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DAP Investments/Big Boy Demo SP 08-26

DAP Investments, SP08-26

Consideration of the request of DAP Investments for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 15, north of Fonda Drive and west of Novi Road, in the TC, Town Center District. The subject property is approximately 1.29 acres and the applicant is proposing to demolish the existing Big Boy restaurant and construct a 10,000 sq. ft. building consisting of two retail spaces and one restaurant space.

Required Action

Approval/denial of the Preliminary Site Plan and Storm Water Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06/24/08	<ul style="list-style-type: none"> • Planning Commission setback reduction for the northern, southern and eastern building setbacks. • Zoning Board of Appeals variance for the loading zone location. • Minor items to be addressed at the time of Stamping Set submittal.
Landscaping	Approval recommended	06/25/08	<ul style="list-style-type: none"> • Planning Commission waiver for building foundation landscape area. • Planning Commission waiver to allow an ornamental fence with brick piers in lieu of the required wall. • Minor items to be addressed at the time of Stamping Set submittal.
Traffic	Approval recommended	06/23/08	Minor items to address at the time of Stamping Set submittal.
Engineering	Approval recommended	06/26/08	Minor items to be addressed at the time of Stamping Set submittal.
Facade	Approval not recommended	06/26/08	<ul style="list-style-type: none"> • Section 9 waiver required for the use of split-faced c.m.u. on all facades or revise to meet ordinance standards. • Minor items to be addressed at the time of Stamping Set submittal.
Fire	Approval recommended	06/24/08	Minor items to be addressed at the time of Stamping Set submittal.

Motions

Approval – Preliminary Site Plan

In the matter of DAP Investments, SP 08-26, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Planning Commission reduction of 30 feet in the required southern building setback;
- b. Planning Commission reduction of 30 feet in the required eastern building setback;
- c. Planning Commission reduction of 36 feet in the required northern building setback;
- d. Zoning Board of Appeals variance for the loading zone location;
- e. Applicant providing additional landscaping on site to compensate for the lack of building foundation landscaping;
- f. Planning Commission waiver to allow a decorative wall in lieu of the required berm along public rights-of-way;
- g. Applicant revising the proposed façade to be in conformance with the façade ordinance;
- h. The conditions and items listed in the staff and consultant review letters being addressed on the Stamping Set submittal; and
- i. *(additional conditions here if any)*

for the following reasons... *(because a reduction in building setback will not impair the health, safety or general welfare of the City as related to the use of the premise or adjacent premise; a waiver of the building setbacks along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building; adherence to a minimum required building setback would result in the establishment of nonusable land area that could create maintenance problems; the location of the proposed building is consistent with the recommendations of the recent update to the Master Plan for Land Use; the site plan provides amenities as recommended in the Town Center Design Manual; and the plan is otherwise in compliance with Article 16, 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 DAP Investments, SP 08-26, 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)*

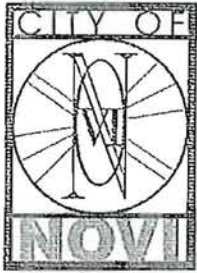
Denial - Preliminary Site Plan

In the matter of DAP Investments, SP 08-26, 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 DAP Investments, SP 08-26, 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



cityofnovi.org

PLAN REVIEW CENTER REPORT

June 24, 2008

Planning Review

DAP Investments

SP #08-26

Petitioner

DAP Investments (Dan Kukes)

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Northwest corner of Novi Road and Fonda Drive (Section 15)
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Adjoining Zoning: North, East, West and South: TC, Town Center; Further West: EXPO, Exposition
- Site Use(s): Existing Big Boy Restaurant
- Adjoining Uses: North: Melting Pot Restaurant; East: Novi Road; South: Fonda Drive; West: Expo Drive, Vacant Expo Center
- Site Size: 1.29 acre
- Proposed Building Size: 10,000 square feet
- Plan Date: Site Plan 05/23/08

Project Summary

The applicant is proposing to demolish the existing Big Boy restaurant and construct a 10,000 sq. ft. building consisting of two retail spaces and one restaurant space. The proposed retail spaces are 4,000 sq. ft. and 3,600 sq. ft. and the proposed restaurant space is 2,400 sq. ft. Associated parking and other site amenities will also be constructed.

Recommendation

Approval of the **Preliminary and Final Site Plan is recommended.** The applicant will need to receive approval from the Planning Commission and seek the necessary variance from the Zoning Board of Appeals before Stamping Sets can be submitted.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (TC and TC-1, Town Center Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. 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 Site Plan Approval may be granted. Items underlined should be addressed by the applicant on the Stamping Set submittal.

