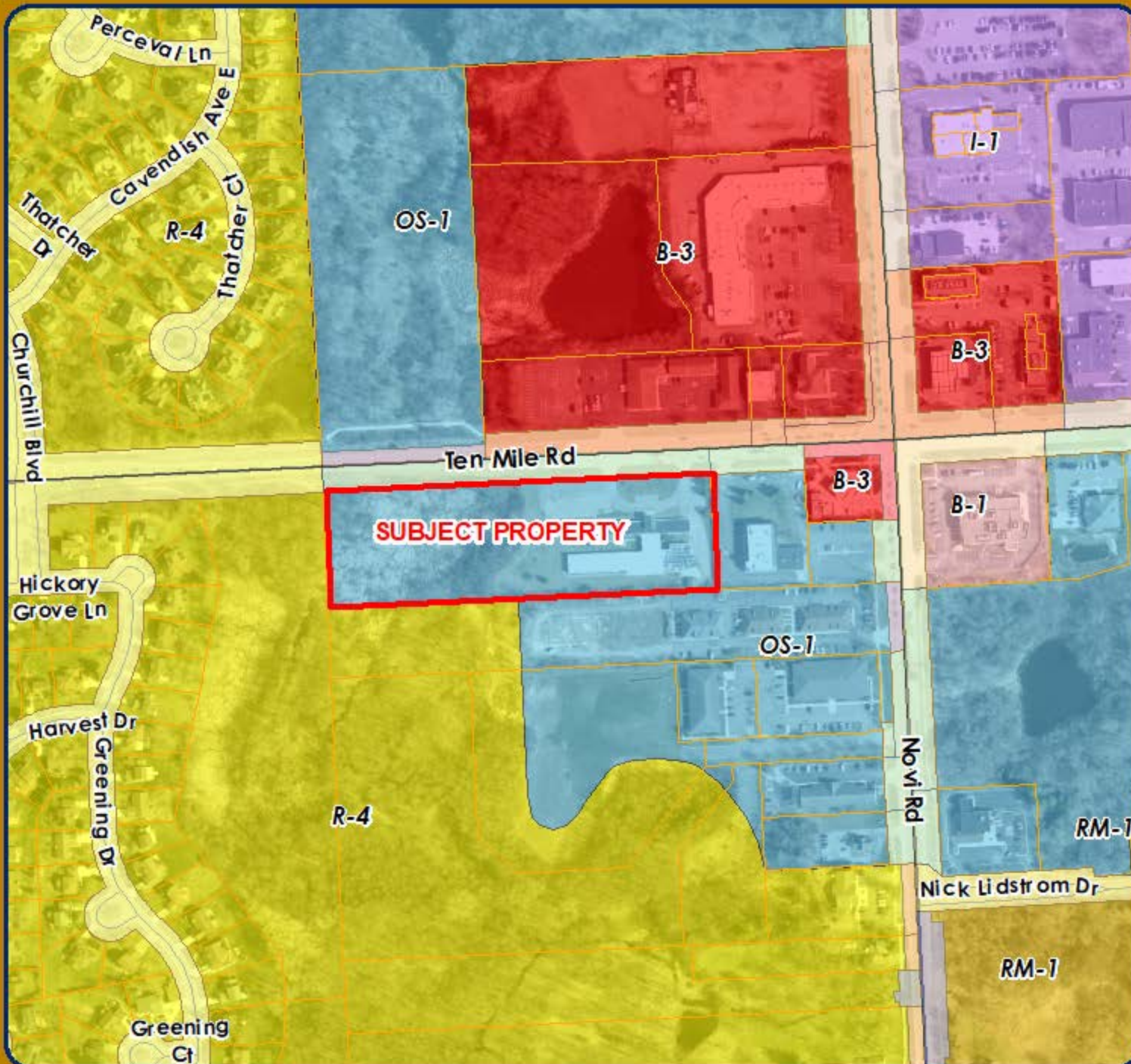


MAP INTERPRETATION NOTICE

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

JSP22-53: Primrose Daycare Phasing Plan

ZONING



LEGEND

- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office/Service District
- Subject Property

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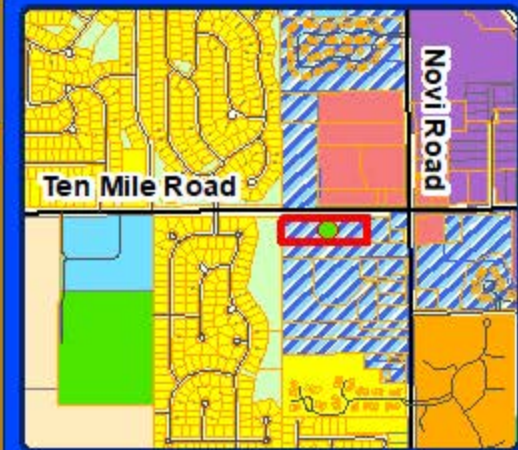
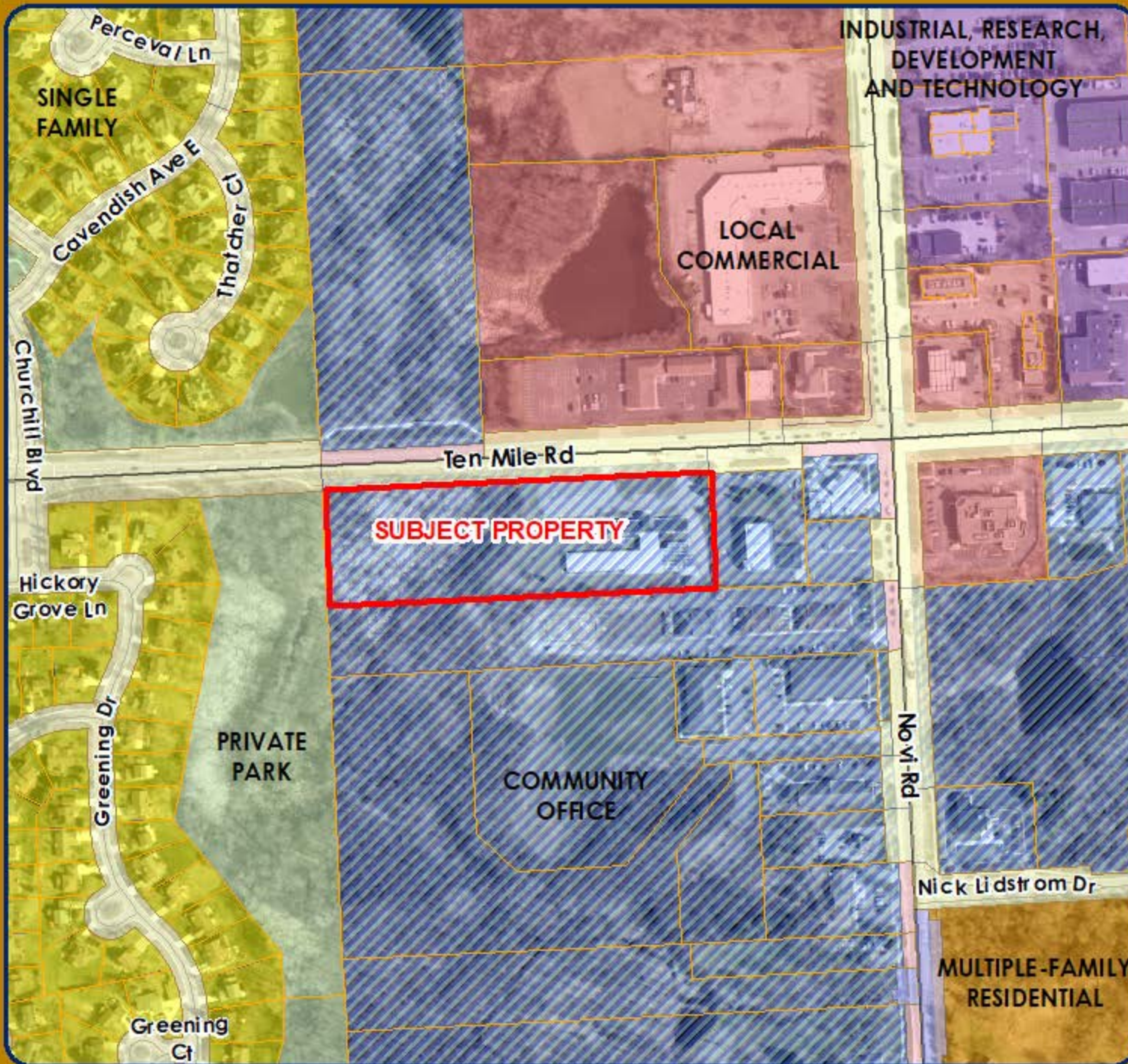
0 75 150 300 450 Feet
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JSP22-53: Primrose Daycare Phasing Plan

