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## Haggerty Road Development SP 07-22A

### **Haggerty Road Development, SP07-22A**

Consideration of the request of ACR Investments, LLC, for Preliminary Site Plan and Storm Water Management Plan approval. The subject property is located in Section 36, east of Haggerty Road, north of Eight Mile Road, in the B-3, General Business District. The subject property is approximately 0.48 acres and the applicant is proposing the construction of an approximately 2,575 sq. ft. single story office building.

### **Required Action**

Recommend approval/denial of the Preliminary Site Plan and Storm Water Management Plan

<b>REVIEW</b>	<b>RESULT</b>	<b>DATE</b>	<b>COMMENTS</b>
Planning	Approval recommended	04/03/08	Minor items to be addressed at time of Final Site Plan submittal.
Landscaping	Approval recommended	04/03/08	Minor items to be addressed at time of Final Site Plan submittal.
Traffic	Approval recommended	04/02/08	Minor items to be addressed at time of Final Site Plan submittal.
Engineering	Approval recommended	04/04/08	Minor items to be addressed at time of Final Site Plan submittal.
Façade	<b>Approval not recommended</b>	04/01/08	<ul style="list-style-type: none"><li>• <b>Section 9 waiver required for the overage of asphalt shingles on all four facades and for the siding on the north and south facades.</b></li><li>• Minor items to be addressed at time of Final Site Plan submittal.</li></ul>
Fire	Approval recommended	04/03/08	Minor items to be addressed at time of Final Site Plan submittal.

## **Motions**

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

In the matter of Haggerty Road Development, SP 07-22A, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Applicant revising the façade to be in compliance with the façade ordinance;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- c. *(additional conditions here if any)*

for the following reasons... *(because the plan is otherwise in compliance with the Planned Rezoning Overlay Agreement, Article 15, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

### **Approval – Storm Water Management Plan**

In the matter of Haggerty Road Development, SP 07-22A, motion to **approve** the Storm Water Management Plan, subject to:

- 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)*

for the following reasons...*(because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

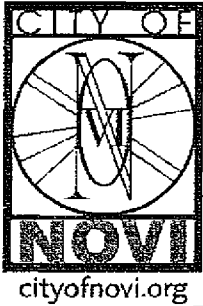
**Denial - Preliminary Site Plan**

In the matter of Haggerty Road Development, SP 07-22A, motion to **deny** the Preliminary Site Plan, for the following reasons...*(because it is not in compliance with the Ordinance.)*

**Denial - Storm Water Management Plan**

In the matter of Haggerty Road Development, SP 07-22A, motion to **deny** the Storm Water Management Plan, for the following reasons...*(because it is not in compliance with Chapter 11 of the Ordinance.)*

## **PLANNING REVIEW**



## PLAN REVIEW CENTER REPORT

April 3, 2008

### Planning Review

Haggerty Road Development PRO  
SP #07-22A

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#### **Petitioner**

ACR Investments, LLC (Joe Locricchio)

#### **Review Type**

Preliminary Site Plan

#### **Property Characteristics**

- Site Location: East side of Haggerty Road, north of Eight Mile Road
- Site Zoning: B-3, General Business
- Adjoining Zoning: North: Haggerty Road, OSC; East: ES (City of Farmington Hills); West: OSC; South: FS
- Site Use(s): Vacant
- Adjoining Uses: Northwest: Haggerty Road, Pump House, Michigan Heritage Bank; Northeast: Benihana, Coney Island (Farmington Hills); West: Regional detention basin, Sheraton Hotel (further west); South: Detention basin, Taco Bell (further south); East: Hotel under construction (Farmington Hills)
- Proposed Use: General Office/Retail
- Site Size: 0.48 acres
- Plan Date: 02/01/08

#### **Project Summary**

The parcel in question is located on the east side of Haggerty Road, north of Eight Mile Road in Section 36 of the City of Novi. The property totals 0.48 acres and contains an existing 20' utility easement which runs through the center. The current zoning of the property is FS, Freeway Service. The applicant is proposing the construction of an approximately 2,575 sq. ft. single story office building. This property was recently rezoned with a Planned Rezoning Overlay (PRO) from FS to B-3, General Business. The Planning Commission gave a positive recommendation for approval of the concept plan and rezoning to City Council on June 27, 2007. The rezoning with PRO appeared before the City Council on August 13, 2007. At that meeting, City Council granted preliminary approval of the plan and rezoning. On December 17, 2007, City Council granted final approval of the Rezoning with PRO.

#### **Recommendation**

Approval of the ***Preliminary Site Plan is recommended.*** The plan is in compliance with most Ordinance requirements and the conditions set forth in the Planned Rezoning Overlay agreement with only planning related items to be addressed at the time of Final Site Plan submittal.

#### **Ordinance Requirements**

This project was reviewed for conformance with the Zoning Ordinance with respect to the Planned Rezoning Overlay Agreement, Article 15 (B-3, General Business District), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed by the applicant or Planning Commission before Preliminary Site Plan Approval may be granted.

1. Dumpster Screening: Dumpster screening details are required. Screening of not less than five feet on three sides of the dumpster is required. Interior bumpers or posts must be shown. Screening should be one foot taller than the dumpster. **The applicant should include dumpster screening details on the Final Site Plan submittal.**
2. Photometric Plan: The notes listed in the lighting review chart must be included on the photometric plan. **The applicant should include the bolded note listed on the lighting review chart on the photometric plan.**
3. Facade Review: The Planning Commission should contemplate whether the proposed facade generally conforms to the renderings presented with the concept plan to the Planning Commission and City Council when the Planned Rezoning Overlay was considered and approved. **The applicant should consider revising the facade to conform to the ordinance.** Please see the facade review letter for additional information.
4. Exterior Door: The architectural plans show an exterior door near the northwest corner of the building. **Access from the parking lot to this door should be provided.**
5. Limitation of Uses: The PRO Agreement limits the permitted uses of the property. **The applicant should include a note on the plans listing those uses that are not permitted.**

### **Planned Rezoning Overlay**

The rezoning with a Planned Rezoning Overlay was granted final approval by City Council on December 17, 2007. The PRO acts as a zoning map amendment, creating a "floating district" with a conceptual plan attached to the rezoning of the parcel. As a part of the PRO, the underlying zoning is changed, in this case to B-3 as requested by the applicant, and the applicant enters into a PRO Agreement with the City, whereby the City and applicant agree to any deviations to the applicable ordinances and tentative approval of a conceptual plan for development for the site. The following ordinance deviations were included in the PRO Agreement

1. The required rear yard building setback is twenty feet. Four feet has been provided. This ordinance deviation has been included in the PRO Agreement.
2. The required front yard parking setback is twenty feet. Ten feet has been provided. This ordinance deviation has been included in the PRO Agreement.
3. The required rear yard parking setback is ten feet. Four feet has been provided. This ordinance deviation has been included in the PRO Agreement.
4. Loading zones should be located in the rear or interior side yard. The loading zone is located in the front yard. This ordinance deviation has been included in the PRO Agreement.
5. A twenty foot greenbelt is required adjacent to the proposed parking. Ten feet has been provided. This ordinance deviation has been included in the PRO Agreement.

When a PRO is proposed, applicants are required to demonstrate a public benefit above and beyond what would be associated with the normal development of the site. This public benefit is included in the PRO Agreement. The public benefits associated with the subject property are as follows:

1. The list of permissible permitted uses was limited as part of the PRO Agreement. *This was included in the PRO Agreement and should be reflected on the plans as noted above.*
2. The developer agreed to extend the public sidewalk for 180 linear feet along the adjacent property to the south of the subject property to complete the sidewalk connection. *This has been included on the site plan.*
3. The developer agreed to provide additional landscaping along the adjacent property to the south. *This has been included on the landscape plan.*
4. The developer agreed to extend the public sidewalk 500 linear feet along the City owned property on the west side of Haggerty road provided an agreement could be reached with the

adjacent property owner to allow the stormwater generated by the subject property to discharge into the stormwater retention area on the west side of Haggerty Road. *It is our understanding that such an agreement has not been reached and the developer will not provide this additional benefit. It is not shown and is not required to be shown on the site plan. However, the developer should indicate in the response letter whether or not such an agreement has been reached.*

The PRO runs with the land, so future owners, successors, or assignees are bound by the terms of the agreement, absent modification by the City of Novi. If the development has not begun within two years, the PRO concept plan expires and the agreement becomes void.

### **Response Letter**

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested **prior to the matter being reviewed by the Planning Commission**. Additionally, a letter from the applicant is requested to be submitted with the next set of plans submitted highlighting the changes made to the plans addressing each of the comments listed above.

### **Site Addressing**

The applicant should contact the Building Department for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application is attached to this review letter. **Please fill out the attached address application and submit it to the Plan Review Center prior to the matter being heard by the Planning Commission.** Please contact Sarah Marchioni [248.347.0430] in the Building Division with any specific questions regarding addressing of sites.

### **Street and Project Name**

This project may need approval from the Street and Project Naming Committee. Please contact Angela Pawlowski (248-735-5631) in the Community Development Department for additional information.

### **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. To give you an advance notice of the requirements and what must be in place prior to the Pre-Con, a sample Pre-Con checklist is attached. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.

  
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Kristen Kapelanski, Planner

Attachments: Planning Review Chart  
Lighting Review Chart

**Planning Review Chart**  
**Haggerty Road PRO PSP Review**  
**Preliminary Site Plan SP#07-22A**

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Community Commercial	No change		This property was recently rezoned from FS, Freeway Service to B-3, General Business as part of the Haggerty Road Development Planned Rezoning Overlay.
Zoning	B-3, General Business	No change		
Proposed Use (Sec. 1501 and Sec. 1502)	Uses permitted listed in Section 1501 and 1502	2,575 square foot retail/office building	Yes	Tenants should check with Planning Department prior to leasing space to ensure use is permitted.
Building Height (Sec. 2400)	30 feet	Approximately 27'	Yes	
<b>Building Setbacks</b> (Sec. 2400)				
Front (west)	30 feet	30 feet	Yes	
Side (north)	15 feet	15 feet +	Yes	
Side (south)	15 feet	15 feet +	Yes	
Rear (east)	20 feet	4 feet	No	This ordinance deviation was included in the PRO agreement.
<b>Parking Setbacks</b> (Sec. 2400, Schedule of Regulations)				



Item	Required	Proposed	Meets Requirements?	Comments
Front (west)	20 feet	10 feet	No	This ordinance deviation was included in the PRO agreement.
Side (north)	10 feet	10 foot +	Yes	
Side (south)	10 feet	10 feet	Yes	
Rear (east)	10 feet	4 feet	No	This ordinance deviation was included in the PRO agreement.
Number of Parking Spaces (Sec 2505(14)c(1))	Office :1 space per 222 sq. ft. of gross leasable area  2,575 sq. ft./222 = 12 spaces required  Retail: 1 space per 200 sq. ft. of gross leasable area  2,575 sq. ft./200 = 13 spaces required	13 spaces	Yes	
Parking Space Dimensions (Sec 2506)	90 degree parking- 9 feet by 19 feet	Spaces sized appropriately throughout the site.	Yes	
Maneuvering Lanes (Sec 2506)	24 feet required	24' maneuvering lanes provided.	Yes	
Barrier Free Spaces (ADA standard)	1 van accessible space required	1 van accessible provided	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8 feet wide with an 8 foot wide access aisle for van accessible	8 feet wide with a 8 foot wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space	Sign shown.	Yes	
Loading Spaces (Sec 2507-2)	Loading space must be provided in the rear yard or interior side yard if a double fronted lot.	Loading zone shown in the front yard.	No	The ordinance deviation was included in the PRO agreement.
Sidewalks (Sec 1607-1f)	A 5' sidewalk is required along Haggerty Road.	5' walk shown	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Dumpster Requirements (Chapter 21, Section 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Screening should be 1 foot taller than dumpster.	No dumpster details provided.	No	Applicant should provide dumpster details.
Dumpster Setbacks (Sec. 2503.1-d)	Accessory structures shall be set back the same as the parking setback and 10 feet from the main building unless structurally attached to the building.	Structurally attached to building.	Yes	
Lighting (Section 2511)	Exterior lighting plan needed at time of Final Site Plan review	Photometric plan provided.	See attached lighting review chart.	