1. Town Center Amenities: Per Section 1602.7 of the ordinance, projects within the Town Center District must include certain design elements and amenities per the Town Center Design Manual. This site includes pedestrian lighting, a paved brick plaza and decorative benches. **The applicant may want to consider adding some additional features, such as a fountain or artwork, to the proposed brick plaza at the intersection of Novi Road and Fonda Drive.**
2. Master Plan for Land Use: This area was part of the study areas analyzed and updated as part of the 2008 Master Plan for Land Use update. Recommendations for the project area included installing canopy deciduous trees along Novi Road, setting buildings close to the road with increased height at the intersection of Novi Road and Fonda Drive and providing public plazas at road intersections. The proposed retail building does accomplish some of these objectives, including setting the building close to the road, installing a public plaza and providing canopy trees.
3. Building Setbacks: The proposed building should be setback fifty feet from all property lines. The building setback on the northern side of the property is approximately 14 feet. The building setback on the eastern side of the property is approximately 20 feet. The building setback on the western side of the property is approximately 20 feet. **The applicant should revise the site to meet the building setback requirements or seek a reduction in the setbacks by the Planning Commission.**
4. Open Space: Per calculations of staff, adequate open space has been provided. The applicant should include a sheet with the Stamping Set submittal titled "Open Space." This sheet shall include shaded areas that are counted toward open space and a calculation for the open space provided on site.
5. Parking Calculations: Sit-down restaurants require 1 parking space per 70 sq. ft. of gross leasable area or 1 parking space for every two employees plus 1 space for every 2 customers allowed under maximum seating capacity, whichever is greater. The floor plan does not show the interior layout of the proposed restaurant. **The applicant should provide a detailed restaurant layout so that parking calculations can be verified.**
6. Parking Space Dimensions: Four inch curbs are required wherever 17 ft. parking spaces are shown. The applicant should indicate 4 inch curbs along the eastern portion of the parking lot.
7. Loading Zone: Loading zones in the TC District must be located in the rear yard. The proposed loading zone is located in the exterior side yard. **The applicant should relocate the loading zone or seek a Zoning Board of Appeals variance.**
8. Dumpster Screening: Dumpster screening is required to be one foot higher than the proposed dumpster. The applicant should indicate the height of the proposed dumpster.
9. Lighting Requirements: Please refer to the lighting review chart for the corrections that should be included on the photometric plan. The applicant should revise the photometric plan accordingly for Stamping Set submittal.
10. Outdoor Seating: An outdoor seating plan for the proposed restaurant was included in the plan set. The applicant should include a note on Sheet AR-1 that chairs and tables will be of a durable material. The applicant should indicate whether waitstaff will be clearing the tables. If waitstaff is not present, trash receptacles will be required. The applicant should provide a detail for the proposed outdoor seating enclosure.

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 Stamping Sets highlighting the changes made to the plans addressing each of the comments listed above.

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.

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **1.2 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval. Please contact either Kristen Kapelanski at (248) 347-0586 or Angie Pawlowski at (248) 735-5631 prior to the submittal of the stamping sets.

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@ci.novi.mi.us.



Kristen Kapelanski, Planner

Attachments: Planning Review Chart
Lighting Review Chart

Planning Review Chart
 DAP Investments
 Preliminary/Final Site Plan SP 08-26

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Town Center Commercial	No change		Tenants should check with Community Development Department prior to leasing space to ensure use is permitted.
Zoning	TC, Town Center	No change		
Proposed Use	Uses permitted listed in Section 1601	10,000 square foot retail building	Yes	
Building Height (Sec. 1602.2)	5 stories –or– 65 feet	Approximately 27'	Yes	
Building Setbacks (Sec. 1602.4)				
Front (south)	50 feet	Approx. 20 feet	No	Setbacks may be reduced by Planning Commission proving three conditions are met: (a) That a reduction in setback, or waiver of a setback altogether, will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premise; (b) That waiver of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building; and (c) The adherence to a minimum required setback would result in the establishment of nonusable land area that could create maintenance problems.
Exterior Side (east)	50 feet	Approx. 20 feet	No	
Rear (north)	50 feet	Approx. 14 feet	No	
Exterior Side (west)	50 feet	200 feet +	Yes	
Parking Setbacks (Sec. 2400, Schedule of Regulations)				

Item	Required	Proposed	Meets Requirements?	Comments
Front (south)	<p>Allowed in front yard</p> <p>Must be setback 20 feet from any planned or existing ROW</p> <p>Must include a 2 ½ foot high landscaped berm or wall</p>	20 feet with decorative wall shown	Yes	
Exterior Side (east)	<p>Allowed in front yard</p> <p>Must be setback 20 feet from any planned or existing ROW</p> <p>Must include a 2 ½ foot high landscaped berm or wall</p>	No parking proposed	Yes	
Rear (north)	10 feet	11 feet	Yes	
Exterior Side (west)	<p>Allowed in front yard</p> <p>Must be setback 20 feet from any planned or existing ROW</p> <p>Must include a 2 ½ foot high landscaped berm or wall</p>	20 feet with decorative wall shown	Yes	
Architectural Amenities (Sec. 1602.7)	<p>Developments in the TC district shall include architectural amenities, including brick sidewalks & benches. Additionally, the architectural design of the building shall be complementary to the surrounding area.</p>	<p>Paved brick plaza is provided on the corner of Novi Road and Fonda Drive, along with decorative benches.</p> <p>The building façade will be reviewed for conformance with the façade ordinance, in the context of the area</p>	Yes	See the façade review for additional information (if any) regarding the surrounding area requirements.
Required Open Space on site (Sec. 1602.8)	<p>A minimum of 15% of the gross site area shall be permanently landscaped or a pedestrian plaza</p> <p>56,192 sq. ft. X .15= 8,429 sq. ft. required</p>	8,500 square feet + of open space provided	Yes	Applicant should include a sheet titled "Open Space" that shows areas counted toward open space as shaded and includes a calculation for the total amount of open space provided on the site.

Item	Required	Proposed	Meets Requirements?	Comments
Number of Parking Spaces (Sec. 2505)	<p>Retail : 1 space per 200 sq. ft. of gross leasable area = 38 spaces</p> <p>Sit Down Restaurant: 1 space per 70 sq. ft. of gross leasable or 1 space for every 2 employees plus 1 for every 2 customers allowed under maximum seating capacity, whichever is greater = 34 spaces</p> <p>38 + 34= 72 spaces required</p>	73 spaces provided	Yes	Applicant should provide a detailed restaurant layout so that parking calculations can be verified.
Parking Space Dimensions (Sec. 2506)	90 degree parking- 9 feet by 19 feet or 17 feet (when 4" curb shown)	17' long (with 4" curb) and 9' wide	Yes	Applicant should indicate 4" curbs along the spaces on the eastern portion of the parking lot.
Maneuvering Lanes (Sec. 2506)	24 feet required when abutting parking, 22 feet allowed when no parking is abutting lane	Maneuvering lanes sized appropriately throughout site	Yes	
Barrier Free Spaces (ADA standard)	3 barrier free spaces required, including 1 van accessible space	3 provided, 2 van accessible	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8 feet wide with a 5 foot wide access aisle for standard b.f. 8 feet wide with an 8 foot wide access aisle for van accessible	Spaces sized appropriately	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space	Signs shown.	Yes	
Loading Spaces (Sec. 2507.2)	<ul style="list-style-type: none"> - Off street loading in the TC district shall be in the rear yard - Must provide 10 sq. ft. for each front foot of building- 800 sq. ft. required - Loading area must be setback in an amount equal to a parking area- 20 feet from any side property line and 10 feet from the rear line 	805 sq. ft. of loading space provided in the exterior side yard setback 20 feet from exterior side yard and 10 feet from rear yard	No	Applicant need to seek a Zoning Board of Appeals variance for the loading zone location.

