



123.NET FIBER HUT JSP22-49

123.NET FIBER HUT JSP22-49

Approval at the request of Moiseev/Gordon Associates, Inc., for Preliminary Site Plan approval for a new 200 square foot telecommunication shelter. The subject property is 5.98 acres and is located at 48735 Grand River Avenue in Section 17, south of Grand River Avenue and east of Wixom Road. The southern portion of the property is zoned I-1, Light Industrial and the northern portion is zoned B-3, General Business.

Required Action

Approve the Preliminary Site Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	10-31-22	<ul style="list-style-type: none"> • Zoning Board of Appeals Variance from Section 3.1.19.D for a front yard building setback of 30 feet (40 feet required). • Zoning Board of Appeals Variance from Section 4.19.1.B for the placement of an accessory building in the front yard. • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	10-28-22	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Stamping Set approval
Landscape	Approval recommended	10-27-22	<ul style="list-style-type: none"> • Landscape Waiver for the placement of the building foundation landscaping at a location other than at the base of the proposed building (supported by staff) • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Preliminary Site Plan

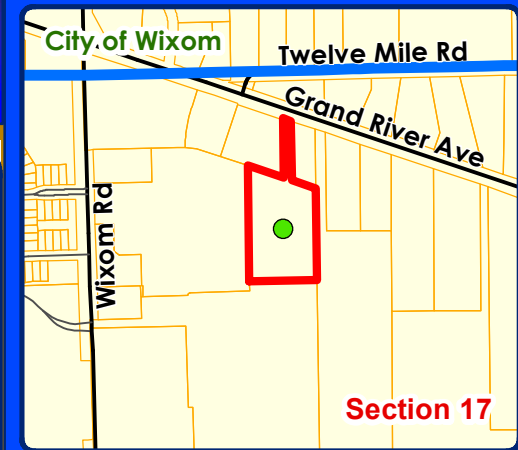
In the matter of 123.Net Fiber Hut, JSP22-49, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals Variance from Section 3.1.19.D for a front yard building setback of 30 feet (40 feet required) as recommended by staff *because the building is minimal in size and is screened;*
- b. Zoning Board of Appeals Variance from Section 4.19.1.B for the placement of an accessory building in the front yard as recommended by staff *because the building will have a minimal impact on the overall design and intent of the site;*
- c. Landscape Waiver for a placement of building foundation landscaping in a location other than around the base of the proposed building *due to the site layout, which is hereby granted;* and
- 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.)

MAPS
Location
Zoning
Future Land Use
Natural Features


JSP22-49 123.NET FIBER HUT LOCATION



LEGEND


 Subject Property

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



Map Author: Christian Carroll
Date: 11/30/22
Project: 123.NET FIBER HUT
Version #: 1

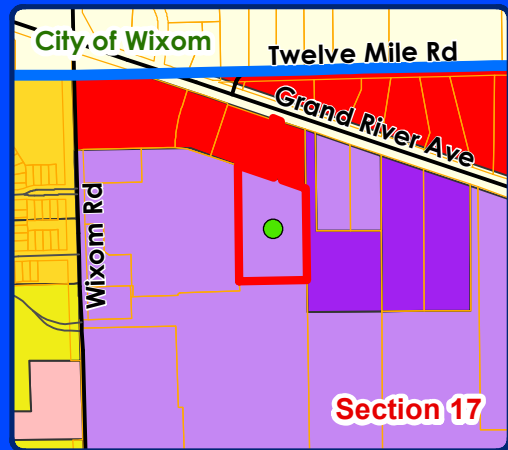
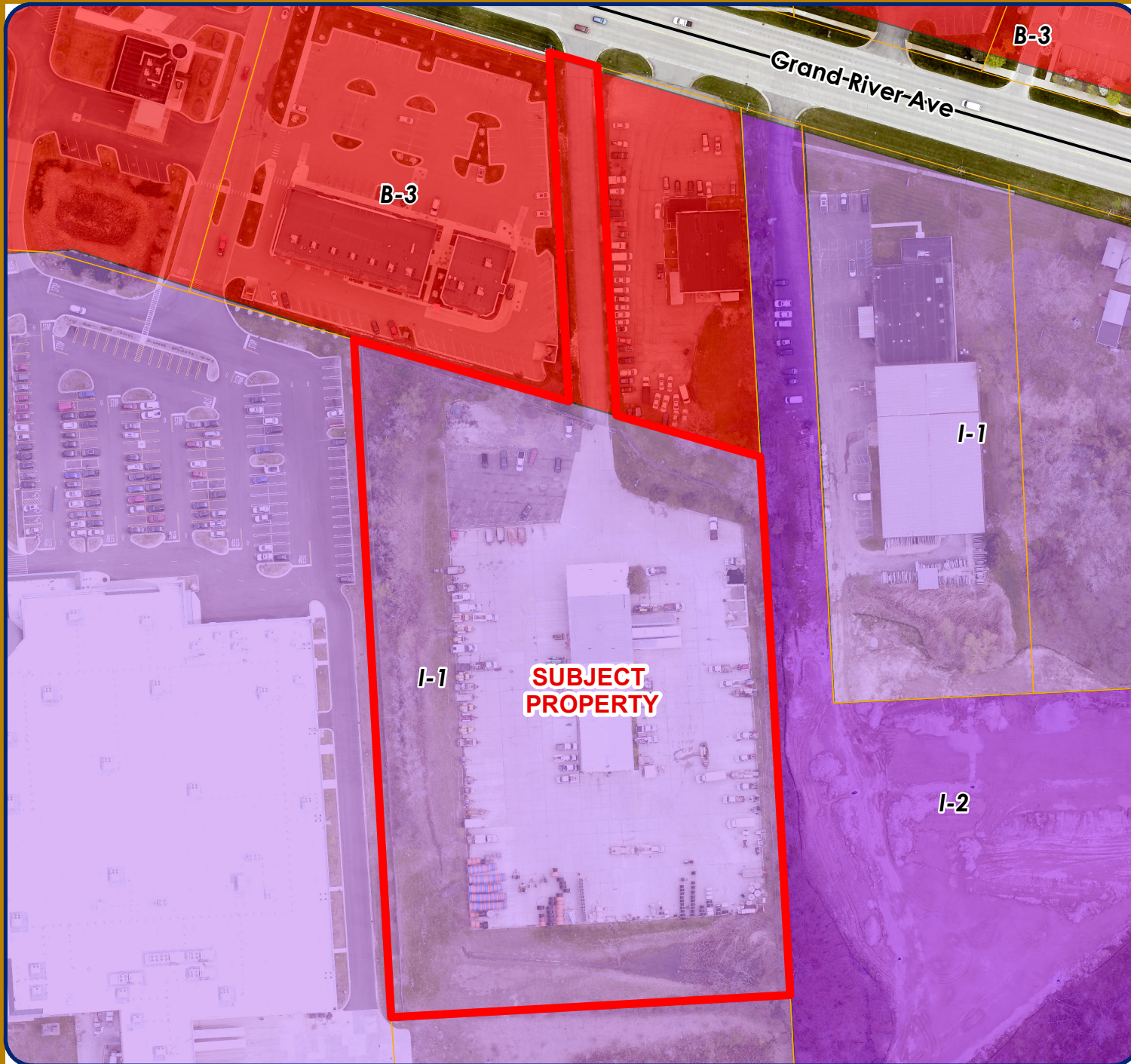
0 30 60 120 180 Feet
1 inch = 145 feet