### Lighting Review Summary Chart

Haggerty Road Development PRO

Preliminary Site Plan SP #07-22A

Plan Date: 02-25-08

**Bolded items must be addressed at the time of Final Site Plan**

Item	Required	Meets Requirements?	Comments
Intent (Section 25.1.1.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 25.1.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 25.1.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> <li>• Photometric data</li> <li>• Fixture height</li> <li>• Mounting &amp; design</li> <li>• Glare control devices</li> <li>• Type and color rendition of lamps</li> <li>• Hours of operation</li> <li>• Photometric plan</li> </ul>	Yes	
Required conditions (Section 25.1.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 25.1.3.b)	<ul style="list-style-type: none"> <li>• Electrical service to light fixtures shall be placed underground</li> <li>• No flashing light shall be permitted</li> <li>• <b>Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of</b></li> </ul>	No	<b>Applicant should include the bolded note on the photometric plan.</b>

Item	Required operation.	Meets Requirements?	Comments
Required conditions (Section 25.11.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 25.11.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	Metal halide indicated.
Minimum Illumination (Section 25.11.3.k)	<ul style="list-style-type: none"> <li>• Parking areas 0.2 min</li> <li>• Loading and unloading areas 0.4 min</li> <li>• Walkways 0.2 min</li> <li>• Building entrances, frequent use 1.0 min</li> <li>• Building entrances, infrequent use 0.2 min</li> </ul>	Yes	
Maximum Illumination adjacent to Non-Residential (Section 25.11.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 25.11.3.(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

## LANDSCAPE REVIEW



## PLAN REVIEW CENTER REPORT

April 3, 2008

### Preliminary Landscape Review

Haggerty Retail SP#07-22A

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#### Review Type

Preliminary Landscape Review

#### Property Characteristics

- Site Location: Haggerty Road
- Site Zoning: B-3 with proposed PRO.
- Plan Date: 2/19/08

#### Recommendation

Staff recommends approval of the Preliminary Site Plan for 07-22A Haggerty Retail conditioned upon all previously approved deviations from ordinance standards being included in the PRO Agreement. The Applicant must address the following minor issues upon Final Site Plan submittal.

#### Ordinance Considerations

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

1. The property is not adjacent to residential property.

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

1. A 20' wide greenbelt is required adjacent to proposed parking. The Applicant has provided 10' of greenbelt. This is one of the deviations provided for within the PRO Agreement.
2. A 3' high landscape berm with a 2' crest is required within the greenbelt. The PRO Agreement specifies that a decorative wall and fence will be substituted for the berm.
3. Canopy/ Large Evergreen Trees at one per 35 LF of frontage are required and have been provided.
4. Sub-canopy Trees at one per 20 LF of frontage are required and have been provided.

##### Street Tree Requirements (Sec. 2509.3.b.)

1. One Canopy Street Tree per 35 LF is required between the proposed sidewalk and roadway. These have been provided.

##### Parking Landscape (Sec. 2509.3.c.)

1. Calculations and required Parking Lot Landscape Area have been provided per Ordinance requirements.
2. Parking Lot Canopy Trees have been provided per Ordinance requirements.

##### Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. It is impractical to install this bed on the east side of the building due to

lack of space and ongoing maintenance issues. Foundation landscape has been adequately provided.

2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. This has been provided.
3. Staff is concerned that the building elevations and plans depict a third building entry at the northwest corner of the building. Currently the plans show no access walkway to this door. This must be clarified and may affect the Building Foundation Landscape.

**Plant List (LDM)**

1. A Plant List has been provided. The plants and sizes shown are acceptable. Estimated costs must be adjusted per City of Novi standard costs as attached.

**Planting Details & Notations (LDM)**

1. Please include Landscape Planting Details and Notations per Ordinance and Landscape Design Manual requirements.

**Irrigation (Sec. 2509 3.f.(6)(b))**

1. All landscape areas are required to be irrigated. Please provide an Irrigation Plan.

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

Reviewed by: David R. Beschke, RLA

# City Of Novi

## Landscape & Woodland Cost Estimate Values

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Listed below are the costs to be used on all City of Novi Landscape Plan estimates:

### Landscape Plantings:

Deciduous Canopy Trees	\$400.00
Street Trees	\$325.00
Evergreen Trees	\$325.00
Sub-canopy Ornamental Trees	\$250.00
Shrubs	\$50.00
Perennials	\$15.00
Lawn Seed / Sq. Yd.	\$3.00
Sod / Sq. Yd.	\$6.00
Labor Hour	\$50.00

Transformers, each. \$500.00

### Maintenance Fees for Street Trees:

Developer planting	\$20.00
City Planting	\$25.00

### Woodland Fees:

Replacement value	\$325.00
8"-11" d.b.h.	(1) Tree Rep. Value
11"-20" d.b.h.	(2) Tree Rep. value
>20" d.b.h.	(3) Tree Rep. Value



**Landscape Review Summary Chart**

**Date: April 4, 2008**

Project Name: Haggerty Retail  
 Project Location: Haggerty  
 Sp #: 07-22A  
 Plan Date: 2/19/08  
 Review Type: PRO Landscape Plan  
 Status

**Approval recommended with appropriate waivers.**

Item	Required	Proposed	Meets Requirement	Comments
Name, address and telephone number of the owner and developer or association.(LDM 2.a.)	Yes	Yes	Yes	Include on plan sheets.
Name, Address and telephone number of RLA (LDM 2.b.)	Yes	Yes	Yes	Include on plan sheets.
Legal description or boundary line survey.(LDM 2.c.)	Yes	Yes	Yes	Include on plan sheets.
Project Name and Address (LDM 2.d.)	Yes	Yes	Yes	Include on plan sheets.
A landscape plan 1"-20' minimum. Proper North. (LDM 2.e.)	Yes	Yes	Yes	
Consistent Plans throughout set.	Yes	Yes	Yes	All plan sheets much match.
Proposed topography. 2' contour minimum (LDM 2.e.(1))	Yes	Yes	Yes	Provide proposed contours at 2' interval for the entire site.
Existing plant material. (LDM 2.e.(2))	Yes	Yes	Yes	Show location type and size. Label to be saved or removed. Plan shall state if none exists.
Proposed plant material. (LDM 2.e.(3))	Yes	Yes	Yes	Identify all, including perennials.
Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W. (LDM 2.e.(4))	Yes	Yes	Yes	
Existing and proposed overhead and underground utilities, including hydrants. (LDM 2.e.(4))	Yes	Yes	Yes	
Clear Zone (LDM 2.3.(5) - 2513)	Yes	Yes	Yes	
Zoning (LDM 2.f.)	Yes	Yes	Yes	Include all adjacent zoning.
Sealed by LA. (LDM 2.g.)	Yes	Yes	Yes	Requires original signature.
<b>Plant List (LDM 2.h.) – Include all cost estimates.</b>				
Quantities	Yes	Yes	Yes	
Sizes	Yes	Yes	Yes	Canopy trees must be 3" in caliper. Sub-Canopy trees must be 2.5" in caliper.
Root	Yes	Yes	Yes	
Type and amount of mulch	Yes	Yes	Yes	Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.

Item	Required	Proposed	Meets Requirement	Comments
Type and amount of lawn	Yes	Yes	Yes	Include in cost estimate.
Acceptable species	Yes	Yes	Yes	Per the Landscape Design Manual.
Diversity	Yes	Yes	Yes	Max. 20% Genus, 15% Species.
<b>Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.</b>				
Deciduous Tree	Yes	Yes	No	Please provide all planting details.
Evergreen Tree	Yes	Yes	No	
Shrub	Yes	Yes	No	
Perennial/ Ground Cover	Yes	Yes	No	
Transformers (LDM 1.e.5.)	Yes	Yes	No	Show locations and provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	Yes	Yes	Yes	Provide all proposed dimensions.
ROW Plantings (LDM 1)	Yes	Yes	Yes	Include required calculations.
Walls (LDM 2.k.)	NA			
<b>Landscape Notations – Utilize City of Novi Standard Notes.</b>				
Installation date (LDM 2.l.)	Yes	No	No	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	No	No	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	No	No	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	No	No	All plan sheets.
Mulch type.	Yes	No	No	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	No	No	
Approval of substitutions.	Yes	No	No	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires.	Yes	No	No	No wire, hose or plastic.
Maintenance	Yes	No	No	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	No	No	20' required. 10' proposed. PRO agreement accepted.
<b>Parking Area Landscape Calculations (LDM 2.0.)</b>				
A. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			$A = 2223 \times 10\% = 222 \text{ sf}$
B. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district	Yes			$B = 6089 \times 5\% = 304 \text{ sf}$
C. For : OS-1, OS-2, OSC, OST,	NA			$C = \times 1\% = \text{sf}$

Item	Required	Proposed	Meets Requirement	Comments
B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district				
A. For: I-1 and I-2 Landscape area required due to # of parking spaces	NA			A = 7% x = SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			B = 2% x = SF
C. For: I-1 and I-2 Landscape area required due to vehicular use area	NA			C = 0.5% x = SF
Total A, B and C above = Total Interior parking lot landscaping requirement	Yes	Yes	Yes	526 SF required and provided.
Parking lot tree requirement	Yes	Yes	Yes	
Perimeter greenspace Plantings	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
<b>Parking Lot Plants</b>				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	
<b>Snow Deposit (LDM.2.q.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Depict adequate areas on plan.</b>
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
<b>Irrigation plan (LDM 2.s.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Provide irrigation plan with final site plan.</b>
<b>Cost Estimate (LDM 2.t.)</b>	<b>Yes</b>	<b>Yes</b>	<b>No</b>	<b>Include final estimate of irrigation system at Final Site Plan submittal.</b>
<b>Residential Adjacent to Non-residential</b>				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	Yes	Yes	Yes	
<b>Adjacent to Public Rights-of-Way</b>				
<b>Berm requirements met (2509.3.b.)</b>	<b>Yes</b>	<b>Yes/No</b>	<b>Yes/No</b>	<b>Please depict berm on Landscape Plan.</b>
Planting requirements met (2509.3.b.- LDM 1.b.)	Yes	Yes	Yes	
Street tree requirements met (2509.3.b)	Yes	Yes	Yes	
Detention Basin Plantings (LDM 1.d.(3))	NA			

Item	Required	Proposed	Meets Requirement	Comments
<b>Subdivision requirements</b>				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			
Single Family	NA			
40 wide non-access greenbelt				
Street Trees				
Islands and boulevards				
Multi family	NA			
Condo Trees				
Street trees				
Foundations plantings				
Non-Residential	NA			
Interior street trees				
Evergreen shrubs				
Subcanopy trees				
Plant massing				
Basin plantings				
Loading Zone Screening (2507)	Yes	Yes	Yes	Located to rear of build & adjacent to same zoning.
Landscape Wall or Berm for OST loading zone screening (2302.A)	NA			
Wildlife Habitat Area (Wildlife Habitat Master Plan Map)	NA			
Subdivision Ordinance Appendix C - ROW Buffer Non-Access Greenbelt (402.B3, 403.F)	NA			
Subdivision Natural Features (403.C) Man-made Bodies of Water (403.D) Open Space Areas (403.E)	NA			

### **Financial Requirements Review**

To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$			1.5% of full cost estimate Any adjustments to the fee must be paid in full prior to stamping set submittal.