FUTURE LAND USE



LEGEND

- Single Family
- Multiple-Family Residential
- Community Office
- Industrial, Research, Development and Technology
- Local Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Subject Property

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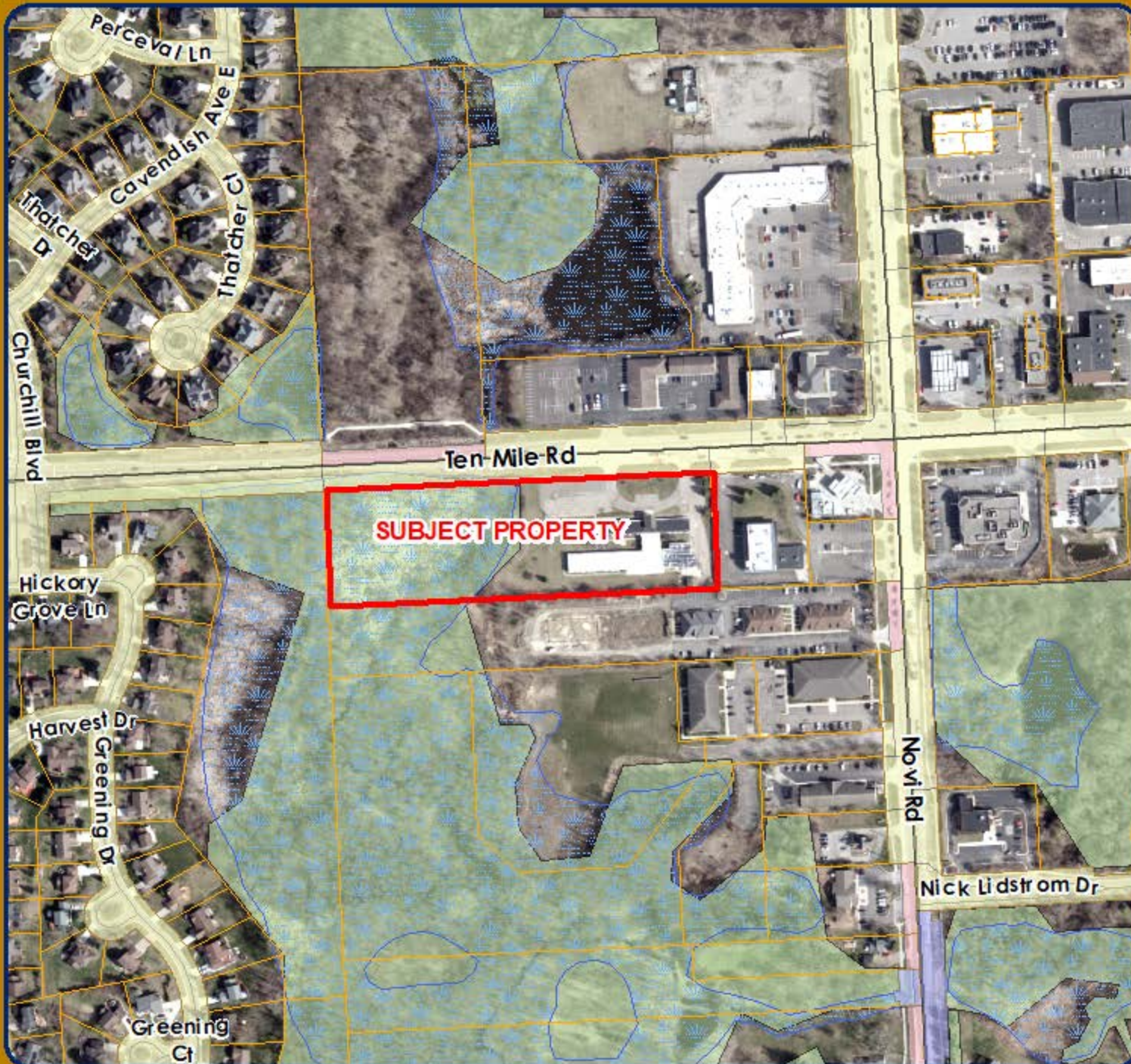
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JSP22-53: Primrose Daycare Phasing Plan

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property

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APPLICANT NARRATIVE

Memo

To: City of Novi Staff and Planning Commission

From: Samantha Kozlowski, EIG14T – 814 Services LLC

Date: May 10, 2024

Re: Request for Phased Development

We are requesting approval for a Phased Development Plan for our proposed redevelopment project located at 43455 W. 10 Mile Road, Novi, Michigan 48375. We received approval from the Planning Commission on July 12, 2023 (#JSP-22-53) for the development of a childcare center and swim school facility. Since then, we have been working through final site plan and engineering comments and have recently resubmitted plans for Final Stamping Set review/approval. Recently, we started demolition of the vacant, former retirement home and will have that completed by the end of May.

Unfortunately, during this review period our Swim School tenant has chosen not to move forward with this project at this time. Therefore, we are requesting the approval to approach the construction of this project as a phased development. Phase I will consist of the construction of the +/- 13,546 SF Primrose School and all infrastructure, including all underground utilities, pavement/drive aisles, and landscaping. The building pad for the second user (formerly the swim school) will be seeded at the completion of construction.

Phase II would simply be the construction of the building and foundation landscape plantings for the second user. Once the second user is identified, we will present plans to City Staff and will go through the review and approval process for their building at that time.

We appreciate your time and consideration of this request.

SITE PLAN

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

PRIMROSE & SWIM SCHOOL 10 MILE ROAD

City of Novi, Oakland County, MI FINAL SITE PLAN PACKAGE Prepared For EIG14T MI - Novi, LLC

OWNER

EIG14T MI - Novi LLC
1695 Twelve Mile Road
Berkley, Michigan
48072

Contact: Mark
Kellenberger
Phone: (248) 921-3733

CIVIL ENGINEER

Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
Phone (248) 682-6001
Email: alex@ormanengineering.com

Contact: Mr. Alexander Orman, P.E.

ARCHITECT - CHILD CARE

CASCO DIVERSIFIED CORPORATION
12 Sunnen Dr.
Suite 100
St. Louis, MO 63143

Contact: Aubrey Armstrong P.E.
Phone: (314) 238-2030
Email: aubreycastle@thecdcompanies.com

ARCHITECT - SWIM SCHOOL

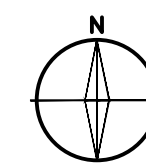
LASKY ARCHITECT, P.A.
3330 NE 34th St.
Fort Lauderdale, FL 33308
Website: LaskyArchitectpa.com

Contact: Charlotte Champon - Project Manager
Phone: Office (954) 566-5051
Cell: (561) 360-8427

LANDSCAPE ARCHITECT

Nagy Devlin Land Design, LLC
31736 W. Chicago Ave.
Livonia, MI 48150

Contact: Mr. Brian Devlin R.L.A.
Phone: (734) 634-9208
Email: jbdevlinrla@gmail.com



Location Map
N.T.S.

LEGAL DESCRIPTION

Tax Id Number(s): 50-22-27-200-003

PARCEL 1:

Part of the North 10 acres of the East 1/2 of the Northeast 1/4 Section 27, Town 1 North, Range 8 East, City of Novi, Oakland County, Michigan; beginning at a point on the North line of Section 27 distant North 89 degrees 33 minutes 00 seconds West 429.00 feet from the Northeast corner of said Section 27 to the Point of Beginning; thence South 00 degrees 20 minutes 00 seconds West 325.77 feet; thence North 89 degrees 33 minutes 00 seconds West 903.60 feet; thence North 00 degrees 40 minutes 27 seconds East 325.77 feet to the North line of Section 27; thence along said line South 89 degrees 33 minutes 00 seconds East 901.66 feet to the point of Beginning. EXCEPTING therefrom the North 60 feet taken for road as evidenced by Declaration of Taking recorded in Liber 32171, Page 233, Order recorded in Liber 32633, Page 697 and Stipulated Order recorded in Liber 32633, Page 704, Oakland County

Records.