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.

JSP22-49 123.NET FIBER HUT ZONING



LEGEND

- R-1: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- Subject Property

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Feet
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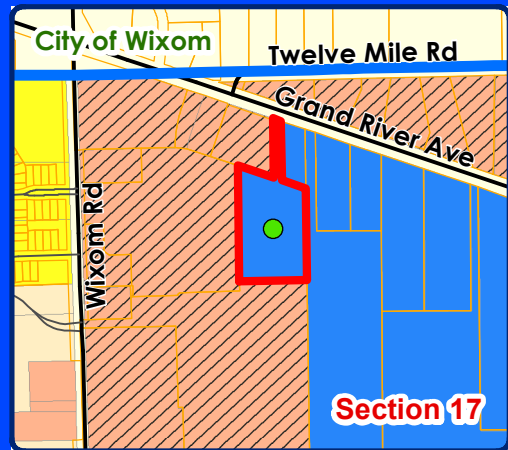
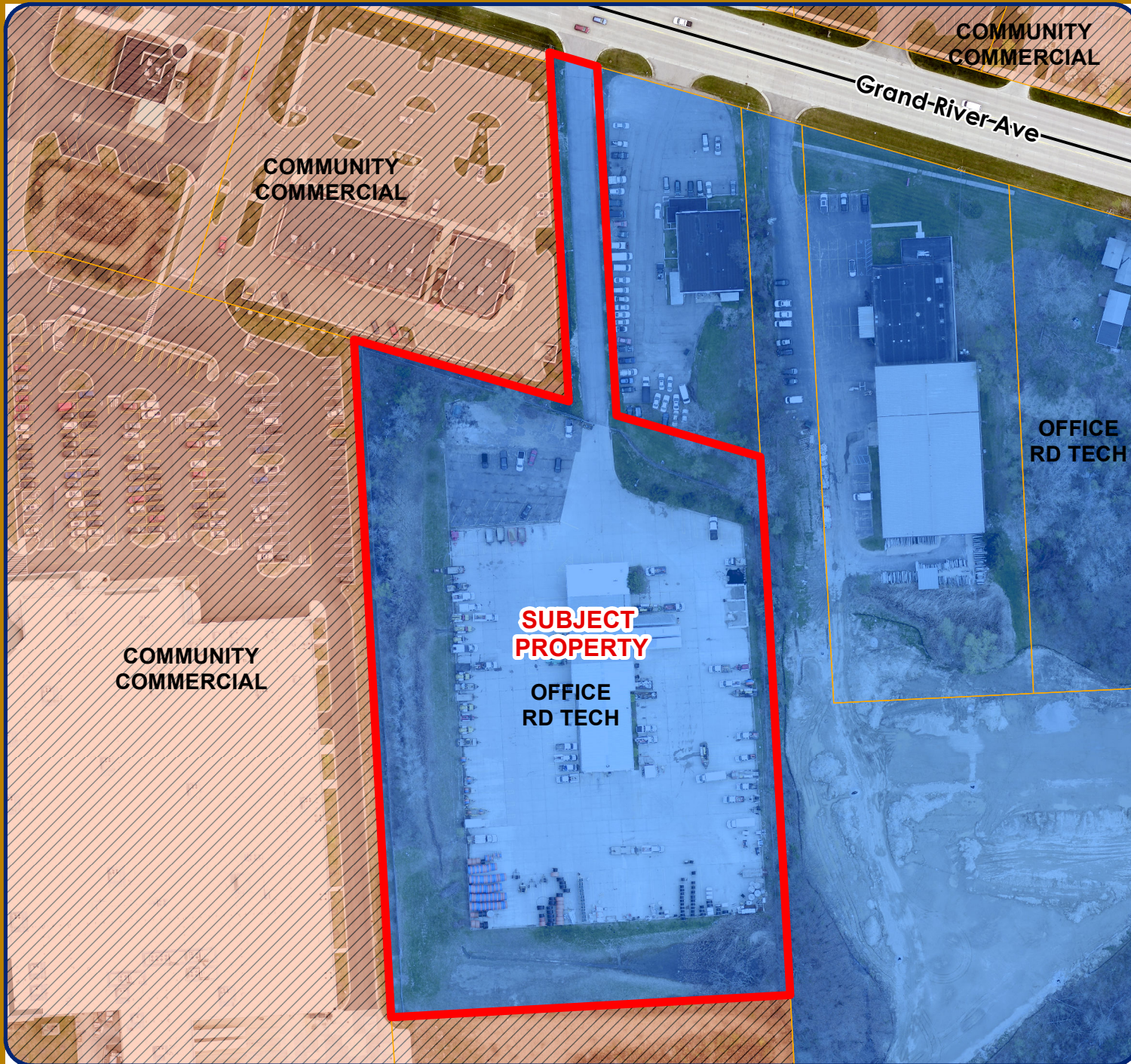
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JSP22-49 123.NET FIBER HUT