Item	Required	Proposed	Meets Requirements?	Comments
Sidewalks (Sec. 1607.11)	Sidewalks are required in the TC district	A concrete sidewalk is shown along Fonda Drive, Expo Center Drive and along Novi Road	Yes	
Development Amenities (Sec. 1607.14)	Development amenities are required in any TC district	Pedestrian plaza proposed	Yes	
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.	Screening on four sides of at least five feet. Interior bumpers shown.	No	Applicant should indicate height of proposed dumpsters.
Dumpster Setbacks (Sec. 2503.1.d)	Accessory structures shall be set back 6 feet from any rear or side lot line and 10 feet from the main building	Dumpster set back appropriately	Yes	
Lighting (Section 2511)	Exterior lighting plan needed at time of Final Site Plan review	Photometric plan provided	No	See lighting review chart.
Outdoor Seating (Section 2524)	See requirements listed in Section 2524	Outdoor seating plan provided	No	See review letter for additional information.

Lighting Review Summary Chart

DAP Investments

PSP/FSP SP #08-26

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	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 2511.2.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 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: <ul style="list-style-type: none"> ▪ Photometric data ▪ Fixture height ▪ Mounting & design ▪ Glare control devices ▪ Type and color rendition of lamps ▪ Hours of operation ▪ Photometric plan 	No	Applicant should include a note indicating the hours of operation.
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary 	No	Applicant should include the required notes on the photometric plan.

Item	Required	Meets Requirements?	Comments
	lighting for security purposes and limited operations shall be permitted after a site's hours of operation.		
Required conditions (Section 2511.3.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 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	No	Light levels at the property line along Novi Road and Fonda Drive exceed a 1 foot candle. The applicant should adjust the layout to fall within this requirement.
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	
Fixture Requirements (Town Center Design Manual)	Wellington by Hadco, Series 9600. This fixture is no longer manufactured. The applicant should choose a similar fixture for pedestrian areas.	Yes	

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

June 25, 2008

Preliminary Landscape Review

DAP Investments

Property Characteristics

- Site Location: Novi Road / Fonda Street
- Site Zoning: TC Town Center
- Site Use(s): Office/ Restaurant / Retail
- Plan Date: May 22, 2008

Recommendation

Approval of the Preliminary Site Plan for SP#08-26 DAP Investments is recommended.

Ordinance Considerations

Please note that this particular site is highly visible and that this general area is considered to be a key gateway entrance to the City of Novi. A new sign welcoming visitors to the City is proposed to be built in the vicinity in the near future. As such, the Applicant is encouraged to include amenities and quality landscape materials and quantities to help set off this very valuable location as a first class community facility. The Applicant may wish to consider a special landscape amenity, such as a fountain or artwork, at the intersection of Novi and Fonda.

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 3' high brick wall is required adjacent to parking along all road frontages in the TC District. **The Applicant has provided decorative fencing with brick piers in lieu of the solid wall. This is allowable with a Planning Commission waiver. Staff supports the waiver.** *It may be necessary to include additional shrub and/or perennial plantings along sections of decorative fencing in order to meet buffer opacity requirements.*
2. Required 25' Clear Vision Zones are shown at the entry drive.
3. A 20' greenbelt is required along right-of-ways adjacent to parking. The Applicant has provided these greenbelts.
4. A total of 23 Canopy Buffer Trees and 34 Sub-Canopy Sub-canopy Trees are required within the site greenbelts. These have been provided.

Street Tree Requirements (Sec. 2509.3.b.)

1. Due to the nature of the zoning district, no Street Trees are required under the Ordinance. However, the Applicant has chosen to include street trees per staff recommendation. Please note that 4 mature canopy trees are being preserved along Fonda Drive.

Parking Landscape (Sec. 2509.3.c.)

1. Twenty three (23) Interior Parking Lot Canopy Trees are required. These have been provided.

2. A total of 1,700 SF of Interior Parking Lot Landscape Area is required. This has been provided. The Applicant is encouraged to include additional plantings and utilize innovative design within parking lot islands.
3. One Canopy Tree is required at a minimum 35 LF around the parking area. These have been provided.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A total of 3,280 SF of Building Foundation Landscape is required and 893 SF has been provided. **The Applicant should consider attempting to provide this area in other locations on the site. Alternately the Applicant may request a waiver on the Building Foundation Landscape Area. Staff cannot support the waiver.**
2. A minimum 4' wide landscape bed is required at all building foundation areas with the exception of access points. The Applicant has met this requirement.

Plant List (LDM)

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

Planting Details and Notes (LDM)

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

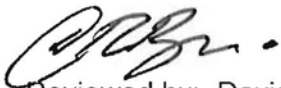
Irrigation (Sec. 2509 3.f.(6)(b))

1. Please provide an Irrigation Plan and cost estimate be with subsequent submittals.

Loading Zone

1. The loading zone must be located to the rear of the building and properly screened from the roadway. The Applicant has placed the loading zone in the least obtrusive location, but should add plantings along the north property line to screen the zone from the north side. Staff would support the Applicant's inclusion of shrubbery all along the northerly property boundary to enclose the site and soften the space between the area parking lots. This is not an Ordinance requirement.