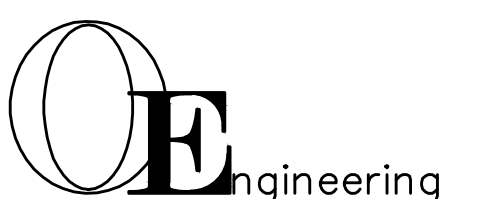
Client Reference: 43455 West 10 Mile Road, Novi, MI 48375

SHEET INDEX

NO.	SHEET NAME
FSP-1	COVER SHEET
FSP-2	OVERALL PLAN
FSP-3	DEMOLITION PLAN
FSP-4	SITE PLAN
FSP-5	PAVING & GRADING PLAN
FSP-6	UTILITIES PLAN
FSP-7	DRAINAGE AREA MAP
FSP-8	SOIL EROSION & SEDIMENTATION CONTROL PLAN
FSP-9	STORM SEWER & WATER MAIN PROFILES
FSP-10	CALCULATIONS & DETAILS SHEET
FSP-11	KSI DETAILS SHEET
FSP-12	UNDERGROUND DETENTION DETAILS SHEET
FSP-13	FIRE TRUCK MOVEMENT PLAN
1	ALT/NSPS LAND TITLE SURVEY
LP-1	LANDSCAPE PLANTING PLAN
LP-2	LANDSCAPE NOTES & DETAILS
LP-3	TREE PRESERVATION PLAN
IR-1	IRRIGATION PLAN
V-3	PHOTOMETRIC PLAN
1	OAKLAND COUNTY SOIL EROSION PLAN CITY OF NOVI SANITARY SEWER STANDARD PLANS (3 SHEETS) CITY OF NOVI STORM SEWER STANDARD PLANS (2 SHEETS) CITY OF NOVI WATER MAIN DETAILS (5 SHEETS) CITY OF NOVI PAVING DETAILS (2 SHEETS)

ISSUANCE DATE:

DATE	REVISION OR SUBMISSION
03/08/2023	SPA
05/19/2023	REVISED FOR SPA
10/30/2023	FSP SUBMISSION
01/10/2024	FINAL STAMPING SET
01/30/2024	REVISED FINAL STAMPING PLAN PER CITY
02/07/2024	REVISED PER ENGINEERING
03/04/2024	FINAL STAMPING SET
05/10/2024	PHASED DEVELOPMENT REQUEST



Civil Engineers • Land Planning
Land Surveying

Orman Engineering, LLC
5476 Vivian Lane
Waterford, MI 48327
phone: 248.682.6001
email: alex@ormanengineering.com

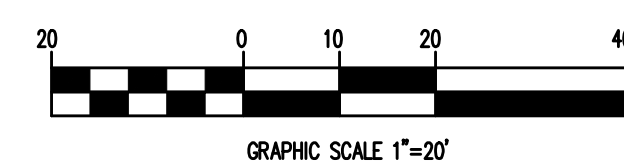
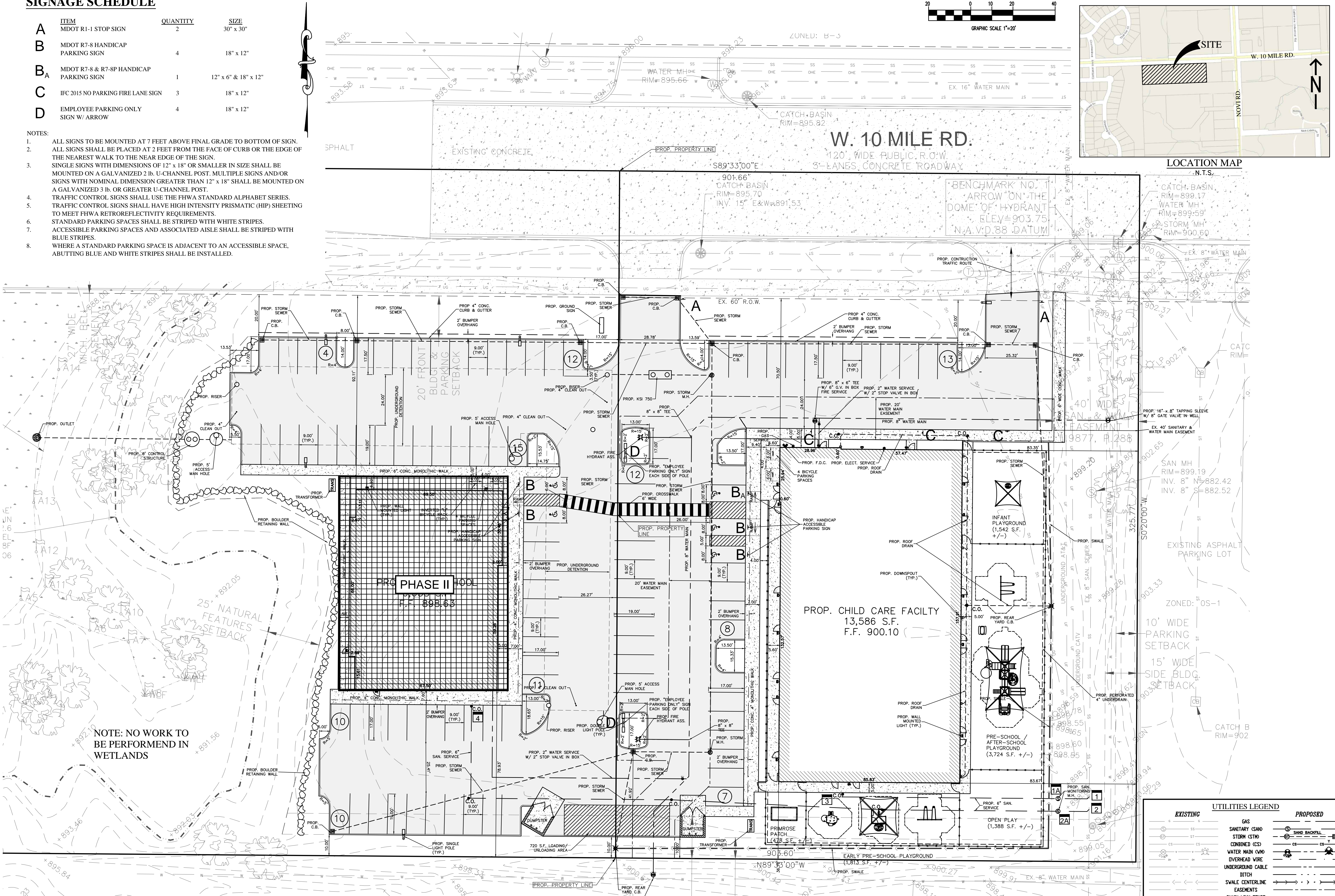
NOTE: ALL WORK AND CONSTRUCTION
SHALL CONFORM WITH CURRENT
CITY OF NOVI STANDARDS AND
SPECIFICATIONS

SIGNAGE SCHEDULE

ITEM	QUANTITY	SIZE
A MDOT R1-1 STOP SIGN	2	30" x 30"
B MDOT R7-8 HANDICAP PARKING SIGN	4	18" x 12"
B _A MDOT R7-8 & R7-8P HANDICAP PARKING SIGN	1	12" x 6" & 18" x 12"
C IFC 2015 NO PARKING FIRE LANE SIGN	3	18" x 12"
D EMPLOYEE PARKING ONLY SIGN W/ ARROW	4	18" x 12"

NOTES:

- ALL SIGNS TO BE MOUNTED AT 7 FEET ABOVE FINAL GRADE TO BOTTOM OF SIGN.
- ALL SIGNS SHALL BE PLACED AT 2 FEET FROM THE FACE OF CURB OR THE EDGE OF THE NEAREST WALK TO THE NEAR EDGE OF THE SIGN.
- SINGLE SIGNS WITH DIMENSIONS OF 12" x 18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 lb. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12" x 18" SHALL BE MOUNTED ON A GALVANIZED 3 lb. OR GREATER U-CHANNEL POST.
- TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
- TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.
- STANDARD PARKING SPACES SHALL BE STRIPED WITH WHITE STRIPES.
- ACCESSIBLE PARKING SPACES AND ASSOCIATED AISLE SHALL BE STRIPED WITH BLUE STRIPES.
- WHERE A STANDARD PARKING SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND WHITE STRIPES SHALL BE INSTALLED.