FUTURE LAND USE



LEGEND

- Single Family
- Office Research Development Technology
- Local Commercial
- Community Commercial
- Educational Facility
- Subject Property

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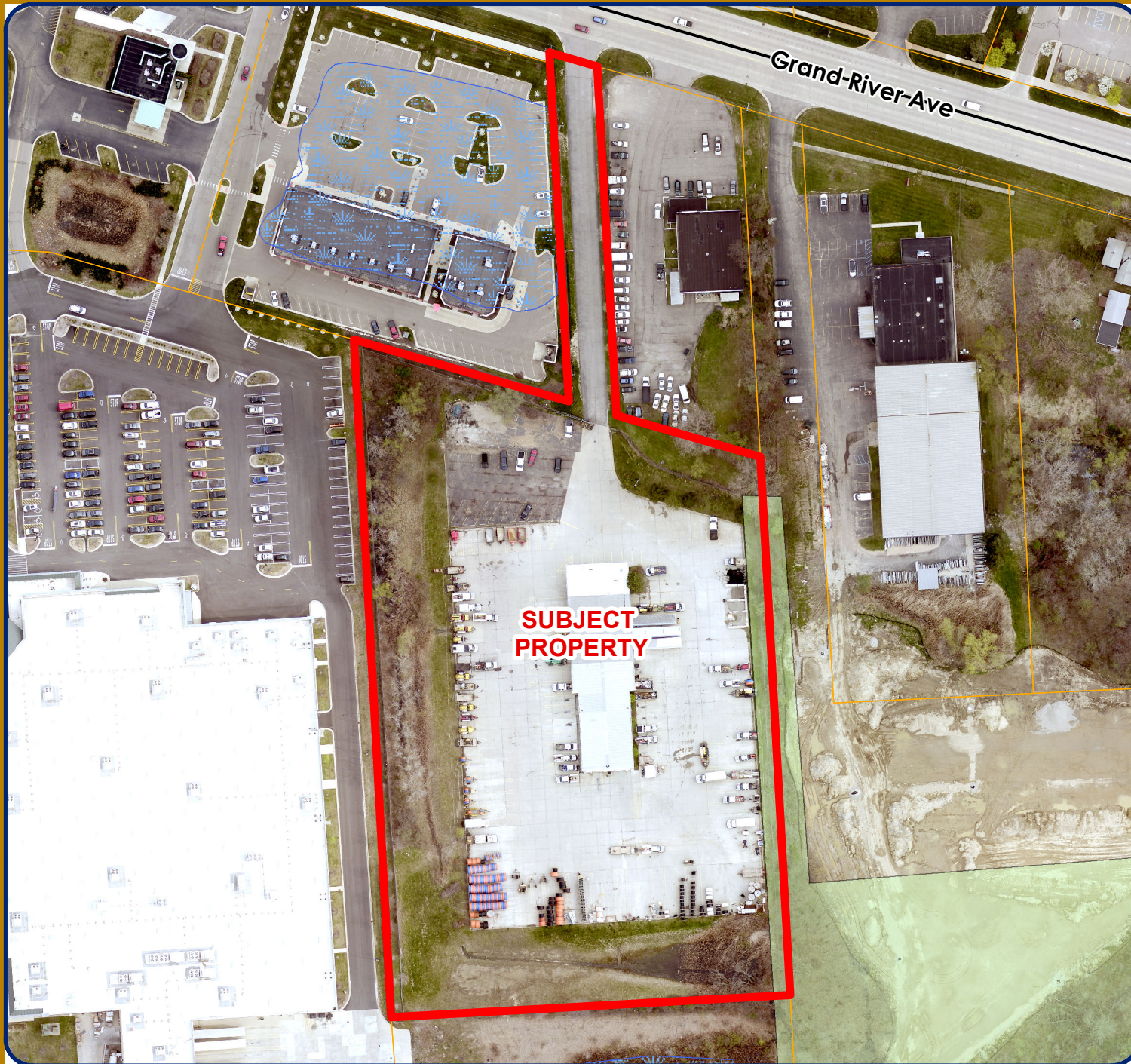
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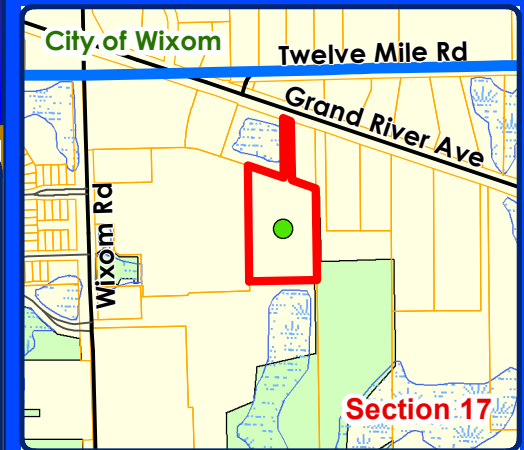
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JSP22-49 123.NET FIBER HUT