### **Financial Requirements (Bonds & Inspections)**

Item	Required	Amount	Verified	Comments
Landscape Cost Estimate	YES	\$		Does not include street trees. Includes irrigation (estimated).
Landscape Financial Guaranty	YES	\$ (150%)		This financial guarantee is based upon 150% of the verified cost estimate. For Commercial, this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Landscape Inspection Fee (Development Review Fee Schedule 3/15/99)	YES	\$		For projects up to \$250,000, this fee is \$500 or 6 % of the amount of the Landscape cost estimate, whichever is greater.  This cash or check is due prior to the Pre-Construction meeting.
Landscape Administration Fee (Development Review Fee Schedule 3/15/99)	YES	\$		This fee is 15% of the Landscape Inspection Fee. This cash or check is due prior to the Pre-Construction meeting.
Transformer Financial Guarantee	YES	\$ (To be verified).		\$500 per transformer if not included above. For Commercial this letter of credit is due prior to the issuance of a Temporary Certificate of Occupancy. For Residential this is letter of credit is due prior to pre-construction meeting.
Street Tree Financial Guaranty	YES	\$		\$400 per tree -- Contact City Forester for Details
Street Tree Inspection Fee	YES	\$		6% of the Street Tree Bond as listed above. -- Contact City Forester for Details
Street tree Maintenance Fee	YES	\$		\$25 per trees -- Contact City Forester for Details
Landscape Maintenance Bond	YES	\$		10% of verified cost estimate due prior to release of Financial Guaranty (initial permit received after October 2004)

NOTES:

1. 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. For the landscape requirements, please see the Zoning Ordinance landscape section 2509, Landscape Design Manual and the appropriate items under the applicable zoning classification.
2. NA means not applicable.
3. Critical items that must be addressed are in bold.
4. 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.
5. For any further questions, please contact:

David R. Beschke, RLA  
City of Novi Landscape Architect  
45175 W. Ten Mile Road  
Novi, Michigan 48375-3024  
(248) 735-5621  
(248) 735-5600 fax  
dbeschke@cityofnovi.org

**TRAFFIC REVIEW**

April 2, 2008

Ms. Barbara E. McBeth  
Deputy Director Community Development  
45175 West Ten Mile Road  
Novi, MI 48375-3024



**Re: Haggerty Road Office/Retail Use PRO – Preliminary – 1<sup>st</sup> Review**  
SP No. 07-22A  
OHM Job No. 163-07-252

As requested, we have reviewed the preliminary site plan submitted for Haggerty Road Office/Retail Use PRO. The plans were prepared by DIFFIN Development Consultants, Inc. and are dated February 27, 2008.

#### **OHM RECOMMENDATION**

At this time, we recommend approval of the preliminary site plan, subject to the corrections noted below being made prior to final plan submittal.

#### **DEVELOPMENT BACKGROUND**

- The site is currently zoned as B-3 (General Business).
- The property is a pie-shaped wedge that contains approximately 0.48 acres.
- The applicant is proposing one drive approach.

#### **ROADWAY NETWORK**

The site is located east of Haggerty on the north side of Eight Mile Road. Both Haggerty Road and Eight Mile Road are functionally classified as arterial routes and are under the jurisdiction of the Road Commission of Oakland County (RCOC). Both roads have a posted speed limit of 45 MPH.

#### **SITE PLAN CORRECTIONS**

1. Accessible Parking: The plans indicate an 8' wide van-accessible aisle to the west of the proposed van-accessible handicap parking stall. Since most handicap-accessible vans feature the lift on the passenger side, the aisle should be located on the east side of the accessible parking space.
2. Parking Stall Length: In the current configuration, a vehicle bumper that overhangs the sidewalk would reduce the width to only 4'. In order to provide usable sidewalk width of 5', the sidewalk width should be increased to 7', while the parking stall length may be reduced to 17'. This allows for a 2' bumper overhang.
3. Sidewalk: The proposed sidewalk connection from the building to the roadway currently extends through the truck turnaround area. In this configuration, a truck would potentially block the sidewalk for an extended period of time (while loading/unloading). As such, the sidewalk should be shifted to the north of the loading area so as to safely facilitate pedestrian circulation. We recommend aligning the sidewalk connection from the ROW with the front entrance.

Additionally, the architectural plans indicate another exterior door near the northwest corner of the building. Sidewalk should be provided in front of this door and should be extended along the front of the building, so as to provide access to the parking lot.



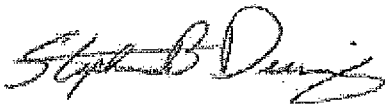
4. ADA Ramps: The nomenclature of the ADA ramps indicated on the plans is obsolete. The most recent nomenclature per current MDOT details shall be provided. Type P Parallel Sidewalk Ramps (per the MDOT Standard Detail for Sidewalk Ramps, R-28-F) should also be provided at the handicap parking stall, so that an accessible walkway is maintained.

The ramps shown at the driveway should be eliminated, and the concrete sidewalk should be extended through the driveway. At the Taco Bell driveway, a ramp with detectable warnings should only be provided if the existing sidewalk does not extend through the driveway; it is preferable to extend the sidewalk through the driveway without the use of ramps.

5. Retaining Wall: The details for the retaining walls indicated on the site plan should be provided.
6. Traffic Signs: Subsequent plan submittals should show the location of all proposed traffic signs and pavement markings. Proposed signs and markings should indicate a parking prohibition in both turnaround areas. Additionally, a traffic sign quantity table (including a brief description, side codes, and sign dimensions) should be provided on the plans.
7. Driveway Width: Per City of Novi standards, the driveway throat width should be widened to 30' (measured to back of curb). The plans currently call for a 28'-wide driveway.

If you have any concerns or questions, please feel free to contact us at 734-522-6711.

Sincerely,  
Orchard, Hiltz & McCliment, Inc.



Stephen B. Dearing, P.E., PTOE.  
Manager of Traffic Engineering



Sara A. Merrill  
Traffic Engineer

## **ENGINEERING REVIEW**



## PLAN REVIEW CENTER REPORT

April 4, 2008

### Engineering Review

Haggerty Road Development  
SP #07-22A

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#### Petitioner

Trowbridge Companies

#### Review Type

Preliminary Site Plan

#### Property Characteristics

- Site Location: West side of Haggerty, North of Eight Mile
- Site Size: 0.48 acres
- Date Received: March 4, 2008

#### Project Summary

- Construction of a 2,500 square foot retail/office building and associated parking. Site access would be provided by a single access on Haggerty Road.
- Water service would be provided by extending a 2-inch lead from the existing 12-inch water main along the west side of Haggerty Rd. No new hydrants are proposed at this time.
- Sanitary sewer service would be provided by extending a 6-inch lead from the existing 10-inch sanitary sewer along the west side of Haggerty Road.
- Storm water would be collected by an on-site storm sewer system and routed through a subsurface treatment structure and then to an underground detention system. This system would discharge at controlled rates to the Orchard Hill Place basin immediately south of the site.

#### Recommendation

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

#### Comments:

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

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls comply with Michigan Barrier-Free regulations.

Water Main

5. The shut off for the domestic lead shall be located within the right-of-way or a dedicated easement.

Sanitary Sewer

6. A sanitary sewer monitoring manhole shall be provided within the right-of-way or a dedicated easement.
7. The sanitary lead shall be 5-foot deep where under the influence of pavement, and shall be designed with a 2-percent slope, if available.

Storm Sewer

8. Provide a schedule listing the casting type for each proposed catch basin on the utility plan.

Storm Water Management Plan

9. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
10. As discussed, the storage capacity of the proposed Vortechs unit is incorrectly stated in the calculations. Furthermore, the capacity of the unit cannot be included as available detention volume since it is used for sediment accumulation.
11. The 100-year detention volume shall be calculated based on a discharge rate of 0.15 CFS/Acre, rather than 0.20 currently used. This results in a required storage volume of 2,969 CF.
12. Access shall be provided to the east side of the adjacent storm water basin to the south. This may be accomplished by providing a mountable curb along the southern edge of the drive aisle's bump out, and providing a gravel base that connects to the existing access drive. Provide an access easement from this point to the Haggerty Road right-of-way.
13. The rim of outlet control structure should be surveyed to determine high water elevation of basin. If the water will rise above the bottom of the proposed retaining wall, the wall design shall address this issue.
14. The outlet control structure shall be designed to regulate the bank full and 100-year volumes. Restriction for the first flush is not necessary due to the presence of the

- pretreatment structure. Due to maintenance concerns, each restricting orifice in the control structure shall be a minimum of 1 square-inch in size, even though this may result in a flow rate above that calculated.
15. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
  16. Provide manufacturers details and sizing calculations for the pretreatment structure within the plans. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr), resulting in a flow rate of approximately 0.37 CFS. Higher flows shall be bypassed.
  17. Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high water elevation of the groundwater table.

**Paving & Grading**

18. The retaining wall adjacent to the sidewalk north of the entrance shall be shifted north (6 feet or per Building Department standards) to avoid the need for a hand rail, if applicable.
19. The standard parking stall/sidewalk configuration consists of 19-foot long stall adjacent to a 5-foot wide walk, or a 17-foot long stall adjacent to a 7-foot wide walk. Sheet 3 currently shows an 18-foot long stall adjacent to a 6-foot wide walk, and shall be updated accordingly.
20. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
21. The concrete sidewalk should continue across the drive approach. The sidewalk shall be increased to 8-inches thick along the crossing. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is maintained along the walk.

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

22. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
23. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

24. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement

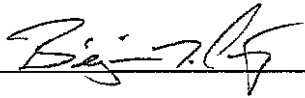
is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.

25. A draft copy of the private ingress/egress easement for shared use of the drive entry to the east side of the adjacent detention basin must be submitted to the Community Development Department.

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

26. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
27. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
28. A permit for work within the right-of-way of Haggerty Road must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
29. A permit for work within the right-of-way of Haggerty Road must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
30. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
31. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
32. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
33. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
34. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

Please contact Benjamin Croy, PE at (248) 735-5635 with any questions or concerns.



---

cc: Rob Hayes, City Engineer  
Kristen Kapalanski, Community Development Department  
Tina Glenn, Water & Sewer Dept.

## FAÇADE REVIEW



# **METCO SERVICES, INC.**

**ENGINEERS, ARCHITECTS, & SURVEYORS**

23917 Cass St. · Farmington · Michigan · 48335 · (248) 478-3423 · Fax (248) 478-5656

April 1, 2008

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

Attn: Ms. Barb McBeth – Deputy Director Community Development

Re: **FACADE ORDINANCE – Preliminary Site Plan Review**  
**Haggerty Road development**  
**SP07-22**  
Façade Region: 1 (Haggerty Road)  
Zoning District: B-3  
Size: (1) Building – 2,556 Sq. Ft.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary Site Plan review regarding the drawings prepared by MGA Architects, dated 3-05-08 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. A "check" by the percentage signifies that the range is within the ordinance guidelines, while an "x" indicates an overage. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column.

<b>Drawings Dated 3-05-08</b>	<b>NORTH FACADE</b>	<b>SOUTH FACADE</b>	<b>EAST FACADE</b>	<b>WEST FACADE</b>	<b>ORDINANCE MAXIMUM</b>
NATURAL BRICK	40.7% ✓	36.9% ✓	44.8% ✓	41.9% ✓	100% (30% Min.)
CAST STONE	4.9% ✓	4.8% ✓	4.7% ✓	6.1% ✓	25%
ASPHALT SHINGLES (10/12 pitch)	29.4% X	31.5% X	47.0% X	46.0% X	25%
SIDING (cement lap)	11.7% X	15.0% X	0.0% ✓	0.0% ✓	0%
TRIM	13.3% ✓	11.8% ✓	3.5% ✓	6.0% ✓	15%

**Recommendations:**

1. The applicant will be required to obtain a Section 9 waiver for two proposed materials. One for the overage of Asphalt Shingles on all four facades because it exceeds to maximum allowed of 25%. Secondly, Region 1 prohibits the use of siding products which are utilized on the North and South facades. The asphalt shingles are not harmonious with adjacent buildings in the area.
2. The materials shown on the sample board are consistent with the façade ordinance.
3. The amount, size, and placement of signage will be governed by the sign ordinance.
4. The trash enclosure utilizes face brick and cast stone to match the building.
5. All wall or ground mounted mechanical equipment shall be screened from view. (Section 2520, Item 3)
6. The City of Novi requires a Façade Inspection for all projects. The inspection will use the actual material sample board, approved by the Planning Commission, and check it against the actual materials delivered to the site.