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 email: alex@ormanengineering.com

PROJECT
 PRIMROSE & SWIM SCHOOL
 10 MILE ROAD

CLIENT
 EIG14T MI - Novi LLC
 1695 Twelve Mile Road
 Berkley, Michigan 48072

Contact: Mark Kellenberger
 Phone: (248) 921-3733

SEAL

SHEET
 SITE PLAN

PROJECT LOCATION
 43455 W. 10 Mile Rd.
 City of Novi,
 Oakland County, MI 48375

miss dig
811
 Know what's below
 Call before you dig.

REVISIONS

03-04-2024 FINAL STAMPING SET
 02-07-2024 REV. PER ENGINEERING
 01-30-2024 REV. FSP PER CITY
 01-10-2024 FINAL STAMPING SET
 10-30-2023 FSP SUBMITTION
 05-19-2023 REVISED FOR SPA
 03-08-2023 SPA

Date: _____ Description: _____
 Designed by: _____ Drawn by: _____
 A.O. S.D.M.
 Approved by: _____ Date: _____
 A.O. 02/28/2023

Scale: _____
 1" = 20'
 Job No.: _____ Sheet: _____
 1393 FSP-4

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CURB & GUTTER

ELECTRICAL NOTES:

- ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
- FLASHING LIGHT SHALL NOT BE PERMITTED.
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITE'S HOURS OF OPERATION.

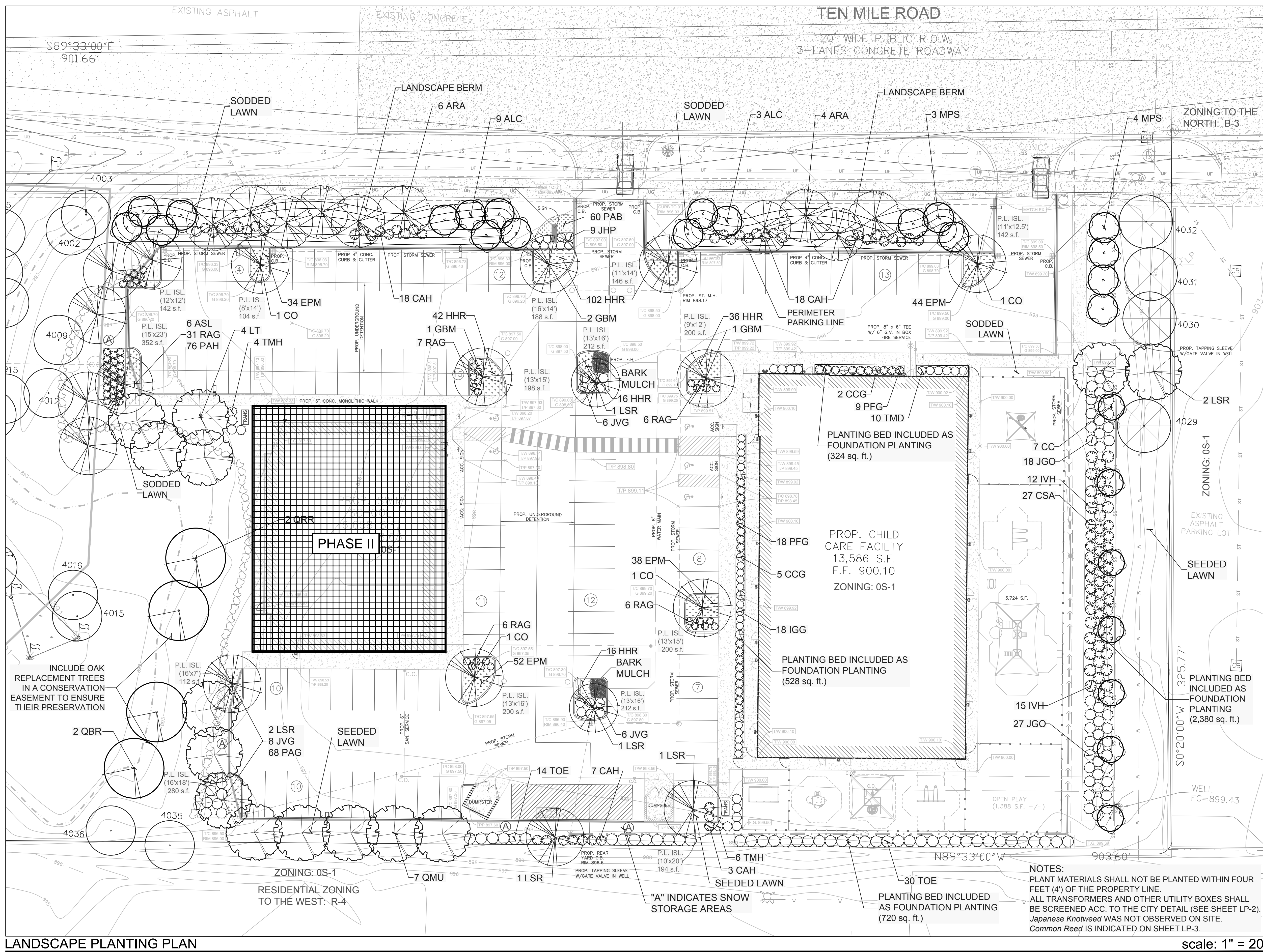


D EMPLOYEE PARKING ONLY SIGN DETAIL
 N.T.S.

TRASH RECEPTACLE NOTE: THE TRASH COLLECTION WILL BE COLLECTED OUTSIDE OF PEAK BUSINESS HOURS.