NATURAL FEATURES



**SUBJECT
PROPERTY**



LEGEND


- WETLANDS
- WOODLANDS
- Subject Property



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SITE PLAN

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

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

Planning Review

123.NET TELCO HUT

JSP 22-49

October 31, 2022

PETITIONER

Moiseev/Gordon Associates, Inc.

REVIEW TYPE

Combined Preliminary & Final Site Plan

PROPERTY CHARACTERISTICS

Section	17	
Site Location	48735 Grand River Ave; 22-17-101-014	
Site School	Novi Community School District	
Site Zoning	I-1 Light Industrial and B-3 General Business	
Adjoining Zoning	North	B-3 General Business
	East	I-2 General Industrial
	West	I-1 Light Industrial with Consent Judgment
	South	I-1 Light Industrial with Consent Judgment
Current Site Use	Industrial	
Adjoining Uses	North	Restaurant
	East	Hadley's Towing
	West	Sam's Club
	South	Vacant
Site Size	5.98 acres	
Plan Date	September 29, 2022	

PROJECT SUMMARY

The applicant is proposing to construct a 200 square foot telecommunication shelter for the storage of equipment related to 123.net's operation of the site. The site is located at 48735 Grand River Avenue. The site has been used as an industrial site for several years.

RECOMMENDATION

Approval of the Combined Preliminary & Final Site Plan is recommended by Planning staff. The plan mostly complies with the ordinance requirements. All reviewers, except for **Landscape**, recommend approval of the Preliminary Site Plan and Final Site Plan. The Final Site Plan shall not be approved until the Zoning Board of Appeals variance(s) are approved.

ORDINANCE REQUIREMENTS

This project was reviewed for compliance with the City of Novi Zoning Ordinance and any other applicable provisions of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address any items in **bold** with the next review.

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 site is already the subject of a previously approved site plan, and the reviewed plan only proposes the construction of an accessory structure. *This plan qualifies for administrative approval.*
2. Uses Permitted (Sec. 3.1.19.B/C): A telecommunication shelter is an accessory use associated with the primary use of the site, which is permitted in the I-1, Light Industrial, Zoning District.
3. Building Setbacks (Sec. 3.1.19.D & Sec. 4.19.1.D): The proposed accessory structure is setback 30 feet from the front property line. Per the zoning ordinance, the minimum front yard setback is 40 feet. **Please revise the location of the proposed accessory structure or seek a dimensional variance from the Zoning Board of Appeals.**
4. Number of Parking Spaces (Sec. 5.2.12.E): Based on the information provided, 25 parking spaces are required. **Please indicate if you are adding or removing spaces and provide the total amount of parking spaces that are located on the site.**
5. Rear Yard Location (Sec. 4.19.1.B): The proposed accessory building is located in the front yard, which is not permitted. **Please revise the location of the accessory building or provide justification for seeking a variance from the Zoning Board of Appeals.**
6. Rooftop Equipment (Sec. 4.19.2.E.ii): **Please indicate if any new rooftop equipment is proposed.**
7. Design & Construction Standards Manual: **Please include the Sidwell number and parcel acreage on the cover sheet of the plans provided.**
8. Signage: For sign permit information please contact Maureen Underhill at 248-347-0438 or munderhill@cityofnovi.org in the Code Compliance Division for more information.
9. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

OTHER REVIEWS

- a. Engineering Review: Engineering is recommending approval of the Preliminary Site Plan with comments to be addressed as part of the next submittal.
- b. Landscape Review: Landscape is recommending **denial** of the Preliminary Site Plan until foundation landscaping is added to the plan.

NEXT STEP: REVISED FINAL SITE PLAN

With not all reviewers recommending approval of the Final Site Plan, the applicant is asked to address the items identified in the ALL review letters before this matter proceeds. Please submit **3 size 24" x 36" plans, folded, with signature and seals (may be electronic)**, to the Community Development Department for Revised Final Site Plan Review. The submitted plans should address the following:

1. ALL comments in the ALL review letters and charts (**include PDF of site plan**).
2. Response letter addressing ALL comments in ALL review letters. **Refer to sheet numbers where the change is reflected.**

ZONING BOARD OF APPEALS

After receiving Planning Commission's approval of the Preliminary Site Plan, at least two variances from the Zoning Board of Appeals will be necessary prior to the approval of the Final Site Plan. Please submit this [application](#) to Anita Wagner to go before the Zoning Board of Appeals. The deadline for Zoning Board of Appeals applications is typically the first of the month. **The deadline to submit for the December 13, 2022 Zoning Board of Appeals meeting, is November 1, 2022.**

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

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

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

STAMPING SET APPROVAL

Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **7 size 24" x 36" copies, folded, with signature and seal (may be electronic)** to the Community Development Department for Final Stamping Set approval.

CHAPTER 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction. If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or ccarroll@cityofnovi.org.