**It is therefore our recommendation that the design does not meet the intent and purpose of the ordinance and a Section 9 Waiver not be granted based on item 1.**

If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,  
Metco Services

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with the first name being the most prominent.

Douglas R. Necci AIA

**FIRE REVIEW**



248.349-2162  
248.349-1724 fax

cityofnovi.org

**CITY COUNCIL**

Mayor  
David B. Landry

Mayor Pro Tem  
Kim Capello

Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

City Manager  
Clay J. Pearson

Fire Chief  
Frank Smith

Deputy Fire Chief  
Jeffrey Johnson

April 3, 2008

TO: Barbara McBeth, Deputy Director  
Community Development, City of Novi

RE: Haggerty Road Development PRO, SP07-22A, Preliminary Site Plan  
Fire Department Review

Dear Ms. McBeth,

The above plan has been reviewed and it is **Recommended for Approval**.

Sincerely,

Michael W. Evans  
Fire Marshal

cc: file

**APPLICANT RESPONSE LETTER(S)**

April 21, 2008

City of Novi  
Community Development Department  
Attention: Kristen Kapelanski, Planner  
45175 W. Ten Mile Road  
Novi, MI 48375

RE: Haggerty Road Development PRO SP # 07-228

Dear Ms. Kapelanski,

We are in receipt of the review letters from the various departments for the above referenced project. We appreciate the timely responses and look forward to a successful completion of the development. As requested we provide this response letter to address the items of concern. The responses are provided per department, consistent with the review letters as received.

#### **PLANNING REVIEW**

**Item # 1.** Dumpster Screening: though the site plan shows a dumpster, we are going to design a trash room within the building floor plan. It will be at the south-east corner of the building and will have a double door with four residential type roll-out type dumpsters that will be rolled to the end of the sidewalk by the Tenants or trash company for pick-up on designated days. There will be a portion of sidewalk from the trash room to the main walk. The doors will be locked and each of the tenants, if more than one, and the trash company will have keyed access.

**Item # 2.** Photometric Plan: the bolded note listed on the lighting review chart will be on the photometric plan.

**Item # 3.** Façade Review: the façade changed slightly from the concept plan submission due primarily to a reduction to one entrance from two. However the plan as submitted is substantially similar to the original concept and we would ask that the façade as revised be accepted. It may be necessary to go back to two entrances, depending on whether the building has one or two tenants. The other façade comments are addressed elsewhere herein.

**Item # 4.** Exterior Door: if the final design requires a door at the south-west corner of the building access to this door will be provided from a sidewalk that connects to the main walk and the ramp where the sidewalk and parking area meet. This door was provided for the original proposed tenant but more than likely will not be part of our final design

**Item # 5.** Limitation of Uses: the plans will include a note listing those uses that are not permitted.

**Item # 6.** Additional Sidewalk: as of this date we have not reached an agreement with the adjacent property owner to discharge storm water into their retention basin, simply because we have not had any response from them, in spite of letters sent to the ownership entity that is listed on the tax bill, and discussions with the manager of the building they own in Orchard Hills Place. There does not seem to be a specific person or entity to deal with. We will diligently pursue a successful resolution on this matter until we have to submit for a building permit. We will provide the additional sidewalk if the matter is resolved.

## **ENGINEERING REVIEW**

The Items as provided in the Engineering Review for Preliminary Site plan are acceptable and will be addressed accordingly at the time of Final Site Plan submittal and/or construction.

## **OHM REVIEW**

**Item # 1.** Accessible Parking: will be changed as noted.

**Item # 2.** Parking Stall Length: will be changed as noted.

**Item # 3.** Sidewalk: we will shift the sidewalk to the north of the loading area, but propose widening the sidewalk leading to the building entrance, which will then tie into the sidewalk leading to the right of way. This will prohibit having a small greenbelt area wedged between two sidewalk areas.

**Item # 4.** ADA Ramps: will be changed as noted. The sidewalk will stop at the northern side of the Taco Bell driveway so a ramp with detectable warnings will be provided.

The remaining Items in the OHM Review are acceptable as noted.

## **PRELIMINARY LANDSCAPE REVIEW**

**Item # 1.** Plant List: estimated costs will be adjusted per City of Novi standards.

**Item # 2.** Planting Details and Notations: will be provided as requested.

**Item # 3.** Irrigation: an Irrigation Plan will be provided.

**Item # 4.** Snow Deposit: We will put mountable curb at the north side of the unloading area and will provide a clear green area for snow deposit. If possible we will do the same at the east end of the parking lot.

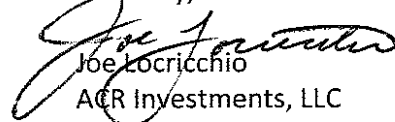
## **FACADE REVIEW**

**Item # 1.** Section 9 waiver: With respect to the dimensional shingles, this is the logical roof alternative based on the design and character of the building. The Holiday Inn Express Suites is the dominant structure in the immediate vicinity and, though it rests in a different municipality, has an asphalt roof. We would like to utilize the roof material as shown, but would be willing to eliminate the concrete lap siding in favor of brick and/or stone per Mr. Necci's recommendation.

The remaining Items as provided in the Façade Review are acceptable as noted.

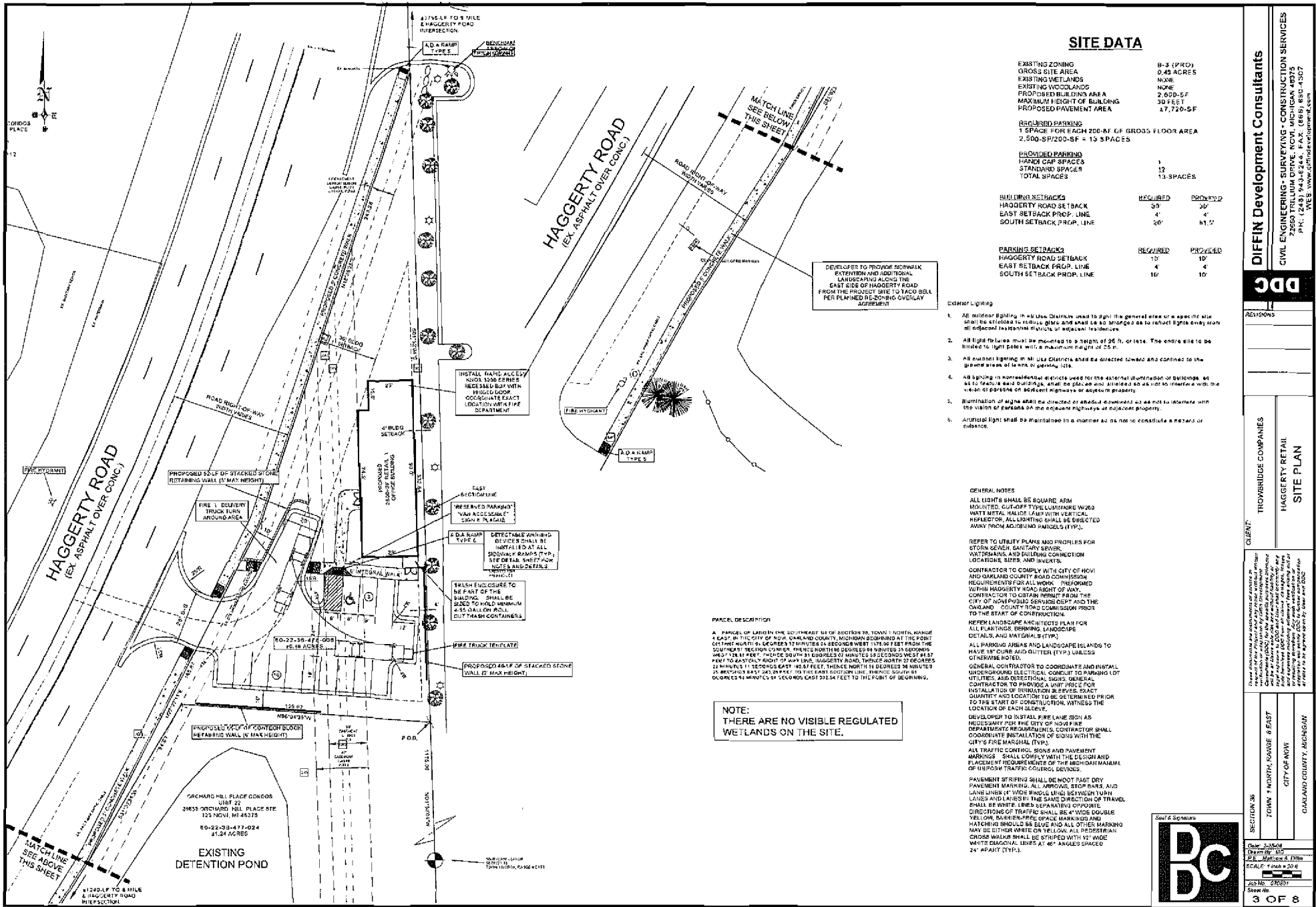
We appreciate the input of all of the departments and consultants and look forward to the April 30<sup>th</sup> Planning Commission meeting.

Sincerely,

  
Joe Locricchio  
ACR Investments, LLC

**REDUCED SITE PLAN**





**SITE DATA**

EXISTING ZONING	B-3 (PRO)	
GROSS SITE AREA	0.49 ACRES	
EXISTING WETLANDS	NONE	
EXISTING WOODLANDS	NONE	
PROPOSED BUILDING AREA	2,600 SF	
MAXIMUM HEIGHT OF BUILDING PROPOSED PAVEMENT AREA	30 FEET	
REQUIRED PARKING	1 SPACE FOR EACH 200-SF OF GROSS FLOOR AREA	
2,500-SF/200-SF = 13 SPACES		
PROVIDED PARKING		
HANDY CAP SPACES	1	
STANDARD SPACES	12	
TOTAL SPACES	13 SPACES	
BUILDING SETBACKS	REQUIRED	PROVIDED
HAGGERTY ROAD SETBACK	30'	20'
EAST SETBACK PROP. LINE	4'	4'
SOUTH SETBACK PROP. LINE	20'	11.5'
PARKING SETBACKS	REQUIRED	PROVIDED
HAGGERTY ROAD SETBACK	15'	10'
EAST SETBACK PROP. LINE	4'	4'
SOUTH SETBACK PROP. LINE	10'	10'

DEVELOPER TO PROVIDE SIDEWALK EXTENSION AND ADDITIONAL LANDSCAPING ALONG THE EAST SIDE OF HAGGERTY ROAD FROM THE PROJECT SITE TO MATCH BELL PER PLANNED REZONING OVERLAY AGREEMENT

**EXTERIOR LIGHTING**

- All exterior lighting in all uses Districts used to light the general area of a specific site shall be intended to illuminate only the site and shall be so arranged as to prevent light spill over adjacent residential districts or adjacent residences.
- All light fixtures must be mounted to a height of 26 ft. or less. The entire site to be limited to light poles with a maximum height of 25 ft.
- All outdoor lighting in all uses Districts shall be directed toward and confined to the paved area of the site or parking lot.
- All lighting in nonresidential districts used for the general illumination of buildings, so as to feature said buildings, shall be placed and shielded so as not to interfere with the vision of persons on adjacent highways or adjacent property.
- Illumination of signs shall be directed or shielded downward so as not to interfere with the vision of persons on the adjacent highways or adjacent property.
- Artificial light shall be maintained in a manner so as not to constitute a hazard or nuisance.