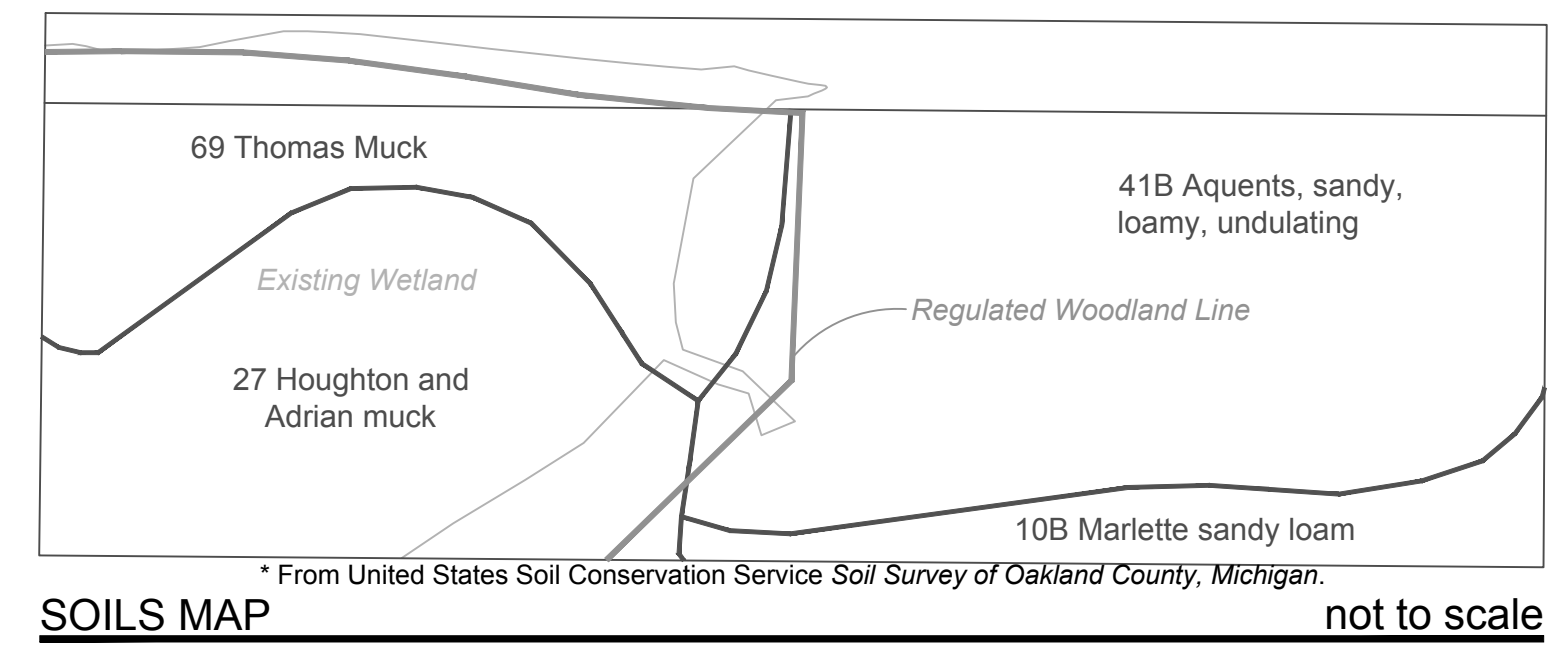
LEGEND

	MANHOLE		FIRE HYDRANT		SIGNAL POLE
	STORM MANHOLE (ST. MH)		GAS VALVE / GAS MARKER		UTILITY POLE W/ LAMP EXTENSION
	CATCH BASIN		TELEPHONE RISER		GUY WIRE
	SANITARY MANHOLE		TELEPHONE		HIGH TENSION TOWER
	WATER MAIN CLEAN OUT		PUBLIC LIGHTING M.H.		STEEL COLUMN
	OVERHEAD WIRE		ELECTRIC RISER OR METER		FENCE POST
	UNDERGROUND CABLE		BOLLARD		FLAG POLE
	DITCH		MAILBOX		SIGN
	SEWER CLEAN OUT		PROPOSED PARKING METER		EXISTING PARKING METER
	UNDERGROUND CABLE				
	CHAIN LINK FENCE				



LANDSCAPE PLANTING PLAN

scale: 1" = 20'



SOILS MAP not to scale

PLANT TYPES

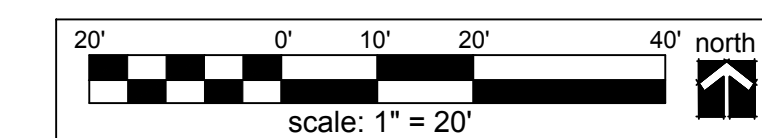
NATIVE: Twenty (20) species (65%)
 ORNAMENTAL (NON-NATIVE): Eleven (11) species (35%)

LANDSCAPE WAIVERS GRANTED BY THE PLANNING COMMISSION ON JULY 12, 2023

- * A waiver for the lack of screening from the residential property to the west.
- * A waiver for the lack of street trees due to utility conflicts.
- * A waiver for the lack of a berm, greenbelt plantings, and street trees in the wetland frontage in order to preserve the wetland.
- * A waiver for insufficient areas and trees of interior parking lot landscaping because the site is otherwise heavily landscaped.
- * A waiver for most of the foundation planting for the daycare building being located away from the building.

COST ESTIMATE

TOTAL MATERIALS SPECIFIED:			
* Deciduous Trees	46	\$400	\$18,800.00
* Evergreen Trees	0	\$400	\$0.00
* Ornamental Trees	33	\$375	\$12,375.00
* Deciduous Shrubs	183	\$50	\$9,150.00
* Evergreen Shrubs	112	\$50	\$5,600.00
* Upright Evergreen Shrubs	44	\$75	\$3,300.00
* Perennials	584	\$15	\$8,760.00
* Woodland Fence (Install & removal)			\$6,000.00
* Underground Irrigation			\$4,000.00
* Sodded Lawn	900 sq. yds.	\$6	\$5,400.00
* Seeded Lawn	1,200 sq. yds.	\$3	\$3,600.00
* Planting Soil	42 cu. yds.	\$40	\$1,680.00
* Shredded Hardwood Bark	58 cu. yds.	\$35	\$2,030.00
TOTAL			\$80,695.00



NOTES:
 PLANT MATERIALS SHALL NOT BE PLANTED WITHIN FOUR FEET (4') OF THE PROPERTY LINE.
 ALL TRANSFORMERS AND OTHER UTILITY BOXES SHALL BE SCREENED ACC. TO THE CITY DETAIL (SEE SHEET LP-2).
 Japanese Knotweed WAS NOT OBSERVED ON SITE.
 Common Reed IS INDICATED ON SHEET LP-3.

LANDSCAPE CALCULATIONS:

LANDSCAPING ADJACENT TO ROADS (Ten Mile Road - 901.66 l.f. of frontage minus 463.66 l.f. of regulated woodland equals 438 l.f.)
 DEVELOPED FRONTAGE (385 l.f.)
 * One (1) deciduous tree per 35 l.f. = 11 trees.
 * One (1) ornamental tree per 20 l.f. = 19.25 trees = 19 trees.
 WETLAND / WOODLAND FRONTAGE (463.66 l.f.)
 * One (1) deciduous tree per 60 l.f. = 7.72 trees = 8 trees.
 * One (1) ornamental tree per 40 l.f. = 11.59 trees = 12 trees.
 PARKING LOT LANDSCAPING (43,592 sq. ft.)
 * 43,592 sq. ft. times 0.075 equals 3,270 square feet.
 * Landscaping area required equals 3,270 sq. ft.
 * Parking lot landscaping area provided 2,882 sq. ft.
 * One (1) deciduous/canopy tree per 200 sq. ft. or fraction thereof of interior landscaped area = 16.35 trees = 17 trees.
 PARKING LOT PERIMETER LANDSCAPING (803 in. ft.)
 * One (1) deciduous tree per 35 in. ft. = 22.9 trees = 23 trees.
 * (Ten (10) greenbelt trees to also be counted as perimeter trees.)
 STREET TREES - Ten Mile Road (435 l.f.)
 * One (1) canopy tree / 45 l.f. = 9.2 trees = 9 trees.
 * (A waiver is requested for the required street trees due to conflicts with several existing utility lines.)
 BUILDING FOUNDATION LANDSCAPING
 Proposed Child Care Facility (464 in. ft.)
 * Interior site landscaping square footage equal to the perimeter of the building (488') times eight feet (8') = 3,432 sq. ft.
 * Interior site landscaping area provided 3,952 sq. ft.
 REPLACEMENT TREES
 * Four (4) 2-1/2" deciduous trees required.
 * Four (4) replacement tree credits provided.