Christian Carroll, Planner



PLANNING REVIEW CHART: I-1, Light Industrial Zoning District

Review Date: October 31, 2022
Review Type: Preliminary & Final Site Plan Review
Project Name: **JSP22-49 123.NET FIBER HUT**
 22-17-101-014; 48735 Grand River Ave
Plan Date: September 29, 2022
Prepared by: Christian Carroll, Planner
E-mail: ccarroll@cityofnovi.org **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant with next submittal. *Italicized* items should be noted.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 27, 2017)</i>	Industrial Research Development and Technology	Fiber Hut		
Zoning <i>(Effective January 8, 2015, as amended)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted <i>(Sec 3.1.19.B & C)</i>	Accessory structures are a permitted use in the I-1 Zoning District.	Fiber Hut	Yes	
Non-Residential Open Storage <i>(Sec 3.14.1.B.iv)</i>	Permitted as Special Land Use when conducted in conjunction with and accessory to otherwise permitted use in I-1	Not proposed	NA	
Outdoor Storage Yards <i>(Sec. 4.55)</i>	In the I-2 district, outdoor storage yards are permitted either as a principal as a use accessory to a principal use of a site when such yards are totally obscured by a masonry wall, landscaped earth berm, chain link fence with heavy screen plantings, or combinations thereof, the height, location and extent of which shall be according to the requirements of Section 5.5 of this Ordinance, except as hereinafter exempted in Section 3.15.2 for a location within a planned industrial park. Whenever outdoor storage is the principal use of the parcel, no outdoor storage shall extend into the required front yard setback of the district and no wall, fence or other screening devices shall extend into the required front yard setback.	Accessory use, obscured	Yes	
Height, Bulk, Density, and Area Limitations <i>(Sec. 3.1.19.D)</i>				
Frontage on a Public Street <i>(Sec. 5.12)</i>	Frontage on a Public Street is required.	Frontage on Grand River Ave	Yes	
Access to a Major Thoroughfare <i>(Sec. 5.13)</i>	Vehicular access shall be provided only to an existing or planned major thoroughfare or	Driveway onto Grand River Ave	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses.			
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet		5.98 ac	NA	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	6.7%	Yes	
Building Height (Sec. 3.1.19.D)	40 ft. (I-1 max height)	10 ft	Yes	
Building Setbacks (Sec. 3.1.19.D) I-1 District				
Front (North)	40 ft	30 ft	No	Seek variance or revise.
Side (West)	20 ft	110 ft	Yes	
Side (East)	20 ft	NA	Yes	
Rear (South)	20 ft	NA	Yes	
Parking Setbacks (Sec. 3.1.19.D) Refer to applicable notes in Sec. 3.6.2				
Front (South)	40 ft (See 3.6.2.E)	NA	NA	No change.
Side (West)	10 ft	0 ft	NA	No change.
Side (East)	10 ft	NA	NA	No change.
Rear (North)	10 ft	NA	NA	No change.
Note to District Standards (Sec. 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	Does not apply	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard if:			Existing parking and no change to site lighting.
	The site is a minimum 2 acre site	Complies (6 acres)	Yes	
	Does not extend into the minimum required front yard	Provided (40+ ft existing)	Yes	
	Cannot occupy more than 50% of the area between min. front yard setback & bldg. setback,	Appears to comply	Yes	
	Must be screened by brick wall or landscaped berm 2.5 ft tall	No berm shown	NA	
	Lighting compatible with surrounding neighborhood	No lighting shown	NA	
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	Off-street parking is allowed in side and rear yards if the site does not abut residential. If it does, additional conditions apply: i. shall not occupy more than 50% of side yard area abutting residential	Side yards not adjacent to residential	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	ii. parking setback no less than 100 ft from res district			
Setback from Residential District - Building (Sec 3.6.2.H)	I-1 and I-2 districts, five (5) feet of horizontal setback for each foot of building height, or one-hundred (100) feet, whichever is greater. (unless separated by a thoroughfare or RR ROW)		NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained		NA	
Additional Height (Sec 3.6.2.O)	Additional heights for selected buildings are allowed based on conditions listed in Sec 3.6.2.O.		NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec. 5.5.3.		Yes	See Landscape Review.
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec. 3.6.2.Q	Not applicable	NA	
Parking and Loading Requirements				
Number of Parking Spaces (Sec. 5.2.12.E, as amended December 26, 2019)	Industrial Establishments & Related Offices: 1 space per 700 sf usable floor area OR 5 spaces + 1 space for each 1.5 employees in the largest working shift, whichever is greater 17700 sf/700 sf = 25 spaces required	Not shown	TBD	Please indicate if you are adding or removing spaces and provide total spaces for the site.
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	9' x 19' with no curb	Yes	<i>Restriping proposed.</i>
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	End islands not provided	NA	<i>Existing condition.</i>
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer		NA	
Barrier Free	Based on the requirement of 25	Not shown	NA	