**GENERAL NOTES**

ALL LIGHTS SHALL BE SQUARE ARM MOUNTED, CUT-OFF TYPE LUMINAIRE W/20 WATT METAL HALIDE LAMP WITH VERTICAL REFLECTOR. ALL LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PARCELS (TYP.).

REFER TO UTILITY PLANS AND PROFILES FOR STORM SEWER, SANITARY SEWER, WATER MAINS, AND BUILDING CONNECTION LOCATIONS, SIZES, AND INVERTS.

CONTRACTOR TO COMPLY WITH CITY OF HOWLAND AND OHIO COUNTY ROAD COMMISSION REQUIREMENTS FOR ALL WORK PERFORMED WITHIN HAGGERTY ROAD RIGHT OF WAY. CONTRACTOR TO OBTAIN PERMIT FROM THE CITY OF HOWLAND PUBLIC SERVICE DEPT AND THE OHIO COUNTY ROAD COMMISSION PRIOR TO THE START OF CONSTRUCTION.

REFER LANDSCAPE ARCHITECTS PLAN FOR ALL PLANTINGS, REMAINING LANDSCAPE DETAILS, AND MATERIALS (TYP.).

ALL PARKING AREAS AND LANDSCAPE ISLANDS TO HAVE 18" CURBS AND GUTTER (TYP.) UNLESS OTHERWISE NOTED.

GENERAL CONTRACTOR TO COORDINATE AND INSTALL UNDERGROUND ELECTRICAL CONDUIT TO PARKING LOT UTILITIES AND DIRECTIONAL SIGNS. GENERAL CONTRACTOR TO PROVIDE A UNIT PRICE FOR INSTALLATION OF IRRIGATION SLEEVES. QUANTITY AND LOCATION TO BE DETERMINED PRIOR TO THE START OF CONSTRUCTION, WITH THE LOCATION OF EACH SLEEVE.

DEVELOPER TO INSTALL FIRE LANE SIGN AS NECESSARY FOR THE CITY OF HOWLAND. DEPARTMENT REQUIREMENTS. CONTRACTOR SHALL COORDINATE INSTALLATION OF SIGNS WITH THE CITY'S FIRE MARSHAL (TYP.).

ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE MINIMUMIMUM OF HIGHWAY TRAFFIC CONTROL DEVICES.

PAVEMENT STRIPING SHALL BE MOIST CURE DRY PAVEMENT MARKING. ALL APPROACH, STOP BARS, AND LANE LINES (4" WIDE DOUBLE LINES BETWEEN TURN LANES AND LANE LINES) THE SAME DIRECTION OF TRAVEL SHALL BE WHITE LINES SEPARATING OPPOSITE DIRECTIONS OF TRAFFIC SHALL BE 4" WIDE DOUBLE YELLOW. BARRELS, PILE CAPS, MARKERS AND HATCHES SHOULD BE BLUE AND ALL OTHER MARKING MAY BE EITHER WHITE OR YELLOW. ALL PEDESTRIAN CROSS WALKS SHALL BE STRIPED WITH 2" WIDE WHITE DIAGONAL LINES AT 45° ANGLES SPACED 24" APART (TYP.).

**PARCEL DESCRIPTION**

A PARCEL OF LAND IN THE 20TH RANGE 04 OF SECTION 16, TOWNSHIP 10 NORTH, RANGE 04 EAST, IN THE CITY OF HOWLAND COUNTY, OHIO, BEING BEARING AT THE POINT OF BEGINNING NORTH 15 DEGREES 17 MINUTES 24 SECONDS WEST 178.90 FEET FROM THE SOUTHWEST CORNER CORNER 12 MINUTES 24 SECONDS WEST 178.90 FEET FROM THE SOUTHWEST CORNER CORNER 12 MINUTES 24 SECONDS WEST 178.90 FEET TO EAST 100' OF HAY LINE, HAGGERTY ROAD, THENCE NORTH 27 DEGREES 11 SECONDS EAST 100.57 FEET, THENCE NORTH 18 DEGREES 36 MINUTES 00 SECONDS EAST 100.57 FEET TO THE EAST BOUNDARY LINE, THENCE SOUTH 01 DEGREES 51 MINUTES 00 SECONDS EAST 231.54 FEET TO THE POINT OF BEGINNING.

**NOTE:**  
THERE ARE NO VISIBLE REGULATED WETLANDS ON THE SITE.

**DIFFIN Development Consultants**  
CIVIL ENGINEERING - SURVEYING - CONSTRUCTION SERVICES  
22550 TRILLIUM DRIVE, NORTH MICHIGAN #8375  
P.O. BOX 111  
LANSING, MI 48916-0111  
WWW.DIFFINENGINEERING.COM

**DDC**

REVISIONS

TROWBRIDGE COMPANIES  
HAGGERTY RETAIL  
SITE PLAN

CLIENT:  
TROWBRIDGE COMPANIES  
12000 W. HAYDEN DRIVE, SUITE 100  
MICHIGAN CITY, INDIANA 46360  
PHONE: (219) 875-1111  
FAX: (219) 875-1112  
WWW.TROWBRIDGE.COM

SECTION 36  
TOWN: HOWLAND, RANGE: 04 EAST  
CITY OF HOWLAND  
OHIO COUNTY, MICHIGAN

Scale & Signature  
**Bc**

Drawn: J. B. BROWN  
Checked: J. B. BROWN  
P.E. Matthew R. BROWN  
SCALE: 1" = 40' @ 20" H  
JOB NO: 070001  
Sheet No:  
**3 OF 8**

## **PLANNED REZONING OVERLAY AGREEMENT**

**PLANNED REZONING OVERLAY (PRO) AGREEMENT**  
**HAGGERTY ROAD DEVELOPMENT**

**AGREEMENT**, by and among ACR Investments, LLC, a Michigan limited liability company whose address is 2617 Beacon Hill, Auburn Hills, MI 48326 (referred to as “Developer”); and Jeffrey Rotberg, whose address is 2640 Heathfield Road, Bloomfield Hills, MI 48301 (“Fee Owner”); and the City of Novi, 45175 West Ten Mile Road, Novi, MI 48375-3024 (“City”).

**RECITATIONS:**

- I. Fee Owner is the fee owner of the “Land” described on **Exhibit A**, attached and incorporated herein. Developer has an option to purchase the Land. Fee Owner and Developer shall be referred to jointly in this Agreement as the Owner. The representations contained herein and the Undertakings set forth shall apply with equal force and effect as to each.
- II. For purposes of improving and using the Land for an approximately 2,500 square foot office or retail building, Owner petitioned the City for an amendment of the Zoning Ordinance, as amended, so as to reclassify the Land from FS, Freeway Service District, to B-3, General Business District. The FS classification shall be referred to as the “**Existing classification**” and B-3 shall be referred to as the “**Proposed Classification.**”
- III. The Proposed Classification would provide the Owner with certain material development options not available under the Existing Classification, and would be a distinct and material benefit and advantage to the Owner.
- IV. The City has reviewed and approved the Owner’s proposed petition to amend the zoning district classification of the Land from the Existing Classification to the Proposed Classification under the terms of the Planned Rezoning Overlay (PRO) provisions of the City’s Zoning Ordinance; has reviewed the Owner’s proposed PRO Plan (including building façade, elevations, and design) attached hereto and incorporated herein as **Exhibit B** (the “PRO Plan”), which is a conceptual or illustrative plan for the potential development of the Land under the Proposed Classification, and not an approval to construct the proposed improvements as

shown; and has further reviewed the proposed PRO conditions offered or accepted by the Owner.

- V. In proposing the Proposed Classification to the City, Owner has expressed as a firm and unalterable intent that Owner will develop and use the Land in conformance with the following undertakings by Owner, as well as the following forbearances by the Owner (each and every one of such undertakings and forbearances shall together be referred to as the "Undertakings"):
- A. Owner shall develop and use the Land solely for an approximately 2,500 square foot office or retail building (with appropriate parking and site improvements), to the extent permitted under the Proposed Classification. Owner shall forbear from developing and/or using the Land in any manner other than as authorized and/or limited by this Agreement.
  - B. Owner shall develop the Land in accordance with all applicable laws and regulations, and with all applicable ordinances, including all applicable height, area, and bulk requirements of the Zoning Ordinance as relates to the Proposed Classification, except as expressly authorized herein. The PRO Plan is acknowledged by both the City and Owner to be a conceptual plan for the purpose of depicting the general area contemplated for development. Some deviations from the provisions of the City's ordinances, rules, or regulations are depicted in the PRO Plan are approved by virtue of this Agreement; however, except as to such specific deviations enumerated herein the Owner's right to develop the office or retail building under the requirements of the Proposed Classification shall be subject to and in accordance with all applications, reviews, approvals, permits, and authorizations required under applicable laws, ordinances, and regulations, including, but not limited to, site plan approval, storm water management plan approval, woodlands and wetlands permits, façade approval, landscape approval, and engineering plan approval, except as expressly provided in this Agreement. The building design, façade, and elevations shall be substantially similar (as determined by the City) to that submitted as part of the Owner's final approval request, as depicted in **Exhibit B**.
  - C. In addition to any other ordinance requirements, Owner shall seek, obtain approval for, and use best management practices and efforts with respect to all storm water and soil erosion requirements and measures throughout the site during the design and construction phases, and subsequent use, of the development contemplated in the Proposed Classification.
  - D. The following deviations from the standards of the zoning ordinance are hereby authorized pursuant to §3402.D.1.c of the City's zoning ordinance.

1. A 16-foot rear yard setback deviation (20 feet required, 4 feet provided).
2. A 10-foot deviation for front yard parking setback (20 feet required, 10 feet provided).
3. A 6-foot deviation for rear yard parking setback (10 feet required, 4 feet provided).
4. Placement of the loading zone on the west side of the building in the front yard (rear yard placement required under §2507 of the zoning ordinance).
5. At the Owner's option, but subject to approval by the City, either a screening wall in lieu of the required berm (wall to be 6 feet high and constructed of decorative masonry or brick matching the building façade materials) or landscaping to provide an aesthetically appropriate screening or separation..
6. Placement of a 10-foot wide greenbelt along the northern most side of the parking lot, rather than the 20-foot greenbelt (with 3-foot high berm with 2-foot wide crest) along the Haggerty Road frontage of the parking lot.

E. The following PRO Conditions shall apply to the Land and/or be undertaken by Owner:

1. The following principal permitted uses and/or special uses listed in the B-3 zoning district regulations are *not permitted* on the property:
  - Off-street parking lots
  - Restaurants having the character of a drive in or having a drive-through window
  - Theaters, assembly halls, concert halls, museums or similar places of assembly when conducted completely within enclosed buildings
  - Business schools and colleges or private schools operated for profit
  - Day Care Centers and Adult Day Care Centers
  - Private clubs, fraternal organizations, and lodge halls
  - Hotels and motels
  - Mortuary establishments
  - Auto wash
  - Bus passenger stations
  - New and used car salesroom, showroom, or office
  - Tattoo parlors
  - Outdoor space for exclusive sale of new or used automobiles, campers, recreation vehicles, mobile homes, or rental of trailers or automobiles
  - Businesses in the character of a drive-in or open front store

- Plant materials nursery for the retail sale of plant materials and sales of lawn furniture, playground equipment and garden supplies
  - Public or private indoor recreational facilities
  - Mini-lube or quick oil change establishments
  - Gasoline service station and automobile repair
  - Motels, hotels, and transient lodging facilities
2. Owner shall extend public sidewalk for approximately 180 linear feet along the adjacent property to the south of the subject property to complete the sidewalk connection, as shown on the PRO plan.
  3. Owner shall provide additional landscaping along the adjacent property (if permitted by the adjacent property owner) as shown on the PRO plan. If the adjacent property owner does not allow such landscaping, Owner shall provide an equivalent amount of landscaping along City-owned property on the west side of Haggerty Road, as shown on the attached alternate plan, **Exhibit C**. After the maintenance and guarantee period for such landscaping, Owner shall not be responsible for its maintenance or upkeep.
  4. If Owner is able to secure approval to discharge stormwater from the Land to the stormwater retention area on the west side of Haggerty Road (as opposed to dealing with it through typical on-site retention), Owner shall extend the public sidewalk approximately 500 linear feet along the City-owned property on the west side of Haggerty Road, as shown on the PRO plan.