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

Landscape Review Summary Chart

Date: June 24, 2008

Project Name: DAP Investments
 Project Location: Novi / Fonda
 Sp #: 08-26
 Plan Date: May 22, 2008
 Review Type: Preliminary Landscape Plan
 Status: **Approval recommended.**

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.
Plant List (LDM 2.h.) – Include all cost estimates.				
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.
Planting Details/Info (LDM 2.i.) – Utilize City of Novi Standard Details.				
Deciduous Tree	Yes	Yes	Yes	
Evergreen Tree	Yes	Yes	Yes	
Shrub	Yes	Yes	Yes	
Perennial/ Ground Cover	Yes	Yes	Yes	
Transformers (LDM 1.e.5.)	Yes	Yes	Yes	Show locations and provide 24" clear of plantings on all sides.
Cross-Section of Berms (LDM 2.j.)	NA			Provide all proposed dimensions.
ROW Plantings (LDM 1)	Yes	Yes	Yes	Include required calculations.
Walls (LDM 2.k.)	Yes	Yes	Yes/No	Planning Commission waiver required.
Landscape Notations – Utilize City of Novi Standard Notes.				
Installation date (LDM 2.i.)	Yes	Yes	Yes	Provide intended date.
Statement of intent (LDM 2.m.)	Yes	Yes	Yes	Include statement of intent to install and guarantee all materials for 2 years.
Plant source (LDM 2.n.)	Yes	Yes	Yes	Indicate Northern grown nursery stock.
Miss Dig Note (800) 482-7171	Yes	Yes	Yes	All plan sheets.
Mulch type.	Yes	Yes	Yes	Natural color, shredded hardwood mulch.
2 yr. Guarantee	Yes	Yes	Yes	
Approval of substitutions.	Yes	Yes	Yes	City must approve any substitutions in writing prior to installation.
Tree stakes guy wires.	Yes	Yes	Yes/No	No wire, hose, plastic or nylon.
Maintenance	Yes	Yes	Yes	Include a minimum of one cultivation in June, July and August for the 2-year warranty period.
Car Parking (Landscape) Setback (2400)	Yes	Yes	Yes	
Parking Area Landscape Calculations (LDM 2.0.)				
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 = 10535 x 10% = 1054 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 = 12100 x 5% = 605 sf
C. For : OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special	NA			C = x 1% = sf

Item	Required	Proposed	Meets Requirement	Comments
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	Yes			A = 7% x = SF
B. For: I-1 and I-2 Landscape area required due to vehicular use area	Yes			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	A + B + C = 1659 SF required. 1849 SF Provided.
Parking lot tree requirement	Yes	Yes	Yes	22 required and provided.
Perimeter tree requirement	Yes	Yes	Yes	Perimeter trees provided at 1 per 35 LF.
Parking Lot Plants				
Max. 15 contiguous space limit	Yes	Yes	Yes	
Parking Land Banked	NA			
Interior Landscape requirements (LDM.2.p.)	Yes	Yes	Yes	
Snow Deposit (LDM.2.q.)	Yes	Yes	Yes	Depict adequate areas on plan.
Soil Type (LDM.2.r.)	Yes	Yes	Yes	Per USDA or borings.
Irrigation plan (LDM 2.s.)	Yes	Yes	No	Provide irrigation plan with final site plan.
Cost Estimate (LDM 2.t.)	Yes	Yes	Yes	Include final estimate of irrigation system at Final Site Plan submittal.
Residential Adjacent to Non-residential				
Berm requirements met (2509.3.a.)	NA			
Planting requirements met (LDM 1.a.)	NA			
Adjacent to Public Rights-of-Way				
Berm requirements met (2509.3.b.)	Yes	Yes/No	Yes/No	Waiver required and supported.
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			
Subdivision requirements				
R.O.W. and Street Trees (2509.3.f - LDM 1.d))	NA			

Item	Required	Proposed	Meets Requirement	Comments
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	\$ 52,190			Includes street trees. Does not include irrigation costs.
Final Landscape Review Fee	\$ 782.85			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	\$ 52,190		Does not include street trees. Includes irrigation (estimated).
Landscape Financial Guaranty	YES	\$ 78,285 (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	\$ 3,131.40		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	\$ 469.71		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	\$ 500 (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	\$ 0		\$400 per tree – Contact City Forester for Details
Street Tree Inspection Fee	YES	\$ 0		6% of the Street Tree Bond as listed above. – Contact City Forester for Details
Street tree Maintenance Fee	YES	\$ 0		\$25 per trees – Contact City Forester for Details
Landscape Maintenance Bond	YES	\$ 5,219		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

June 23, 2008

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



Re: **DAP Investments (Big Boy) – Preliminary – 1st Review**
SP No. 08-26
OHM Job No. 163-08-0192

As requested, we have reviewed the preliminary site plan submitted for the proposed DAP Investments Town Center development at Novi Road and Fonda Drive. The plans were prepared by Alpine Engineering, Inc. and are dated April 16, 2008.

OHM RECOMMENDATION

At this time, we recommend approval of the preliminary site plan, subject to the items listed below being addressed prior to final plan submittal.

DEVELOPMENT BACKGROUND

- The site is currently zoned as TC (Town Center).
- The property contains approximately 1.3 acres.
- A 10,000 SFT commercial building is proposed.
- The building will feature (3) separate storefronts.

ROADWAY NETWORK

The development is located west of Novi Road on the north side of Fonda Drive. Novi Road is functionally classified as a major arterial route with a posted speed of 40 mph, and is under the jurisdiction of the Road Commission of Oakland County (RCOC). Fonda Drive and Expo Center Drive are considered minor streets, both of which fall within the jurisdiction of the City of Novi. Fonda has a posted speed limit of 30 mph. The developer has proposed two access points for the development; one is located on Fonda Drive, the other on Expo Center Drive. No cross-access has been proposed.