Item	Required Code	Proposed	Meets Code	Comments
Spaces (Barrier Free Code)	spaces, 1 standard and 1 van-accessible spaces are required			
Barrier Free Space Dimensions (Barrier Free Code)	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces		NA	
Barrier Free Signs (Barrier Free Code)	One sign for each accessible parking space.		NA	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Industrial: Five (5) percent of required automobile spaces, minimum two (2) spaces		NA	
Bicycle Parking General requirements (Sec. 5.16)	No farther than 120 ft. from the entrance being served		NA	
	When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations		NA	
	Spaces to be paved and the bike rack shall be inverted "U" design, 36" tall. Shall be accessible via 6 ft. paved sidewalk		NA	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double		NA	
Loading Spaces (Sec. 5.4.3)	All loading and unloading operations shall be conducted in the rear yard, except in those instances where: - The Industrial district abuts a residential district, in which case, the conditions of Section 3.14.5 shall apply, or, - An interior side yard is located adjacent to I district, EXPO district, or EXO Overlay district property, loading and unloading may be conducted in that interior side yard when located near the rear of the building. When loading and unloading is to be conducted within an interior side yard, the City may require aesthetic screening of the facility in accordance with the guidelines set forth in Section 5.5.	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Dumpster, Accessory Uses, and Rooftop Equipment (Sec. 4.19)				
Attached Structure (Sec. 4.19.1.A)	Where the accessory building is structurally attached to a main building, it shall be subject to, and must conform to, all regulations of this Ordinance applicable to the main building.	Not proposed	NA	
Rear Yard Location (Sec. 4.19.1.B)	Accessory buildings shall not be erected in any required front yard or in any required exterior side yard.	In front yard	No	Please revise location of accessory building or seek variance.
Total Floor Area (Sec. 4.19.1.C)	The total floor area of all accessory buildings shall not occupy more than twenty-five (25) percent of any required rear yard.	Complies	Yes	
Setbacks (Sec. 4.19.1.D)	Each accessory building shall meet all setback requirements for the zoning district in which the property is situated, and all requirements of the City Code regarding woodlands and wetlands.	30 feet from front	No	Please revise front setback to 40 feet or seek a variance.
Aggregate of Accessory Buildings (Sec. 4.19.1.E)	Except as set forth in Section 4.19.1.E.iv, in a residential district, the aggregate of all accessory buildings on the property shall not exceed the following square footage of area...	Complies	Yes	
Side Yard Setbacks (Sec. 4.19.1.G)	A detached accessory building shall not be located closer than ten (10) feet to any main building and shall not be located closer than six (6) feet to any interior side lot or rear lot line.	Complies	Yes	
Number of Buildings (Sec. 4.19.1.J)	Not more than one (1) detached accessory building shall be permitted on any lot having less than twenty-one thousand seven-hundred eighty (21,780) square feet of area. Not more than two (2) detached accessory buildings shall be permitted on any lot having twenty-one thousand seven hundred eighty (21,780) square feet of area or more.	1 building	Yes	
Accessory Building Materials (Sec. 4.19.1.L)	All attached and detached accessory buildings in excess of two-hundred (200) square feet shall be designed and constructed of materials and architecture compatible with the	200 square feet	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	principal structure, and shall have a minimum roof pitch of 3/12 and overhangs of no less than six (6) inches.			
Dumpster (Sec 4.19.2.F)	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft. from property line. - Away from Barrier free Spaces 	No change	NA	
Dumpster Enclosure (Sec. 21-145. (c) Chapter 21 of City Code of Ordinances)	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad - Screening Materials: Masonry, wood or evergreen shrubbery 	No change	NA	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	None shown	TBD	Please indicate if any rooftop equipment is proposed.
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	None shown	TBD	
Sidewalks and Other Requirements				
Non-Motorized Plan	5 foot sidewalk along Grand River Avenue is required.	None	Yes	Consider adding sidewalk.
Public Sidewalks (Chapter 11, Sec.11-256(b))	Connection from property to main sidewalk system is required.	None	Yes	
Building Code and Other Requirements				
Woodlands (City Code Ch. 37)	Replacement of removed trees	None	NA	
Wetlands (City Code Ch. 12, Art. V)	Mitigation of removed wetlands at ratio of 1.5:1 emergent wetland, 2:1 for forested wetlands	None	NA	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Not provided	No	Include Sidwell number and parcel acreage.

Item	Required Code	Proposed	Meets Code	Comments
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	<i>Additional sheets may be requested, as necessary.</i>
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Not provided	NA	
Building Exits	Building exits must be connected to sidewalk system or parking lot.	Connected	Yes	
Phasing	All projects must be completed within two years of the issuance of any starting permit or phasing plan should be provided	Not proposed	NA	<i>Future development, if any, to be submitted separately.</i>
Other Permits and Approvals				
Development/ Business Sign (City Code Sec 28.3)	The leading edge of the sign structure shall be a minimum of 10 ft. behind the right-of-way. Entranceway shall be a maximum of 24 square feet, measured by completely enclosing all lettering within a geometric shape. Maximum height of the sign shall be 5 ft.	None shown	NA	Contact Maureen Underhill at 248.735.5602, munderhill@cityofnovi.org for more information.
Project & Street Naming Committee	Some projects may need approval from the Street & Project Naming Committee	Not required	Yes	Contact Ben Peacock at 248.347.0475 or via email bpeacock@cityofnovi.org
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Not provided	NA	<i>Lighting is existing.</i>
NOTES:				
<ol style="list-style-type: none"> This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals. 				

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

October 28, 2022

Engineering Review

123.net Fiber Hut
JSP22-49

Applicant

Moiseev/Gordon Associates, Inc

Review Type

Preliminary & Final Site Plan

Property Characteristics

- Site Location: 48735 Grand River Avenue
- Site Size: 5.97 acres
- Plan Date: 09/29/2022
- Design Engineer: Moiseev/Gordon Associates, Inc

Project Summary

- Construction of an approximately 200 square-foot accessory building for fiber optic cable connections and associated parking. Site access would be provided via the existing connection off of Grand River Avenue.
- No changes proposed to existing utilities (water main, sanitary sewer, and storm sewer).
- No work proposed in Right-of-Way.