***NOW, THEREFORE, IT IS AGREED AS FOLLOWS:***

1. Upon the Proposed Classification becoming final following entry into this Agreement:
  - a. The Undertakings shall be carried out by Owner on and for the Land;
  - b. Owner shall act in conformance with the Undertakings;
  - c. The Owner shall forbear from acting in a manner inconsistent with the Undertakings; and
  - d. The Owner shall commence and complete all actions necessary to carry out all of the PRO Conditions.
2. In the event Owner attempts to or proceeds with actions to complete improvement of the Land in any manner other than as an approximately 2,500 square foot office or commercial building as shown on **Exhibit B**, the City shall be authorized to

revoke all outstanding building permits and certificates of occupancy issued for such building and use.

3. Owner acknowledges and agrees that the City has not required the Undertakings. The Undertakings have been voluntarily offered by Owner in order to provide an enhanced use and value of the Land, to protect the public safety and welfare, and to induce the City to rezone the Land to the Proposed Classification so as to provide material advantages and development options for the Owner.
4. All of the Undertakings represent actions, improvements, and/or forbearances that are directly beneficial to the Land and/or to the development of and/or marketing of the office or retail building on the Land. The burden of the Undertakings on the Owner is roughly proportionate to the burdens being created by the development, and to the benefit which will accrue to the Land as a result of the requirements represented in the Undertakings.
5. In addition to the provisions in Paragraph 2, above, in the event the Owner, or its respective successors, assigns, and/or transferees proceed with a proposal for, or other pursuit of, development of the Land in a manner which is in material violation of the Undertakings, the City shall, following notice and a reasonable opportunity to cure, have the right and option to take action using the procedure prescribed by law for the amendment of the Master Plan and Zoning Ordinance applicable to the Land to amend the Master Plan and zoning classifications of the Land to a reasonable classification determined appropriate by the City, and neither the Owner nor its respective successors, assigns, and/or transferees, shall have any vested rights in the Proposed Classification and/or use of the Land as permitted under the Proposed Classification, and Owner shall be estopped from objecting to the rezoning and reclassification to such reasonable classifications based upon the argument that such action represents a "downzoning" or based upon any other argument relating to the approval of the Proposed Classification and use of the Land; provided, this provision shall not preclude Owner from otherwise challenging the reasonableness of such rezoning as applied to the Land.
6. By execution of this Agreement, Owner acknowledges that it has acted in consideration of the City approving the Proposed Classification on the Land, and Owner agrees to be bound by the provisions of this Agreement.
7. After consulting with an attorney, the Owner understands and agrees that this Agreement is authorized by and consistent with all applicable state and federal laws and Constitutions, that the terms of this Agreement are reasonable, that it shall be estopped from taking a contrary position in the future, and, that the City shall be entitled to injunctive relief to prohibit any actions by the Owner inconsistent with the terms of this Agreement.
8. This Agreement shall be binding upon and inure to the benefit of the parties to this Agreement and their respective heirs, successors, assigns and transferees, and

an affidavit providing notice of this Agreement may be recorded by either party with the office of the Oakland County Register of Deeds.

- 9. The Zoning Board of Appeals (ZBA) shall have no jurisdiction over the Property or the application of this Agreement until after site plan approval and construction of the development as approved therein.
- 10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. All remedies afforded in this Agreement shall be taken and construed as cumulative, that is, in addition to every other remedy provided by law.
- 11. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. Any and all suits for any and every breach of this Agreement may be instituted and maintained in any court of competent jurisdiction in the County of Oakland, State of Michigan.
- 12. This Agreement may be signed in counterparts.

WITNESSES:

**FEE OWNER**

\_\_\_\_\_  
Print Name:

JEFFREY ROTBERG

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_  
Jeffrey Rotberg

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

On this \_\_\_\_ day of \_\_\_\_\_, 2008, before me appeared Jeffrey Rotberg, who states that he has signed this document of his own free will duly authorized on behalf of the company.

\_\_\_\_\_  
Notary Public

WITNESSES:

**DEVELOPER**



\_\_\_\_\_  
Print Name:

ACR INVESTMENTS, LLC,  
a Michigan limited liability company

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_

Its: Managing Member

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me appeared \_\_\_\_\_ of Managing Member of ACR Investments, LLC, a Michigan limited liability company, who states that he has signed this document of his own free will duly authorized on behalf of the company.

\_\_\_\_\_  
Notary Public

**CITY OF NOVI**

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_  
David B. Landry, Mayor

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Print Name:

By: \_\_\_\_\_  
Maryanne Cornelius, Clerk

\_\_\_\_\_  
Print Name:

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2008, before me appeared David B. Landry and Maryanne Cornelius, who stated that they had signed this document of her own free will on behalf of the City of Novi in their respective official capacities, as stated above.

---

Notary Public

Drafted by:

Thomas R. Schultz  
30903 Northwestern Highway  
Farmington Hills, MI 48334

When recorded return to:

Maryanne Cornelius, Clerk  
City of Novi  
45175 West Ten Mile Road  
Novi, MI 48375-3024

1055962

## EXHIBIT 'A'

### PARCEL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 36, TOWN 1 NORTH, RANGE 8 EAST, IN THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN BEGINNING AT THE POINT DISTANT NORTH 01 DEGREES 52 MINUTES 04 SECONDS WEST 1175.00 FEET FROM THE SOUTHEAST SECTION CORNER, THENCE NORTH 86 DEGREES 04 MINUTES 35 SECONDS WEST 129.87 FEET, THENCE SOUTH 31 DEGREES 07 MINUTES 56 SECONDS WEST 94.67 FEET TO EASTERLY RIGHT OF WAY LINE, HAGGERTY ROAD, THENCE NORTH 27 DEGREES 22 MINUTES 11 SECONDS EAST 195.67 FEET, THENCE NORTH 18 DEGREES 36 MINUTES 25 SECONDS EAST 243.28 FEET TO THE EAST SECTION LINE, THENCE SOUTH 01 DEGREES 52 MINUTES 04 SECONDS EAST 332.54 FEET TO THE POINT OF BEGINNING.

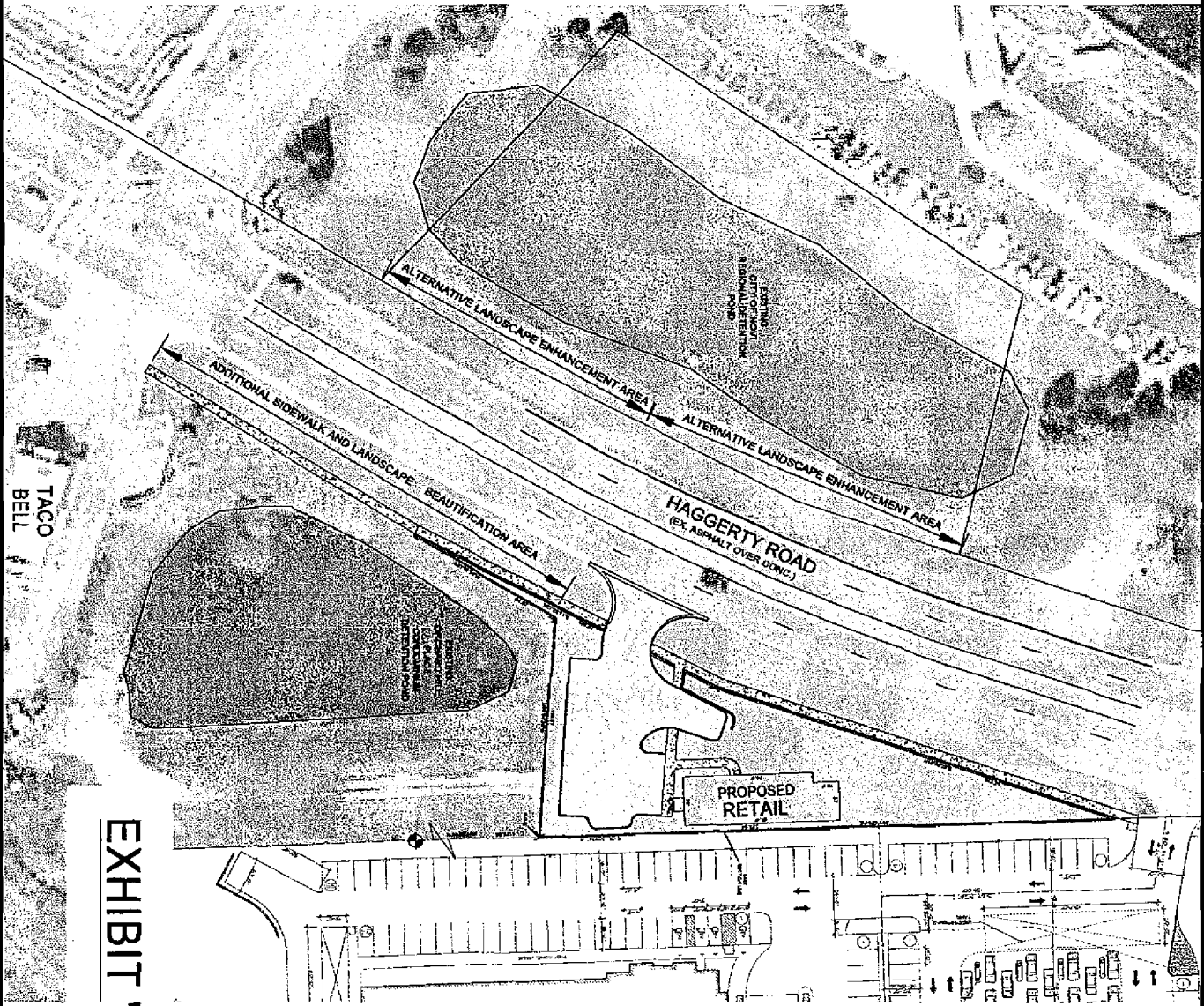
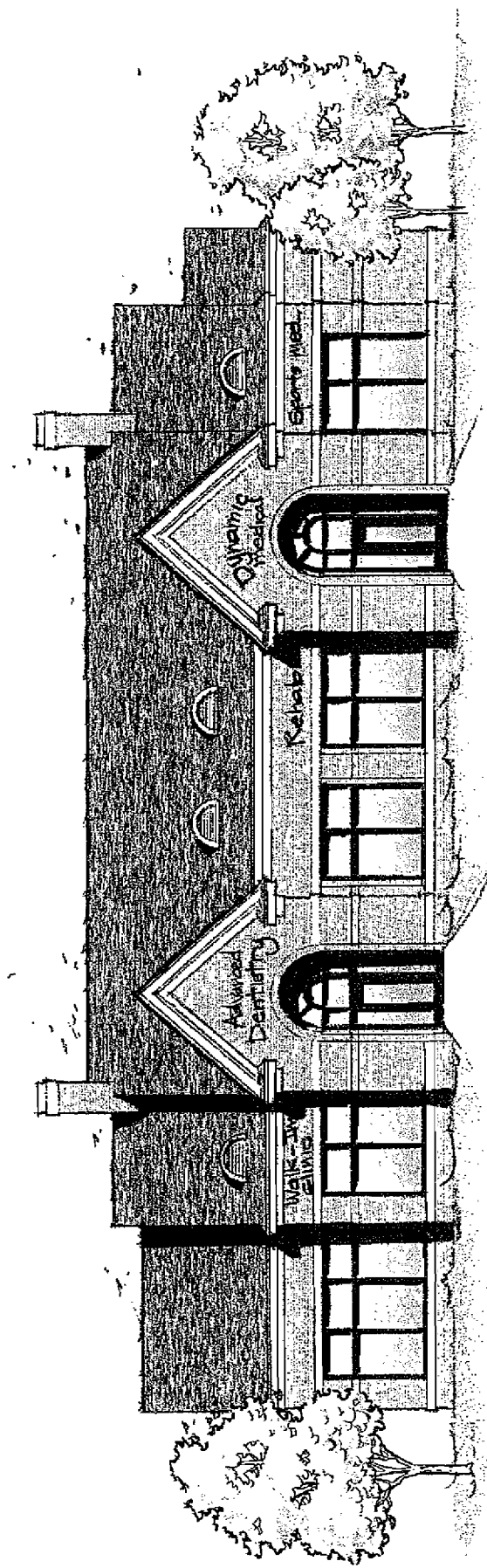