WAIVERS REQUIRED

Planning Commission waivers of the Design and Construction Standards (DCS Sec. 11-216 ((d) (1) d., Page 766, Figure IX.12) are required to approve the submitted preliminary site plan. The proposed driveway on Expo Center Dr. does not meet the minimum same-side driveway separation requirements. Based on the speed limit, 105' of spacing would be required but only 100' has been provided. OHM is in support of this waiver.

SITE PLAN CORRECTIONS

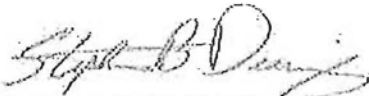
1. Signs: Please make the following changes to the proposed and existing traffic signs:
 - “No Left Turn” (R3-2) signs at each driveway are not necessary, and should not be provided.
 - “One Way” (R6-1R) signs should not be posted in conjunction with the R1-1 at each driveway. Instead, these signs should be located in the center median, directly opposite the outbound lane at each driveway.
 - Given the relocation of the driveway on Fonda, the existing “No Left Turn” and “Do Not Enter” signs are not necessary. Please label these signs for removal.
 - A sign symbol, labeled “Ped Cross Walk” is shown near the southwest corner of the site, off of

- Expo Center Drive. It is unclear as to what this sign refers, or why it is necessary. Please either clarify its purpose, or relocate or remove this sign.
- If the developer wishes to post "No Parking Loading Zone" signs at the loading zone, these signs should be clearly labeled, and should be noted in the sign quantity table.
2. Parking Calculations: The proposed Chipotle restaurant functions more as a 'fast food' restaurant than that of a sit-down, and therefore the parking calculations should be based on a fast-food restaurant (utilizing 1 space per 60 SFT, instead of 1 per 70 SFT). Additional parking should be provided accordingly.
 3. Fence: Sheet 1 indicates that a fence will be provided along the north side of the site, at the outdoor dining area. We presume that the fence is different than the decorative screen wall, and note that a detail has not been provided. Please show a detail for the fence. If the fence and decorative screen wall are the same, please re-label for consistency.
 4. Boulder Wall: Sheet 5 shows a detail for a boulder wall. However, this boulder wall is not shown on the site plan sheet (Sheet 1). The detail should be removed from the plans, or the locations where it is to be used should be clearly labeled.
 5. Sidewalk Ramps at Drives: At both site driveways, we note that the sidewalk has been extended through the drive opening. However, the sidewalk should remain level throughout, and the driveways should be sloped to meet the sidewalk (instead of providing sidewalk ramps at the drive). Please remove the sidewalk ramps shown at both drives, and re-grade this area if necessary to provide a continuous sidewalk. See MDOT Detail R-29-E if clarification is necessary.
 6. Sidewalk Ramp: Please show the sidewalk ramp at the NW corner of Novi Road & Fonda Drive as being replaced, and label the proposed ramp type.

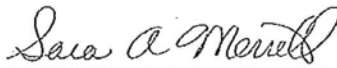
Also, a parallel sidewalk ramp (Type P) should be provided along the west side of the building, adjacent to the proposed handicap parking access aisles. As shown, the only 'accessible' route would be to utilize the ramps at the driveway, then to traverse all the way to the desired building entrance. Please provide a ramp in this area and label accordingly.
 7. Boulevard Median: The east-most boulevard opening (nearest the Novi Rd. intersection) on Fonda Drive must be eliminated. Closing this gap would eliminate the possibility for vehicles to turn left out of the site driveway and 'weave' through gaps in oncoming traffic. Provide additional curb in this area, in order to close this gap in the median.

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

June 26, 2008

Engineering Review

DAP Investments – Big Boy (Novi Road)
SP #08-26

Petitioner

DAP Investments

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: Northwest corner of Novi Road and Fonda Drive.
- Site Size: 1.29 acres
- Plan Date: May 23, 2008

Project Summary

- Demolition of the existing Big Boy building, and construction of a three-unit building consisting of retail and restaurant uses. Site access would be provided by right-in/right-out entrances on Fonda Drive and Expo Center Drive.
- Water service would be provided by an 8-inch extension from the 8-inch main along the south side of Fonda Drive. The building will be served by a 4-inch lead. One additional hydrant is proposed.
- Sanitary sewer service would be provided by a 6-inch lead extension from the existing 8-inch sanitary along the east side of Expo Center Drive.
- Storm water would sheet flow toward the middle of the parking lot to a bioswale sized for the first flush volume to provide pretreatment. The Bioswale would drain to an underground detention system sized for the bankfull storm event for the protection of the downstream stream banks. The remaining 100-year volume requirement will be managed through the C&O regional detention district.

Recommendation

Approval of the Preliminary/Final Site Plan is recommended, with items to be addressed at Stamping Set submittal.

Comments:

The Preliminary/Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. Show the sidewalk south of Fonda Drive that will be affected by the south bore pit. Also, show the southern right-of-way of Fonda Drive, and the sanitary that is in the vicinity of the bore pit.
2. Provide the City's standard detail sheets for water main (rev. 6/15/98), sanitary sewer (rev. 6/15/98-sheet 1 and 4/24/06-Sheet 2), storm sewer (rev. 6/15/98) and paving (rev. 12/15/00) at the time of the Stamping Set submittal.
3. The Non-domestic User Survey form shall be submitted to the City so it can be forwarded to Oakland County. This form was included in the original site plan package.
4. As indicated in the pre-application meeting, the DPW expressed concern with the close proximity of the building to the road and the possibility of plowed snow reaching the building. Please indicate if any precautions will be taken to help guard against any potential damage to the building.
5. The Water & Sewer Department (Tim Sikma 248-735-5647) shall be contacted regarding the abandonment of the existing service leads.