PLANT LIST

Nat/Or	KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	PERCENTAGE	GENUS SPECIES
LANDSCAPING ADJACENT TO ROADS - Ten Mile Road						
N	ALC 12	<i>Amelanchier laevis</i> 'Cumulus'	Cumulus Serviceberry	2" cal. B&B	16%	16%
N	ARA 10	<i>Acer rubrum</i> 'Autumn Flame'	Autumn Flame Red Maple	3" cal. B&B	21%	13%
O	CAH 36	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	30" ht., 5 gal. pot		
N	JHP 9	<i>Juniperus horizontalis</i> 'Plumosa'	Andorra Compact Spr. Juniper	24" spr., 3 gal. pot		
N	MPS 7	<i>Malus sp.</i> 'Pink Spires'	Pink Spires Crabapple	2" cal. B&B	8%	8%
O	PAB 60	<i>Pennisetum alopecuroides</i>	Burgandy Bunny Dwarf Fountain Grass	1 gal. pot, 24" o.c.		
PARKING LOT PLANTINGS						
N	ASL 6	<i>Acer saccharum</i> 'Legacy'	Legacy Sugar Maple	3" cal. B&B	21%	8%
O	CAH 3	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot		
O	GBM 4	<i>Ginkgo biloba</i> 'Magyar'	Magyar Maidenhair Tree	3" cal. B&B	5%	5%
N	JVG 20	<i>Juniperus virginiana</i> 'Greguard'	Grey Guardian Spr. Juniper	24" spr., 3 gal. pot		
N	CO 4	<i>Celtis occidentalis</i>	Northern Hackberry	3" cal. B&B	5%	5%
O	LSR 5	<i>Liquidambar styraciflua</i> 'Rotundiloba'	American Sweetgum	3" cal. B&B	11%	11%
N	RAG 56	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht., 3 gal. pot		
O	TMH 6	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	24"-30" ht. B&B		
N	EPM 168	<i>Echinacea purpurea</i>	Pixie Meadowrite Purple Coneflower	1 gal. pot, 30" o.c.		
O	HHR 212	<i>Hemerocallis sp.</i> 'Happy Returns'	Happy Returns Daylily	1 gal. pot, 30" o.c.		
O	PAH 76	<i>Pennisetum alopecuroides</i> 'Hamein'	Hamein Dwarf Fountain Grass	1 gal. pot, 30" o.c.		
O	PAG 68	<i>Pennisetum alopecuroides</i> 'Ginger Love'	Dwarf Fountain Grass	1 gal. pot, 24" o.c.		
PARKING LOT PERIMETER PLANTINGS						
N	LT 4	<i>Liriodendron tulipifera</i>	Tuliptree	3" cal. B&B	5%	5%
O	LSR 3	<i>Liquidambar styraciflua</i> 'Rotundiloba'	American Sweetgum	3" cal. B&B	11%	11%
N	QMU 7	<i>Quercus macrocarpa</i> 'Urban Pinnacle'	Urban Pinnacle Bur Oak	3" cal. B&B	9%	9%
FOUNDATION PLANTING						
Child Care Facility						
N	CC 7	<i>Crataegus crus-gali</i> 'Inermis'	Thornless Hawthorn	2" cal. B&B	9%	9%
N	CCG 7	<i>Cercis canadensis</i> 'Golden Falls'	Golden Falls Eastern Redbud	2" cal. B&B	9%	9%
N	CSA 27	<i>Cornus sericea</i> 'Arctic Fire'	Arctic Fire Red Twig Dogwood	24" ht., 3 gal. pot		
N	IGG 18	<i>Ilex glabra</i> 'Gem Box'	Gem Box Inkberry Holly	24" ht., 3 gal. pot		
O	IVH 27	<i>Itea virginica</i> 'Henry's Garnet'	Henry's Garnet Sweetspire	24" ht., 3 gal. pot		
O	PFG 27	<i>Potentilla fruticosa</i> 'Goldfinger'	Goldfinger Shrub Cinquefoil	24" ht., 3 gal. pot		
O	TMD 10	<i>Taxus x media</i> 'Densiformis'	Densiformis Yew	24"-30" ht. B&B		
N	TOE 30	<i>Thuja occidentalis</i>	Emerald Green Upright Arborvitae	4' - 5' ht. B&B		
N	JGO 45	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Spreading Juniper	24" spr., 3 gal. pot		
GENERAL SITE PLANTINGS						
O	CAH 7	<i>Clethra alnifolia</i> 'Hummingbird'	Hummingbird Summersweet	24" ht., 3 gal. pot		
O	TMH 4	<i>Taxus x media</i> 'Hicksii'	Hicks Yew	24"-30" ht. B&B		
N	TOE 14	<i>Thuja occidentalis</i>	Emerald Green Upright Arborvitae	4' - 5' ht. B&B		
REPLACEMENT TREES						
N	QRR 2	<i>Quercus rubra</i>	Red Oak	2-1/2" cal. B&B		
N	QBR 2	<i>Quercus bicolor</i>	Swamp White Oak	2-1/2" cal. B&B		
Notes: Serviceberry trees shall be single stem. Ten (10) greenbelt trees to be double counted as parking lot perimeter trees.						

NOTES:
 * See Sheet LP-2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, landscape construction details, and snow fencing for tree protection detail.
 * See Sheet LP-3: TREE PRESERVATION PLAN for proposed action to be taken for existing trees, overall tree preservation plan, tree inventory list, and chart for tree replacement calculations.

LANDSCAPE PLAN FOR:
 EIG14T MI - Novi, L.L.C.
 1695 Twelve Mile Rd., Ste. 100
 Berkley, Michigan 48072
 (248) 921-3733

PROJECT LOCATION:
 Primrose and
 Swim School-Ten Mile
 43455 W. Ten Mile Road
 Novi, Michigan 48375

LANDSCAPE PLAN BY:
 Nagy Devlin Land Design
 31736 West Chicago Ave
 Livonia, Michigan 48150
 (734) 634-9208

LP - 1: LANDSCAPE PLANTING PLAN

* Base data provided by Orman Engineering, L.L.C.

CITY OF NOVI PROJECT NUMBER: JSP22-0053

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 08, 2024

Planning Review

Primrose Daycare & Swim School – Phasing Plan

JSP22-53

Petitioner

Eig14t Development

Review Type

Phasing Plan Planning Review

Property Characteristics

- Site Location: 43455 Ten Mile Road
- Site Zoning: OS-1
- Adjoining Zoning: North: OS-1/B-3, East: OS-1, South: OS-1, R-4, West: R-4
- Current Site Use: Vacant
- Adjoining Uses: North: Commercial East: Office South: Office & Residential West: Residential
- School District: Novi Community School District
- Site Size: 5.59 acres
- Plan Date: 05-09-2024

Project Summary

The applicant received approval to construct a swim school and daycare center at the former site of an assisted living center. The site is located at 43455 Ten Mile Road and is in the OS-1 (Office Service) Zoning District. The Future Land Use map indicates Community Office for the entirety of the property. The site contains regulated floodplain, wetlands, and woodlands to the west of the proposed development. The proposed swim school is 6,658 square feet and is estimated to have 142 member families. The proposed daycare center is 13,586 square feet and is estimated to have 202 children during its peak hours. The proposed daycare center also is proposed to have an 8,945 square foot recreational area. Both proposed uses are special land uses in the OS-1, Office Service Zoning District.

The applicant is requesting to phase the previously approved preliminary site plan, constructing nearly the entire site including sidewalks, landscaping, and stormwater management, but leaving a stabilized grass pad where the swim school was originally proposed, until a new tenant is found to fill the space.

Following the initial approval of the Preliminary Site Plan, the swim school that is approved for the west side of the site decided to reconsider its options for locating a new swim school. The developer has decided to proceed with the construction of the day care, but would like to phase the project to allow the swim school (or another use to be determined later) to occupy the footprint on the site that had been approved initially for the swim school.

Previous Planning Commission Action:

In the matter of JSP22-53 Primrose Daycare and Swim school, motion to approve the Special Land Use Permit based on the following findings. Relative to other feasible uses of the site:

1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. (A Traffic Impact Study was

- submitted, and the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares);
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. (There are no additional impacts on capabilities of public services);
 3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats. (The impacts to regulated woodlands and wetlands have been minimized to the extent possible);
 4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. (The proposed uses fit the character of the area and are compatible with the nearby commercial and office buildings);
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. (The proposed project complies with several goals of the Master Plan, including the protection and maintenance of the City's natural features, attracting new businesses to the City of Novi, and ensuring compatible development between residential and non-residential developments);
 6. The proposed use will promote the use of land in a socially and economically desirable manner. (Compared to other uses permitted as a special land use in the OS-1 district, a swim school and daycare center may bring more vehicular traffic to the site but will serve an important role to the community as a place of education and recreation);
 7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance

In the matter of JSP22-53 Primrose Daycare and Swim school, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The Zoning Board of Appeals granting a variance from Section 4.12.2.i.a of the Zoning Ordinance for insufficient outdoor recreation space because the applicant has indicated that children are released to the recreation area on a classroom-by-classroom basis, at separate times throughout the day;
2. The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.c of the Zoning Ordinance for direct access to or from a major arterial or arterial road (Ten Mile Road) because the site has been designed to mitigate the vehicle stacking to the extent possible and because the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares based upon the Traffic Impact Statement submitted by the applicant;
3. Landscape waiver for the lack of screening from the residential property to the west which is supported by staff if the applicant has provided evidence that screening is not necessary prior to this motion;
4. Landscape waiver for the planting of street trees due to utility conflicts;
5. Landscape waiver for the lack of a berm, greenbelt plantings, and street trees in the wetland frontage in order to preserve the wetland;
6. Landscape waiver for insufficient landscaping of interior parking lot areas and trees because the site is otherwise heavily landscaped, and the deficiency is not apparent;
7. Landscape waiver for most of the daycare building's foundation landscaping being located away from the building because the alternate locations will be attractive,

and the applicant has included landscaping along most of the building frontage facing 10 Mile Road;