EXHIBIT 'B'



	CLIENT <b>TROWBRIDGE COMPANIES</b> HAGGERTY RETAIL BUILDING PROPOSED REZONING OVERLAY PLAN EXHIBIT 'B'	SECTION NO. TOWN 1 SOUTH, RANGE 6 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	<b>DDC</b> <b>DIFFIN Development Consultants</b> CIVIL ENGINEERING • SURVEYING • CONSTRUCTION SERVICES 22650 TRILLIUM DRIVE, NOVI MI 48375 PH: (248) 943-6244, FAX: (866) 690-4307 WEB: diffindevelopment.com	
	DATE 4-14-08	DRAWN BY JMM/ML	SCALE 1" = 80'	
	CHECKED BY JMM/ML	DATE 4-14-08	PROJECT NO. 08-001	SHEET NO. 2 OF 2
	TITLE HAGGERTY RETAIL BUILDING PROPOSED REZONING OVERLAY PLAN EXHIBIT 'B'	CLIENT TROWBRIDGE COMPANIES	SECTION NO. TOWN 1 SOUTH, RANGE 6 EAST CITY OF NOVI OAKLAND COUNTY, MICHIGAN	<b>DDC</b> <b>DIFFIN Development Consultants</b> CIVIL ENGINEERING • SURVEYING • CONSTRUCTION SERVICES 22650 TRILLIUM DRIVE, NOVI MI 48375 PH: (248) 943-6244, FAX: (866) 690-4307 WEB: diffindevelopment.com

# EXHIBIT 'B'



Front Elevation - 'A'  
Trowbridge Companies  
Haggerty Retail/ Medical Office

1/8" = 1'-0"

Zakaria / Higgins - Architects, LLC  
10000 E. Harvard Ave., Suite 100  
Denver, CO 80231  
Tel: 303.733.1111  
Fax: 303.733.1112



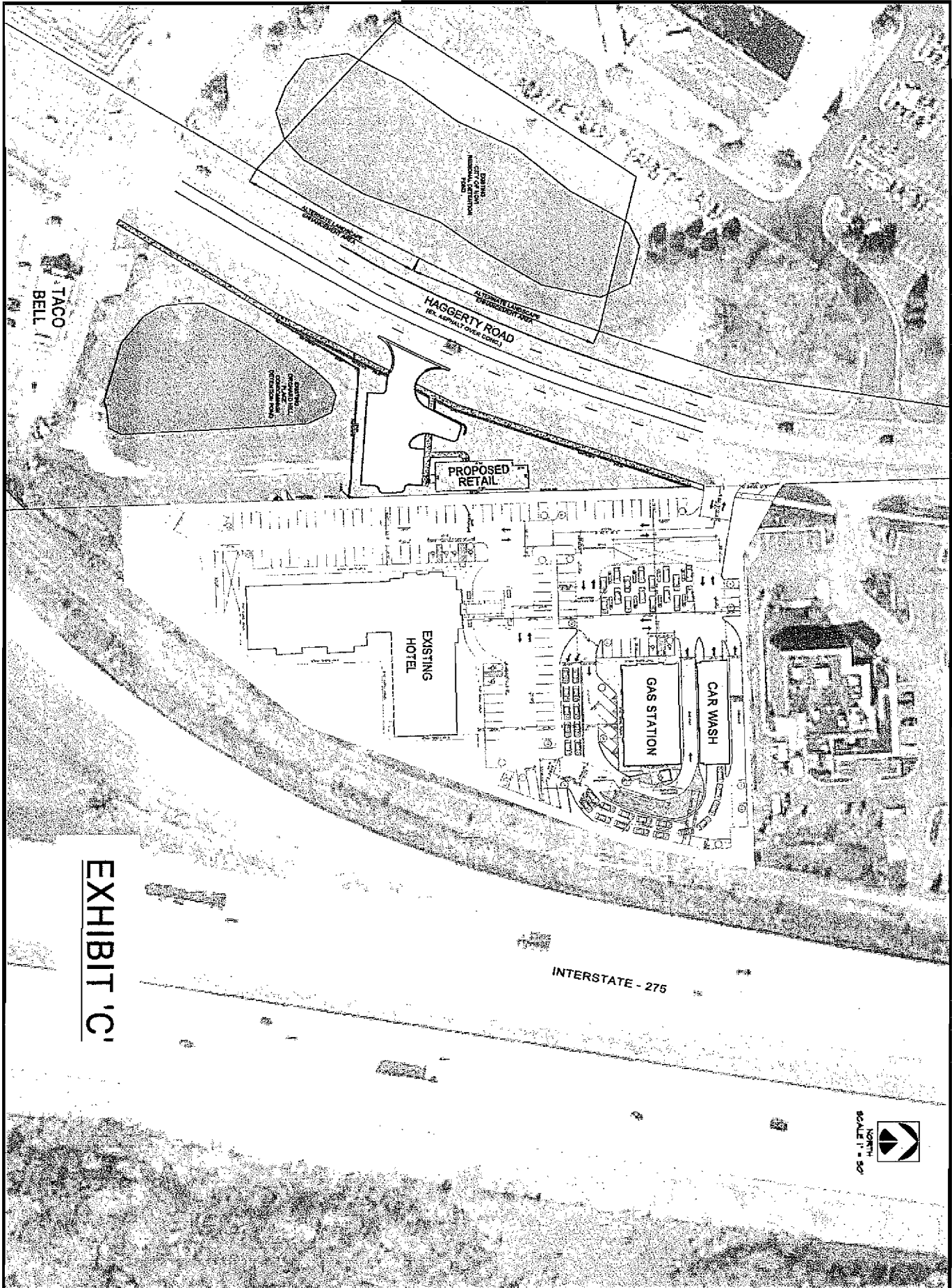


EXHIBIT 'C'



	DATE	12-6-07	CLIENT <b>TROWBRIDGE COMPANIES</b> HAGGERTY RETAIL BUILDING PROSED REZONING OVERLAY PLAN EXHIBIT 'C'	SECTION 36 TOWN 1 SOUTH, RANGE 8 EAST CITY OF HOVE OAKLAND COUNTY, MICHIGAN		<b>DIFFIN Development Consultants</b> CIVIL ENGINEERING • SURVEYING • CONSTRUCTION SERVICES 22660 TRILLIUM DRIVE, NOVI MI 48375 PH: (248) 843-8244, FAX: (866) 680-4307 WEB: diffindevelopment.com
	SCALE	AS SHOWN				
	NO. U.S. & C.S. UNITS	1" = 50'				
	DATE	12-6-07				
DRAWN BY CHECKED BY DATE	REVISIONS NO. DATE DESCRIPTION					