Water Main

6. Label the size of the building's water service lead on the Utility Plan.
7. Water main profiles shall be provided with the next submittal.
8. The tree near the on-site portion of the water main and water lead shall be shifted to provide a 10-foot separation where feasible, with a 5-foot minimum separation.
9. Eight (8) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

10. Provide a sanitary sewer basis of design for the development on the utility plan sheet.
11. Provide a note on the Utility Plan stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.

Storm Sewer

12. Storm profiles shall be provided with the next submittal, along with the storm sewer design table.
13. As discussed, the two storm sewer structures within the concrete area along the east side of the building can be 2-foot diameter catch basins with a 2-foot deep sump. The storm sewer draining this area shall be the standard 12-inch, CL IV concrete.

Storm Water Management Plan

14. Include relevant elevations and inverts on the Restrictor Manhole Detail. The Storm Water Management Plan shall label the restrictor manhole and reference the detail. Also, use a consistent label for this manhole on the detail and the plan (currently

labeled two ways on Utility Plan). It may be more appropriate to include these details on the Storm Water Management Plan.

15. A runoff coefficient of 0.35 shall be used for all turf grass lawns (mowed lawns). This will increase the bankfull volume storage requirement to 5,059 CF.
16. Provide an access easement for maintenance over the storm water detention system and the bioswale. Also, include an access easement to the detention area from the public road right-of-way.

Bioswale

17. The bioswale shall be sized for the first flush volume. This volume can include the above-grade ponded water and the storage in the below-grade gravel media. The available storage volume in the gravel shall assume only 85-percent of the void space volume is available for storage to account for sediment accumulation of sediment within the media. Provide these calculations on the plans.
18. Provide an east-west cross-section for the bioswale from spillway to spillway, including all relevant elevations, inverts and dimensions.
19. The detail for the bioswale shall indicate the above-grade ponding depth, and shall show the overflow catch basin. Include the design side slopes, currently shown vertical.
20. To clarify the plan, consider using a hatched pattern to identify the limits of the bioswale on the utility plan, rather than a line used that may be confused for a utility.
21. A secondary overflow catch basin shall be provided outside of limits of the bioswale. This will most likely be along the 15-inch outlet pipe south of the bioswale. This structure shall have a 4-foot deep sump and an oil/gas separator.
22. The planting soil media shall consist of a mixture such as 50% topsoil/50% sand or 20% topsoil/60% sand/20% compost, or similar.
23. As discussed, additional spillways shall be provided to avoid concentrating too much flow draining towards the western spillway.
24. The spillway shall consist of gravel or rip-rap to dissipate flows. Provide a detail for the spillway on the Storm Water Management Plan (or reference). The detail shall include the interface with the bioswale.

Underground Detention

25. The underground system shall be shifted north to remain outside the influence the planting islands.
26. 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.
27. If the arch-type system is used, provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications. Also, provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
28. If the aggregate is to be used for storage, indicate the assumed porosity of the aggregate. The volume calculations shall consider only 85-percent of that volume as

- available for storage to account for sediment accumulation in the aggregate. Also, provide a note on the underground detention detail that aggregate porosity will be tested, and results provided to the City's inspecting engineers.
29. Provide inspection ports throughout the underground detention system at the midpoint of each storage row and at the end of the row without a manhole.
 30. Provide critical elevations (low water, bank full, and pavement elevation) of the detention system on the underground detention system cross-section. Insure there is at least 1 ft. of freeboard between the high water elevation and the subgrade elevation under the pavement.
 31. If an arch-type system is proposed, provide the manufacturers standard details for the product proposed.

Paving & Grading

32. The approaches within the right-of-way of Fonda Drive shall be concrete to match the adjoining cross-section. An additional cross-section detail shall be provided, which is most likely 9-inch concrete.
33. Indicate where, if at all, the alternate parking lot cross-section is proposed (where the existing asphalt would be pulverized and mixed into the subbase).
34. Provide a spot grade in the islands on either side of the bioswale to indicate the island is raised, assuming this is correct.
35. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. The Expo Center Drive approach appears to exceed this slope. Provide spot grades as necessary to establish this grade.
36. Label specific ramp locations on the plans where the detectible warning surface is to be installed.
37. Clarify whether or not any work will be required in the Novi Road right-of-way.

The following must be submitted with the Revised Final Site Plan:

38. 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 submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal. Partial submittals will not be accepted).

39. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. 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. This document is available on our website.

40. A draft copy of the Highway Easement requested by the City for a 30'x30' (triangular) easement at the southwest corner of the property must be submitted to the Community Development Department.
41. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
42. A draft copy of the 20-foot wide easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
43. A draft copy of the sidewalk easement outside the Novi Road right-of-way must be submitted to the Community Development Department.

The following must be addressed prior to construction:

44. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). A grading permit fee in the amount of \$143.75 must be paid to the City Treasurer's Office.
45. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
46. Construction inspection fees in the amount of \$18,563.66 must be paid to the City Treasurer's Office.
47. Storm water detention fees in the amount of \$2,659.93 must be paid at the City Treasurer's Office.
48. A storm water performance guarantee in the amount of \$153,000 (equal to 150% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Treasurer's Office.
49. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-735-5642 to determine the amount of these fees.
50. A street sign financial guarantee in the amount of \$4,800 (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
51. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
52. A permit for work within the right-of-way of Fonda Drive must be obtained from the City of Novi. The application is available from the City Engineering Department or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Department at 248-347-0454 for further information.

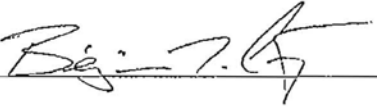
- Only submit the cover sheet, standard details and plan sheets applicable to the permit.
53. If any work is proposed in the Novi Road right-of-way, a permit must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City.
 54. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.