8. Section 9 Façade Waiver for an overage of Cement Fiber Siding on all elevations of both buildings (0% maximum allowed; ranges from 4% to 10% on the daycare building and 5%-22% on the swim school building) because the use of the materials will not be detrimental to the aesthetic value of the buildings, the use of matching materials & colors on both buildings enhance the overall project, and the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
9. 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

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Woodland Permit based on and subject to the following:

1. 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

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Stormwater Management Plan based on and subject to the following:

1. 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

Previous Zoning Board of Appeals Action

PZ23-0066 (Primrose & Swim School) 43455 Ten Mile Road, south of Ten Mile Road, west of Novi Road, Parcel 50-22-27-200-003 The applicant is requesting variances from the City of Novi Zoning Ordinance

On January 9th 2024, the Zoning Board of Appeals granted a variance for Section 3.1.12.D: for a reduction in the required side yard setback to 0ft (10ft. minimum), a variance of 10ft. to enable a proposed lot split in which the proposed parking lot will be divided between the new parcels.

Recommendation

Approval of the phasing plan is recommended. The phasing plan will be scheduled to appear at the Planning Commission for consideration on June 26, 2024.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 21 (OS-1: Office Service District), 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.

1. **Phasing:** Where a project is proposed for construction in phases, the planning and designing shall be such that, upon completion, each phase, considered together with other completed phases, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned gateway development and the residents and property in the surrounding area. *This project will stand on its own in Phase I because all the parking spaces, utilities, stormwater management and landscaping are proposed to be constructed in Phase I. When the use for Phase II is determined, it will be evaluated to ensure that adequate*

facilities exist and may need to be returned to the Planning Commission if the use requires Special Land Use consideration.

2. Planning Commission: If the applicant believes construction of the project will exceed 2 years, staff recommends that a phasing plan sheet be included for Planning Commission approval. Such phasing plan should clearly delineate all features, including structures, utilities and landscaping, that will be provided in each phase. The applicant has indicated it is not clear when the second building will be constructed, so consideration of a Phasing Plan is appropriate in this situation.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the Final Site Plan submittal.

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. The applicant has indicated phasing is proposed for the project, but all elements will be completed within two years. Phasing is not required for projects to be completed in two years or less.

Pre-Construction Meeting

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0579 hzeigler@cityofnovi.org.



Heather Zeigler, Planner
248-347-0579 or hzeigler@cityofnovi.org

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
May 29, 2024
10 Mile Swim School & Primrose Daycare
Phasing Plan - Landscaping

Review Type

Phasing Plan Landscape Review

Job #

JSP22-0053

Property Characteristics

- Site Location: 43455 Ten Mile Road
- Site Acreage: 5.59 ac.
- Site Zoning: OS-1
- Adjacent Zoning: North: OS-1/B-3, East: OS-1, South: OS-1, R-4, West: R-4
- Plan Date: 5/9/2024

Ordinance Considerations

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

Recommendation

This project is **recommended for approval for the Phasing Plan**. A plan for the irrigation system must be provided now. If no other reviewer requires printed sets, the revised Final Site Plans that incorporates the changes noted below and the irrigation plan could be submitted electronically.

All of the landscaping except for the foundation landscaping at the immediate base of the Phase 2 building is proposed on the plan. **This is accepted with appreciation.**

Please add a revision date for the plan set on the cover sheet. The latest date shown is the Final Site Plan dated 3/4/2024.

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

Rick Meader – Landscape Architect

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

6/11/2024

Engineering Review

Primrose Daycare

JSP22-0053

APPLICANT

EIG14T Development

REVIEW TYPE

Revised Preliminary Site Plan - Phasing

PROPERTY CHARACTERISTICS

- Site Location: South side of 10 Mile Road, west of Novi Road
- Site Size: 5.59 acres
- Plan Date: 5/19/2024
- Design Engineer: Orman Engineering LLC.

PROJECT SUMMARY

- Construction of an approximately 13,500 SF childcare facility with associated parking in phase 1 and an approximately 7,000 SF Swim School building in phase 2. Site access would be provided via an existing drive approach on Ten Mile Road.
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the east side of the property. Two additional hydrants would be constructed along the proposed water main. A 2-inch lead and a 6-inch fire lead (only for daycare) would be provided to service the proposed buildings.
- Sanitary sewer service would be provided by a 6-inch sewer lead extended from the existing 8-inch sanitary on site, along with monitoring manholes.
- Storm water would be collected by a single sewer collection system and discharged to an underground detention system (KSI 48" HDPE Solid UGDS) before being discharged into the existing wetland west of the detention system.

RECOMMENDATION

Approval of the Phasing Plan is recommended, with items to be addressed at Second Revised ESS.

Comments:

The Phasing Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Second Revised ESS submittal:

Comments that must be addressed prior to phasing approval:

1. Will the sidewalk around the building in phase 2 be completed alongside the building or during phase 1? Show this distinction on the plans.
2. If the building leads to the phase 2 building are to be completed in phase one, please show on the plans where they are to be stubbed.
3. Confirm if the entire lot of pavement is to be completed in phase 1 or if there is some of the parking lot that will be paved in phase 2.
4. Show on the plans what phase the signage and pavement markings will be completed, if not all in phase 1.

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 Ben Nelson at (248)735-5643 or email at bnelson@cityofnovi.org with any questions.

Benjamin Nelson

Ben Nelson,

Project Engineer

cc: Heather Zeigler, Community Development
Diana Shanahan, Planning Assistant
Humna Anjum, Engineering
Ben Croy, City Engineer

APPLICANT RESPONSE LETTER



PLAN REVIEW CENTER REPORT

June 08, 2024

Planning Review

Primrose Daycare & Swim School – Phasing Plan

JSP22-53

Petitioner

Eig14t Development

Review Type

Phasing Plan Planning Review

Property Characteristics

- Site Location: 43455 Ten Mile Road
- Site Zoning: OS-1
- Adjoining Zoning: North: OS-1/B-3, East: OS-1, South: OS-1, R-4, West: R-4
- Current Site Use: Vacant
- Adjoining Uses: North: Commercial East: Office South: Office & Residential West: Residential
- School District: Novi Community School District
- Site Size: 5.59 acres
- Plan Date: 05-09-2024

Project Summary

The applicant received approval to construct a swim school and daycare center at the former site of an assisted living center. The site is located at 43455 Ten Mile Road and is in the OS-1 (Office Service) Zoning District. The Future Land Use map indicates Community Office for the entirety of the property. The site contains regulated floodplain, wetlands, and woodlands to the west of the proposed development. The proposed swim school is 6,658 square feet and is estimated to have 142 member families. The proposed daycare center is 13,586 square feet and is estimated to have 202 children during its peak hours. The proposed daycare center also is proposed to have an 8,945 square foot recreational area. Both proposed uses are special land uses in the OS-1, Office Service Zoning District.

The applicant is requesting to phase the previously approved preliminary site plan, constructing nearly the entire site including sidewalks, landscaping, and stormwater management, but leaving a stabilized grass pad where the swim school was originally proposed, until a new tenant is found to fill the space.

Following the initial approval of the Preliminary Site Plan, the swim school that is approved for the west side of the site decided to reconsider its options for locating a new swim school. The developer has decided to proceed with the construction of the day care, but would like to phase the project to allow the swim school (or another use to be determined later) to occupy the footprint on the site that had been approved initially for the swim school.