**MAPS**

**Location/Air Photo  
Zoning  
Future Land Use  
Natural Features**

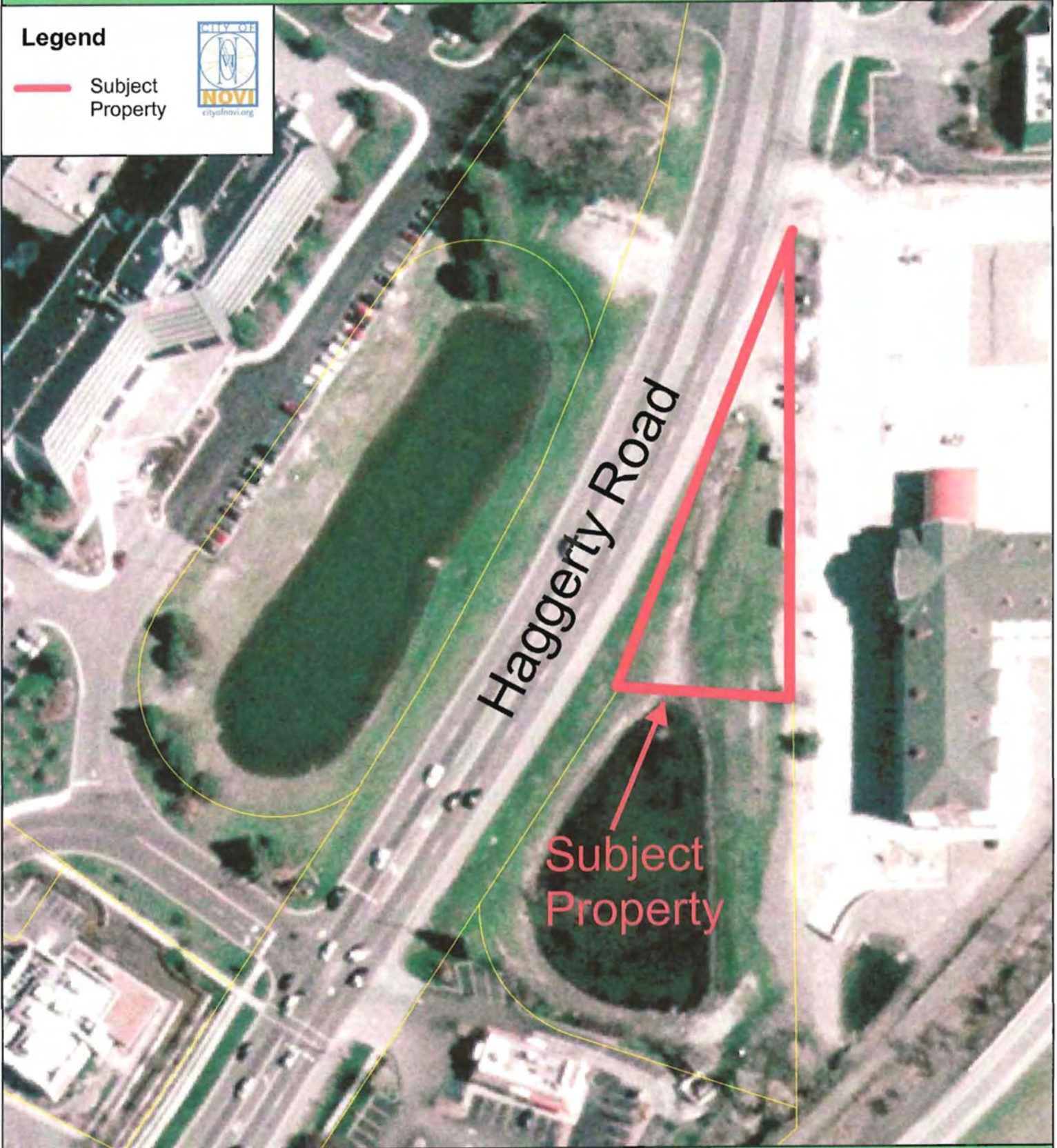


# Haggerty Road Development Planned Rezoning Overlay Preliminary Site Plan 07-22A

Location

## Legend

 Subject Property



### CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



0 40 80 160 240

FEET

1 INCH EQUALS 97 FEET

MAP PRINT DATE: date

### 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.



# Haggerty Road Development Planned Rezoning Overlay Preliminary Site Plan 07-22A

## Zoning


### Legend

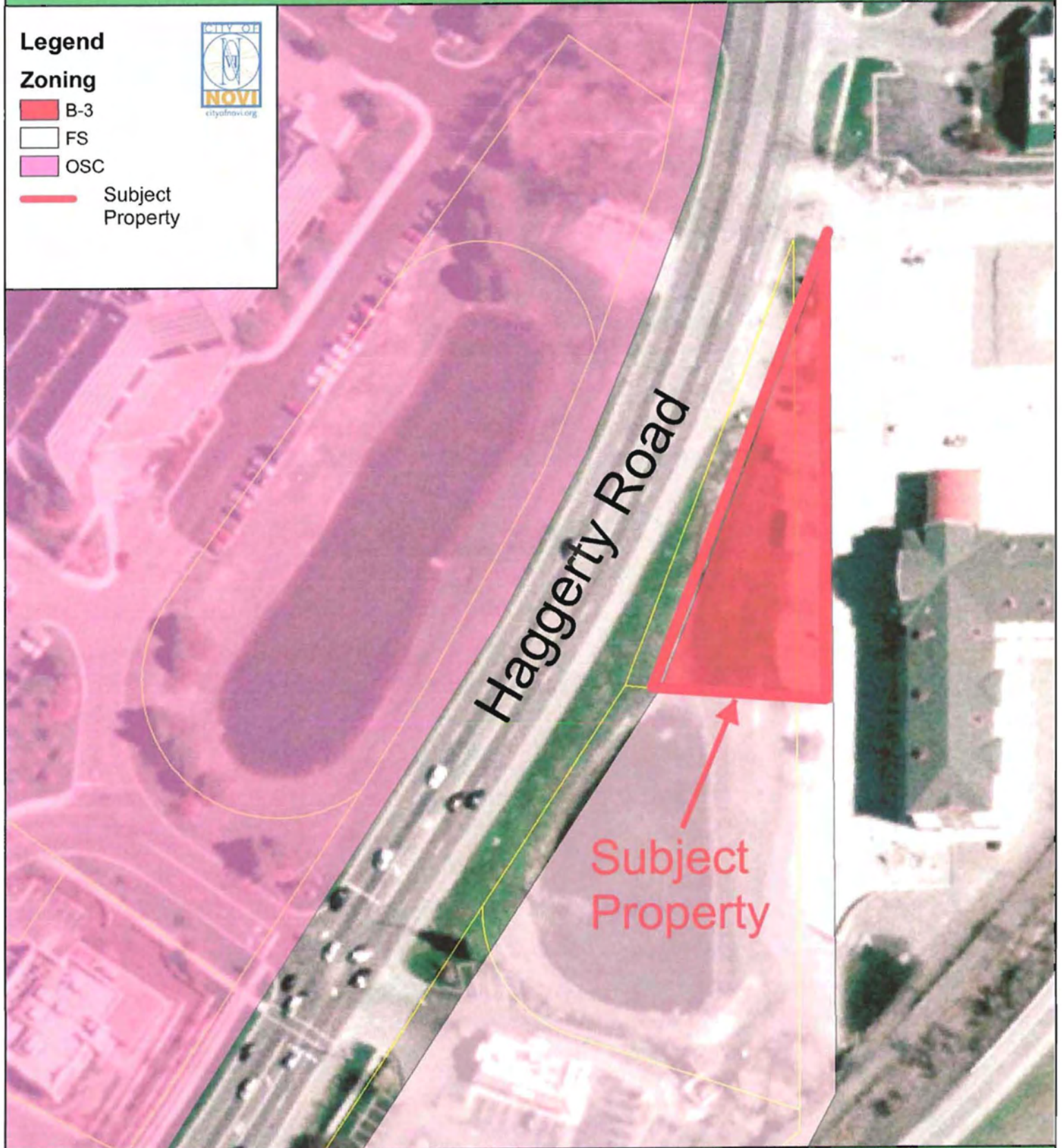
#### Zoning

 B-3

 FS

 OSC

 Subject Property



### CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

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# Haggerty Road Development Planned Rezoning Overlay Preliminary Site Plan 07-22A

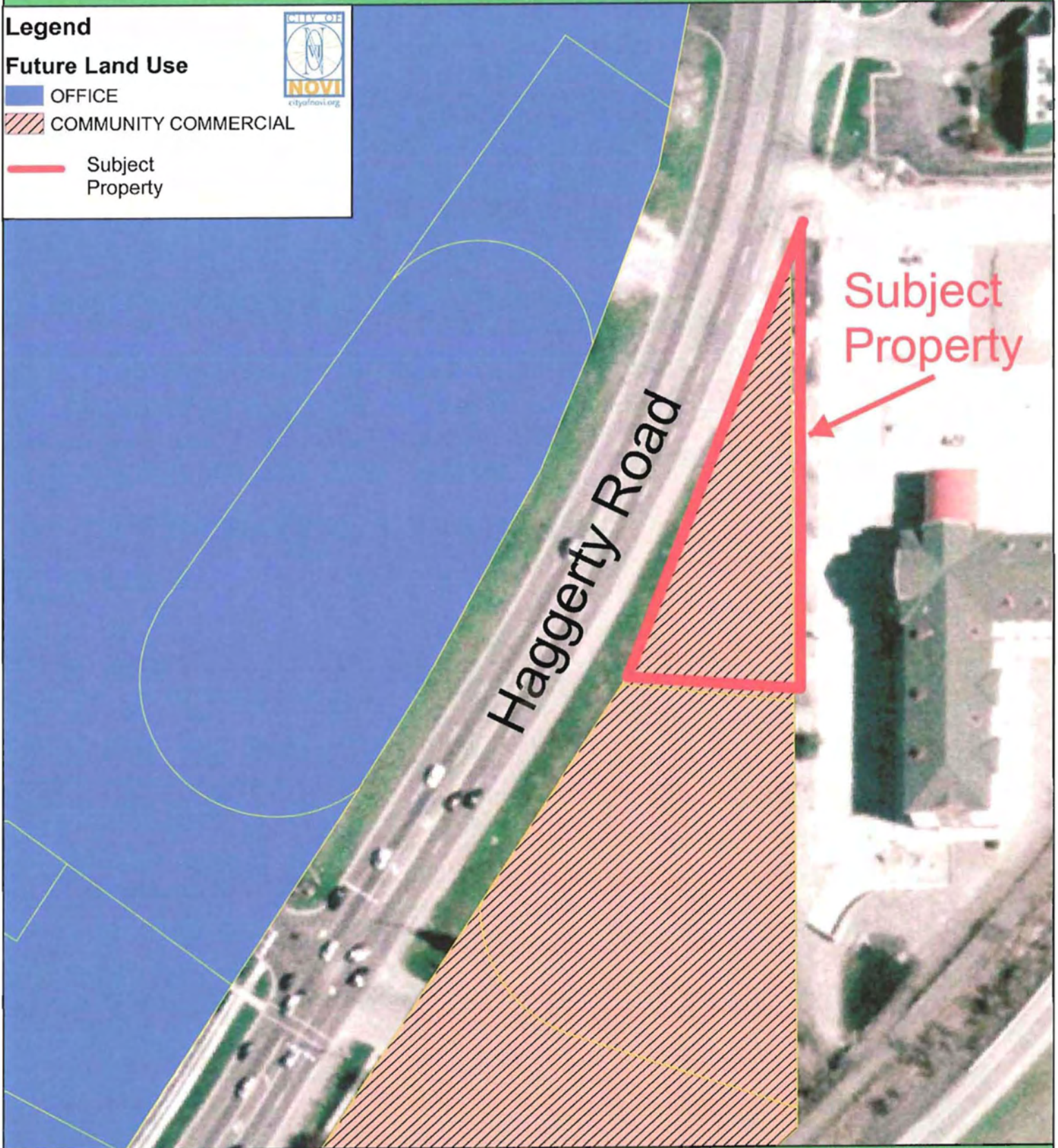
## Future Land Use

### Legend

#### Future Land Use

- OFFICE
- COMMUNITY COMMERCIAL

Subject Property



### CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
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# Haggerty Road Development Planned Rezoning Overlay Preliminary Site Plan 07-22A

## Natural Features

### Legend


 Wetlands

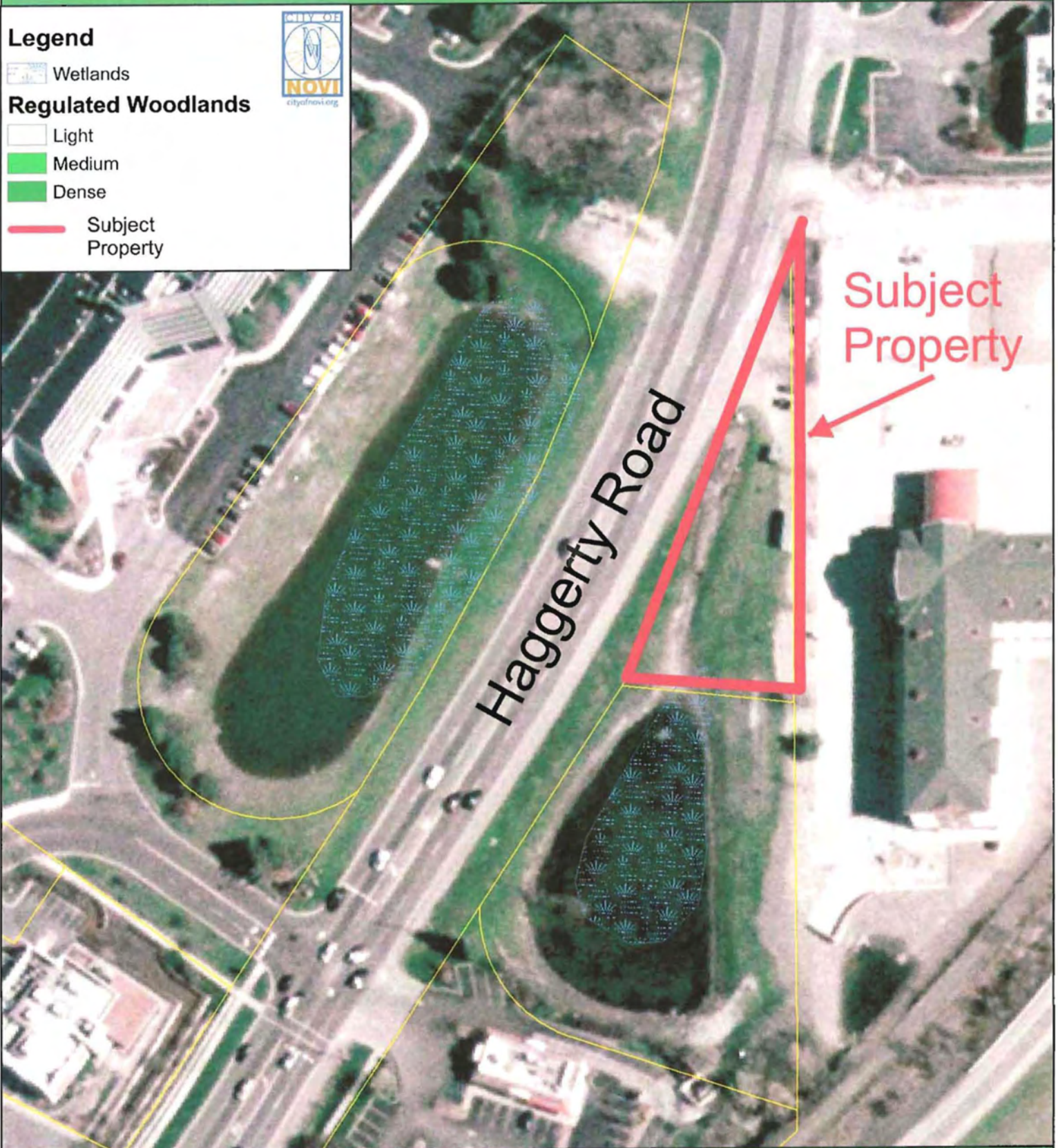
### Regulated Woodlands

 Light

 Medium

 Dense

 Subject Property



### CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

45175 W. TEN MILE ROAD  
NOVI, MI 48375-3024  
(248) 347-0415

MAP AUTHOR: Kristen Kapelanski, Planner



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