Recommendation

Approval of the 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. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, which can be found on the City's website at this location:

<https://novi.maps.arcgis.com/apps/webappviewer/index.html?id=5ce841f86197461c9f146e1330330bcf>

2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for paving (2 sheets). The most updated details can be found on the City's website at this location: <https://cityofnovi.org/services/public-works/engineering-division/engineering-standards-and-construction-details>
4. Clearly distinguish between proposed improvements and existing features of the site.
5. If pavement changes are proposed, call out demolition and proposed on the plan and dimension
6. If new signs are proposed, call out on the plan.
7. Provide a construction materials table on the site plan listing the quantity and material type for each item being proposed, if applicable.
8. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.
9. Label the dimensions of the proposed parking stalls.
10. Provide a line designation representing the effective 19-foot stall length for 17-foot perimeter stalls.
11. Label the actual usable length of the proposed angled parking stalls. This is done by measuring between parallel lines representing the position at the front and rear of the car, without the rear of the car conflicting with the maneuvering aisle.

Soil Erosion and Sediment Control

12. Although no SESC permit is required due to the area of disturbance being less than one acre and the site being located more than 500 feet from the nearest waterbody, the following SESC comments must be addressed:
 - a. Provide silt fence along project perimeter to address any runoff to neighboring properties from the site disturbance.
 - b. Provide catch basin silt sacks, if necessary, to any structure receiving runoff from the site disturbance.

The following must be submitted with the Stamping Set:

13. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**

The following must be addressed prior to Project Closeout:

14. Once Paving and striping have been completed, contact the Engineering Division for final inspection.

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 Adam Chludzinski at (248)735-5643 with any questions.



Adam Chludzinski,
Project Engineer

cc: Christian Carroll, Community Development
Humna Anjum, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
November 21, 2022
123.net Fiber Hut
Revised Final Site Plan – Landscaping Review

Review Type

Revised Final Site Plan Landscape Review

Job #

JSP22-0049

Property Characteristics

- Site Location: 48735 Grand River Ave
- Site Acreage: 2.12 ac.
- Site Zoning: I-1
- Adjacent Zoning: North: B-3, East: I-2, South, West: I-1
- Plan Date: 11/11/2022

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. Those additions can be incorporated into the electronic stamping sets – a new printed revised final site plan is not required for the changes noted below. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

RECOMMENDATION:

This project is **recommended for approval for the revised Final Site Plan**. A landscape waiver is required for the positioning of the foundation landscaping away from the building. It is supported by staff.

LANDSCAPE WAIVER THAT IS REQUIRED FOR PROPOSED LAYOUT:

- Foundation landscaping is proposed at entrance gate instead of around building.
Supported by staff

Ordinance Considerations

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

1. Existing trees and a tree chart are provided.
2. One tree, a weeping willow, is regulated but there are no impacts proposed to that or any other tree for this project.

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

The site is not adjacent to any residential property, so no buffering is required.

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

The proposed building and parking is not adjacent to Grand River so no greenbelt buffer berm or landscaping is required.

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

1. There is no existing parking lot landscaping in the vicinity of the building.

2. No additions to the parking lot are proposed for this project so no new parking lot landscaping is required.

Building Foundation Landscaping (Zoning Sec. 5.5.3.D):

1. No foundation landscaping is proposed at the building as it is surrounded by paving.
2. Based on the ordinance, 456 sf of landscape area is required (57ft x 8 ft = 456sf) and a total of 458sf is provided on either side of the entry drive, near the gate.
3. As the building will be surrounded by asphalt, staff would support the waiver required for the proposed landscaping.

Plant List (LDM 4, 10)

Plant list is provided and is satisfactory.

Planting Notations and Details (LDM 10)

Please add the detail below to sheet A-1.

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

No detention basin landscaping is required as the plan does not increase impervious surface.