Previous Planning Commission Action:

In the matter of JSP22-53 Primrose Daycare and Swim school, motion to approve the Special Land Use Permit based on the following findings. Relative to other feasible uses of the site:

1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service. (A Traffic Impact Study was

- submitted, and the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares);
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area. (There are no additional impacts on capabilities of public services);
 3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats. (The impacts to regulated woodlands and wetlands have been minimized to the extent possible);
 4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood. (The proposed uses fit the character of the area and are compatible with the nearby commercial and office buildings);
 5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use. (The proposed project complies with several goals of the Master Plan, including the protection and maintenance of the City's natural features, attracting new businesses to the City of Novi, and ensuring compatible development between residential and non-residential developments);
 6. The proposed use will promote the use of land in a socially and economically desirable manner. (Compared to other uses permitted as a special land use in the OS-1 district, a swim school and daycare center may bring more vehicular traffic to the site but will serve an important role to the community as a place of education and recreation);
 7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this ordinance and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance

In the matter of JSP22-53 Primrose Daycare and Swim school, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The Zoning Board of Appeals granting a variance from Section 4.12.2.i.a of the Zoning Ordinance for insufficient outdoor recreation space because the applicant has indicated that children are released to the recreation area on a classroom-by-classroom basis, at separate times throughout the day;
2. The Zoning Board of Appeals granting a variance from Section 4.12.2.ii.c of the Zoning Ordinance for direct access to or from a major arterial or arterial road (Ten Mile Road) because the site has been designed to mitigate the vehicle stacking to the extent possible and because the City's Traffic Consultant determined that this proposal would not be detrimental to existing thoroughfares based upon the Traffic Impact Statement submitted by the applicant;
3. Landscape waiver for the lack of screening from the residential property to the west which is supported by staff if the applicant has provided evidence that screening is not necessary prior to this motion;
4. Landscape waiver for the planting of street trees due to utility conflicts;
5. Landscape waiver for the lack of a berm, greenbelt plantings, and street trees in the wetland frontage in order to preserve the wetland;
6. Landscape waiver for insufficient landscaping of interior parking lot areas and trees because the site is otherwise heavily landscaped, and the deficiency is not apparent;
7. Landscape waiver for most of the daycare building's foundation landscaping being located away from the building because the alternate locations will be attractive,

and the applicant has included landscaping along most of the building frontage facing 10 Mile Road;

8. Section 9 Façade Waiver for an overage of Cement Fiber Siding on all elevations of both buildings (0% maximum allowed; ranges from 4% to 10% on the daycare building and 5%-22% on the swim school building) because the use of the materials will not be detrimental to the aesthetic value of the buildings, the use of matching materials & colors on both buildings enhance the overall project, and the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
9. 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

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Woodland Permit based on and subject to the following:

1. 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

In the matter of Primrose Daycare and Swim School, JSP22-53, motion to approve the Stormwater Management Plan based on and subject to the following:

1. 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

Previous Zoning Board of Appeals Action

PZ23-0066 (Primrose & Swim School) 43455 Ten Mile Road, south of Ten Mile Road, west of Novi Road, Parcel 50-22-27-200-003 The applicant is requesting variances from the City of Novi Zoning Ordinance On January 9th 2024, the Zoning Board of Appeals granted a variance for Section 3.1.12.D: for a reduction in the required side yard setback to 0ft (10ft. minimum), a variance of 10ft. to enable a proposed lot split in which the proposed parking lot will be divided between the new parcels.

Recommendation

Approval of the phasing plan is recommended. The phasing plan will be scheduled to appear at the Planning Commission for consideration on June 26, 2024.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 21 (OS-1: Office Service District), 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.

1. **Phasing:** Where a project is proposed for construction in phases, the planning and designing shall be such that, upon completion, each phase, considered together with other completed phases, shall be capable of standing on its own in terms of the presence of services, facilities, and open space, and shall contain the necessary components to insure protection of natural resources and the health, safety, and welfare of the users of the planned gateway development and the residents and property in the surrounding area. *This project will stand on its own in Phase I because all the parking spaces, utilities, stormwater management and landscaping are proposed to be constructed in Phase I. When the use for Phase II is determined, it will be evaluated to ensure that adequate*

facilities exist and may need to be returned to the Planning Commission if the use requires Special Land Use consideration.

2. Planning Commission: If the applicant believes construction of the project will exceed 2 years, staff recommends that a phasing plan sheet be included for Planning Commission approval. Such phasing plan should clearly delineate all features, including structures, utilities and landscaping, that will be provided in each phase. The applicant has indicated it is not clear when the second building will be constructed, so consideration of a Phasing Plan is appropriate in this situation.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to appearing before the Planning Commission and with the Final Site Plan submittal.

Noted. The applicant will provide a response letter to all review letters.

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. The applicant has indicated phasing is proposed for the project, but all elements will be completed within two years. Phasing is not required for projects to be completed in two years or less.

Pre-Construction Meeting

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0579 hzeigler@cityofnovi.org.



Heather Zeigler, Planner
248-347-0579 or hzeigler@cityofnovi.org



PLAN REVIEW CENTER REPORT
May 29, 2024
10 Mile Swim School & Primrose Daycare
Phasing Plan - Landscaping

Review Type

Phasing Plan Landscape Review

Job #

JSP22-0053

Property Characteristics

- Site Location: 43455 Ten Mile Road
- Site Acreage: 5.59 ac.
- Site Zoning: OS-1
- Adjacent Zoning: North: OS-1/B-3, East: OS-1, South: OS-1, R-4, West: R-4
- Plan Date: 5/9/2024

Ordinance Considerations

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

Recommendation

This project is **recommended for approval for the Phasing Plan**. A plan for the irrigation system must be provided now. If no other reviewer requires printed sets, the revised Final Site Plans that incorporates the changes noted below and the irrigation plan could be submitted electronically.

All of the landscaping except for the foundation landscaping at the immediate base of the Phase 2 building is proposed on the plan. **This is accepted with appreciation.**

Please add a revision date for the plan set on the cover sheet. The latest date shown is the Final Site Plan dated 3/4/2024.

The revision date for the plan set on the cover sheet will be revised on the stamping set.

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

Rick Meader – Landscape Architect



PLAN REVIEW CENTER REPORT

6/11/2024

Engineering Review

Primrose Daycare
JSP22-0053

APPLICANT

EIG14T Development

REVIEW TYPE

Revised Preliminary Site Plan - Phasing

PROPERTY CHARACTERISTICS

- Site Location: South side of 10 Mile Road, west of Novi Road
- Site Size: 5.59 acres
- Plan Date: 5/19/2024
- Design Engineer: Orman Engineering LLC.

PROJECT SUMMARY

- Construction of an approximately 13,500 SF childcare facility with associated parking in phase 1 and an approximately 7,000 SF Swim School building in phase 2. Site access would be provided via an existing drive approach on Ten Mile Road.
- Water service would be provided by an 8-inch extension from the existing 16-inch water main along the east side of the property. Two additional hydrants would be constructed along the proposed water main. A 2-inch lead and a 6-inch fire lead (only for daycare) would be provided to service the proposed buildings.
- Sanitary sewer service would be provided by a 6-inch sewer lead extended from the existing 8-inch sanitary on site, along with monitoring manholes.
- Storm water would be collected by a single sewer collection system and discharged to an underground detention system (KSI 48" HDPE Solid UGDS) before being discharged into the existing wetland west of the detention system.

RECOMMENDATION

Approval of the Phasing Plan is recommended, with items to be addressed at Second Revised ESS.

Comments:

The Phasing Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Second Revised ESS submittal:

Please see the Engineer's responses below (in red):

Comments that must be addressed prior to phasing approval:

1. Will the sidewalk around the building in phase 2 be completed alongside the building or during phase 1? Show this distinction on the plans.
Yes, the sidewalk will be completed during Phase 1. This will be shown on the revised stamping set of plans.
2. If the building leads to the phase 2 building are to be completed in phase one, please show on the plans where they are to be stubbed.
The building leads will be stubbed to the building pad and will be shown on the revised stamping set of plans.
3. Confirm if the entire lot of pavement is to be completed in phase 1 or if there is some of the parking lot that will be paved in phase 2.
The entire lot of pavement will be completed in Phase I.
4. Show on the plans what phase the signage and pavement markings will be completed, if not all in phase 1.
All signage & pavement marking will be completed in Phase I.

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 Ben Nelson at (248)735-5643 or email at bnelson@cityofnovi.org with any questions.

Benjamin Nelson

Ben Nelson,
Project Engineer

cc: Heather Zeigler, Community Development
Diana Shanahan, Planning Assistant
Humna Anjum, Engineering
Ben Croy, City Engineer