The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

55. The amount of the incomplete site work performance guarantee for this development at this time is \$259,652.90 (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.
56. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
57. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
58. Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
59. A letter of credit or cash in an amount of \$5,100 (10% of the cost of storm water facilities for projects of less than \$100,000, or 5% for the cost of projects over \$100,000) must be posted for the storm water facilities. This deposit will be held for one year after the date of completion of construction and final inspection of the storm water facilities.
60. Submit to the Engineering Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
61. Submit a Maintenance Bond to the Engineering Department in the amount of \$6,615.25 (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date of formal acceptance by City Council. This document is available on our website.
62. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all

parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

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



cc: Rob Hayes, City Engineer
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
Byron Hanson; Spalding DeDecker
Ted Meadows; Spalding DeDecker

FAÇADE REVIEW

METCO SERVICES, INC.

ENGINEERS, ARCHITECTS, & SURVEYORS

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

June 26, 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 and Final Site Plan Review
Dap Investments – Big Boy (Novi Road)
SP08-26
Façade Region: 1
Zoning District TC
Project Size: 10,000 Sq. Ft.

Dear Ms. McBeth:

The following is the Façade Review for Preliminary and Final Site Plan review regarding the drawings prepared by ROGVOY Architects, dated 5-22-08 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.

The applicant's submittal is missing a materials sample board, therefore the 8 ½" x 11" colored façade drawing can not be verified as to its accuracy in terms of color selection.

Drawings Dated 05-22-08	NORTH FACADE	SOUTH FACADE	EAST FACADE	WEST FACADE	ORDINANCE MAXIMUM
NATURAL BRICK	74% ✓	73% ✓	77% ✓	77% ✓	100% (30% Min.)
C.M.U. (Split-Faced)	7% X	8% X	3% X	3% X	0%
CANVAS AWNING	10% ✓	8% ✓	10% ✓	10% ✓	10%
E.I.F.S.	9% ✓	8% ✓	10% ✓	10% ✓	25%

Recommendations:


1. The applicant will be required to obtain a section 9 waiver for the use of Split-Faced C.M.U. on all four façades because it is a prohibited material for Region 1. This material is designed with the intent to provide for a base of the building. A similar effect could be substituted with limestone which is allowed to be 50% or Cast Stone at 25%. Please select materials which are allowed per façade ordinance.
2. The drawings indicate that the trash enclosure will be composed of "C-Brick" and Burnished C.M.U. Even though the proportions these two materials proposed on the trash enclosure walls are in keeping with respect to the building, these material selections are required to match the building's material selections and should be constructed of face brick that matches the color and texture of the building.
3. Pre-cast materials are prohibited in façade region 1. Please select a material to cap the screen wall that is within tolerance of the façade materials chart.
4. All roof appurtenances shall be screened from view and shown on the drawings. (Section 2520, Item 3) This building is in Region 1 and in the Town Center District, therefore flat and ribbed metal panels are prohibited and standing seam panels will be required to be 100% copper or copper bearing painted finish.

5. The City of Novi requires a Façade Inspection for all projects. The inspection will use the approved material sample board to check it against the actual materials delivered to the site. A materials sample board is required for this project for all visible selections.

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.

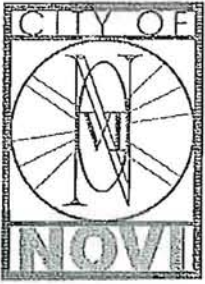
If you have any questions regarding this matter, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, with a large initial "D" and "N".

Metco Services
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

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Dave Staudt

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

June 24, 2008

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

RE: DAP Investments – Big Boy, Novi Rd. & Fonda Dr.

SP#: 08-26, Preliminary/Final Site Plan

Project Description:

Single Story, 10,000 S.F. Commercial Building for multi-tenants / retail

Comments:

None

Recommendation:

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

Sincerely,

Michael W. Evans
Fire Marshal

cc: file

APPLICANT RESPONSE LETTER(S)



46892 West Rd., Suite 109
Novi, Michigan 48377
Phone: (248) 926-3701
Fax: (248) 926-3765
Web: www.alpine-inc.net

July 8, 2008

Kristen Kapelanski
City of Novi Planning Department
45175 West 10 Mile Road
Novi, Michigan 48375

Re: DAP Investments
Proposed Commercial Development
Northwest Corner Novi Road and Fonda Drive
Preliminary/Final Site Plan Response Letter
SP #08-26

Dear Mrs. Kapelanski:

Alpine Engineering, Inc. has received the plan review report, dated June 24, 2008, for above referred project and offers the following comments:

City of Novi Planning Review dated June 24, 2008

1. Town Center Amenities: The site plan amenities include antique lighting, pavers, benches, tree planters and decorative screen walls. Design elements are being provided to meet the intent of the Town Center ordinance.
2. Master Plan for Land Use: Per the review letter, the proposed site accomplishes master plan objectives such as setting the building close to the road, providing a public plaza and providing canopy trees.
3. Building Setbacks: Per the review letter, this area was part of the study areas analyzed and updated as part of the 2008 Master Plan for Land Use update. Recommendations for the project area included setting buildings close to the road at the intersection of Novi Road and Fonda Drive. The applicant is requesting a reduction in setback requirements by the Planning Commission.
4. Open Space: An "Open Space" plan will be provided with the stamping set submittal.
5. Parking Calculations: A prototype interior restaurant layout is enclosed. Average number of employees is 6 and seating capacity will not exceed 50. Based on this information the required number of parking spaces would be 28 and 34 spaces are provided.
6. Parking Space Dimensions: 4 inch high integral curb and walk will be indicated along the eastern portion of the parking lot with the stamping set submittal.
7. Loading Zone: The applicant is seeking a variance from the Zoning Board of Appeals.
8. Dumpster Screening: A note will be provided on the site plan indicating the height of the dumpster with the stamping set submittal.
9. Lighting Requirements: Please see response letter by Rogvoy Architects.
10. Outdoor Seating: A note will be provided on Sheet AR-1 that chairs and tables will be of a durable material with the stamping set submittal. A note will be provided on Sheet AR-1 indicating method of table clearing with the stamping set submittal. A detail of the outdoor seating area will be provided with the stamping set submittal.