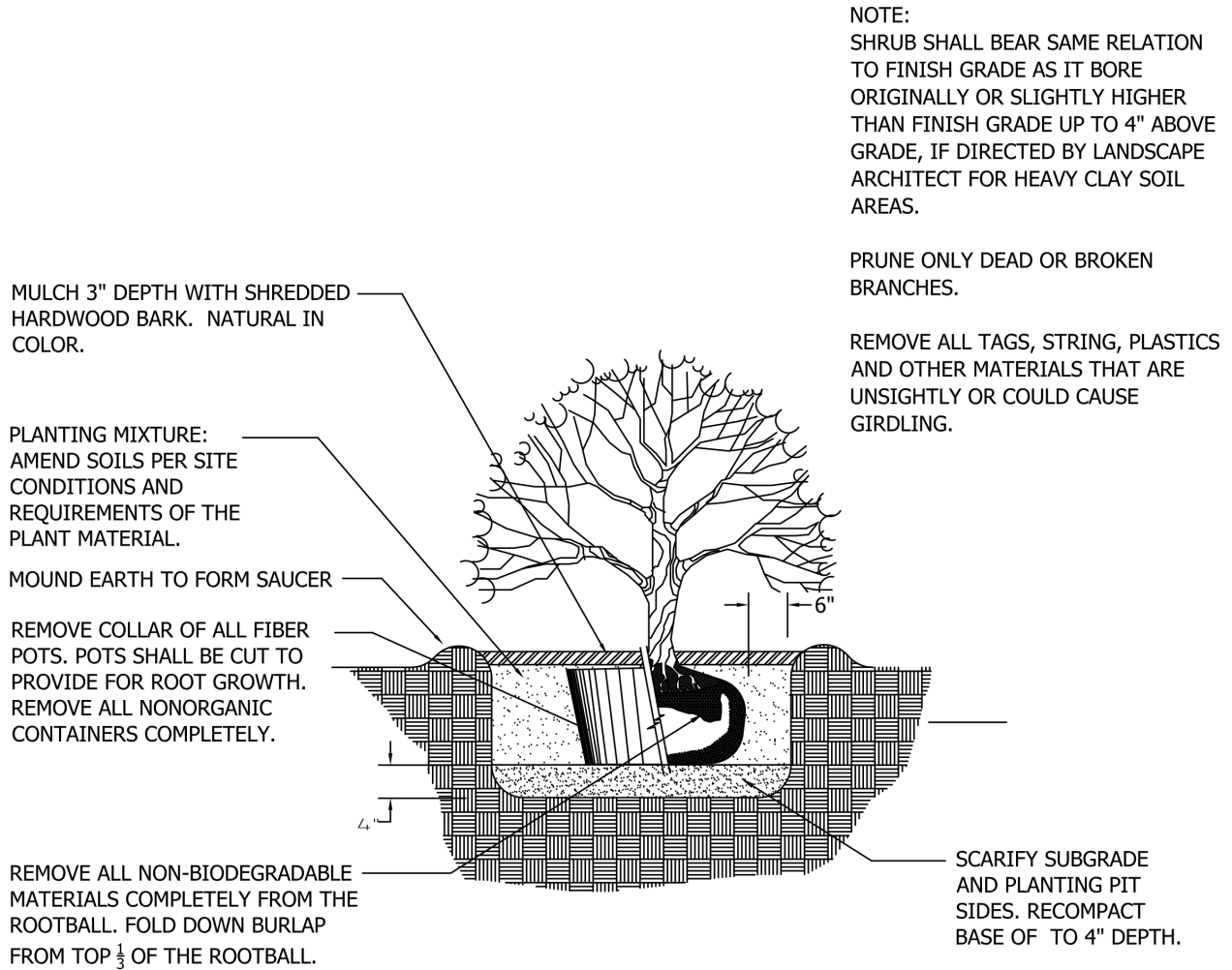
Irrigation (LDM 10)

Please indicate how the proposed plantings will get sufficient water for their establishment and long-term growth.

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



SHRUB PLANTING DETAIL

NOT TO SCALE

APPLICANT RESPONSE LETTER



November 9, 2022

City of Novi
Building Division
211 South Williams Street
Royal Oak, MI 48067

RECEIVED

NOV 15 2022

**CITY OF NOVI
COMMUNITY DEVELOPMENT**

RE: Site Plan Review
Application Number JSP 22-49
123.net Telco Hut 48735 Grand River Ave

Dear City of Novi Planning Division:

Review response:

Ordinance Requirements:

1. Administrative Approval: Noted
2. Uses Permitted: Noted
3. Building Setbacks: We have applied for a dimensional variance with the Zoning Board of Appeals
4. Number of Parking Spaces: Please refer to Sheet SP-1 for location of required parking
5. Rear yard location: We have applied for a dimensional variance with the Zoning Board of Appeals
6. Rooftop equipment: No rooftop equipment is proposed.
7. Design & Construction Standards Manual: Sidwell number and Parcel acreage have been added to Sheet SP-1
8. Signage: No signage is proposed
9. Planning chart: Noted

Engineering Review:

1. Reference Benchmarks: Benchmarks will be included on stamping set
2. Note on plans: Note on SP-1 that all work shall conform to the current City of Novi standards and specifications
3. At the time of Stamping Set Submittal provide the City's standard detail section for paving: noted
4. Distinguish between proposed improvements and existing features: Noted
5. If pavement changes are proposed, call out demolition and proposed on the plan and dimension: Note
6. New signs: no new signs are proposed
7. Provide a construction materials table: No paving work is proposed
8. Dewatering note: Note added see Sheet SP-1
9. Dimension Parking Stalls: Parking spaces dimensioned see sheet A-1
10. Line for 17 foot spaces: N/A
11. Label length of angled parking spaces: N/A
12. SESC comments to be addressed: Noted
 - a. Provide silt fence along project perimeter to address any runoff to the neighboring properties from the site disturbance.
 - b. Provide catch basin silt sacks, if necessary, to any structure receiving runoff from the site disturbance.
13. Letter addressing issues in review: A letter addressing engineering review will be included in stamping set:
14. Project Closeout: Final inspection will be requested upon completion of site work.

Landscape Review:

Building Foundation Landscaping
Moiseev/Gordon Associates, Inc.
4351 Delemere Court Royal Oak, MI 48073

www.mga-architects.net
248.549.4500 voice 248.549.7300 faxes

25903 Meadowbrook Road

April 12, 2018

Page 2

1. Noted
2. 456 sf of landscape area required: See sheet A-1 for landscape plan
3. See Sheet A-1, proposed landscape are along side drive near existing gate?
4. Noted

The design professional in responsible charge for MGA architects is **Andrew J. Moiseev, RA Michigan license number 1301031108**

Included in this package:

Drawings:

Sheet SP1	Title Sheet/ Overall site plan revised 11-9-22
Survey	
Sheet A1	Floor Plan/Landscape Plan revised 11-9-22
Sheet A2	Elevations dated 9-29-22
Sheet A3	Sections dated 9-29-22

Sincerely,

MOISEEV/GORDON ASSOCIATES, INC.



Andrew J. Moiseev, RA