City of Novi Engineering Review dated June 26, 2008

General

1. The sidewalk, ROW, and sanitary that is in the vicinity of the bore pit will be provided on the stamping set submittal.
2. City Standard details will be provided with the stamping sets.
3. The non-domestic user survey form will be submitted to the City with the stamping set submittal.
4. The proposed building will be setback from Novi Road further than where vehicles currently park. The existing Big Boy parking lot extends to within 5 feet of Novi Road and vehicles are currently parking in this area in very close proximity to Novi Road. The proposed plan has 4 feet of greenbelt between the proposed sidewalk and existing Novi Road. An additional 4 feet of greenbelt will be provided adjacent to the building (along the building's east side and between the building's access points). The proposed building is setback 24 feet from the existing Novi Road.
5. A note will be added to the stamping sets on who to contact for abandonment of the existing service leads.

Water Main

6. The size of the building's water service lead will be provided on the Utility Plan.
7. Water main profiles will be provided with the next submittal.
8. The tree near the on-site portion of the water main and water lead will be shifted to provide a 10-foot separation where feasible, with a 5-foot minimum separation.
9. MDEQ water main permits sets and applications will be provided to the engineering department.

Sanitary Sewer

10. A sanitary sewer basis of design will be provided on the utility plan.
11. A note will be provided on the utility plan stating the sanitary lead will be buried at least 5 feet deep where under the influence of pavement.

Storm Sewer

12. Storm profiles and design table will be provided with the next submittal.
13. Comment noted.

Storm Water Management

14. Detailed information on the restrictor manhole will be provided with the next submittal.
15. Comment noted.
16. An access easement for maintenance over the storm water detention system and bioswale will be provided with the stamping sets. Also, an access easement to the detention area from the public road ROW will be provided.

Bioswale

17. The bioswale will be sized for the first flush volume. Calculations will be provided with the next submittal.
18. An east-west cross-section for the bioswale will be provided on the next submittal.

19. Additional details for the bioswale will be provided on the next submittal.
20. Limits of bioswale will be clarified on the next submittal.
21. A secondary overflow catch basin will be provided.
22. Planting soil media will be shown as 50% topsoil/50% sand or 20% topsoil/60% sand/20% compost, or similar.
23. Additional spillways will be provided.
24. The spillways will consist of gravel or rip-rap and details will be provided.

Underground Detention

25. The underground system will be shifted north to be outside limits of plantings.
26. Soil borings will be provided to determine bearing capacity and high water elevation of the groundwater table.
27. Information regarding bedding depth vs. bearing capacity of the underlying soils at the underground system will be provided. Also, a note will be provided stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
28. If the aggregate is to be used for storage, the assumed porosity of the aggregate will be provided. Also, volume calculations will consider 85% of that volume is available for storage. A note will be provided stating that aggregate porosity will be tested, and results provided to the City's inspecting engineers.
29. Inspection ports will be provided as necessary throughout the underground detention system.
30. Critical elevations of the underground detention system will be shown on the cross-section. 1-foot of freeboard will be shown.
31. Manufacturers standard details for the product proposed will be provided.

Paving & Grading

32. The approach in Fonda Drive will be shown as concrete.
33. The alternate parking lot cross-section locations will be indicated on the plans.
34. Spot grades will be provided in the islands on either side of the bioswale.
35. The Expo Center Drive approach slope will be revised for the stamping set submittal.
36. Specific ramp locations with detectable warnings will be indicated on the stamping set submittal.
37. A note will be provided on the plans regarding work in the Novi Road right-of-way.

Items to be submitted at time of Revised Final Site Plan

38. A letter will be provided.

Items to be submitted at time of Final Site Plan Stamping set submittal

- 39.-43. Easements will be provided as necessary with the stamping set submittal.

Items to be addressed prior to construction

- 44-54. Items noted.

July 8, 2008
DAP Investments
Preliminary/Final Site Plan Submittal
SP #08-26
Page 4 of 5

Items to be addressed prior to Temporary Certificate of Occupancy
55-62. Items noted.

Items to be addressed prior to construction
44-54. Items noted.

Items to be addressed prior to Temporary Certificate of Occupancy
55-62. Items noted.

OHM Review dated June 23, 2008

1. Signage will be revised as necessary for the stamping set submittal.
2. Applicant has indicated Chipotle restaurant functions as a sit-down restaurant.
3. The outdoor dining area fence is different than the decorative screen wall. Details will be provided on the stamping set submittal.
4. Locations where the boulder wall is proposed will be indicated on the stamping set submittal.
5. The sidewalk ramps will be removed at both driveways.
6. The sidewalk ramp at the NW corner of Novi Road and Fonda will be shown as being replaced. Barrier free access will be provided along the west side of the building and directly in front of the handicap parking spaces.
7. The east-most Fonda Drive (Public Road) boulevard opening is currently posted so that vehicles utilizing the existing Big Boy easterly driveway cannot use it. Also, the existing Big Boy approach is directly across from the gap in the boulevard. The proposed drive approach is shifted west of the existing gap which would make it more difficult for vehicles exiting the site to turn left and cut through the gap. It would be illegal for vehicles to turn left out of the proposed Fonda Drive approach and weave through one-way traffic and cut through the existing gap. This puts an unexpected burden on the applicant to fix an existing condition within the City's public right-of-way.

City Landscape Review dated June 25, 2008

Adjacent to Residential (Sec. 2509.3.a)

1. No comment.

Adjacent to Rights-of-Way (Sec. 2509.3.b)

1. Perennials will be provided in front of the fence sections.
2. No comment.
3. The 20' greenbelt will be shown on the stamping set submittal.
4. No comment.

Street Tree Requirements (Sec. 2509.3.b)

1. No comment.

Parking Landscape (Sec. 2509.3.c)

- 1.-3. No comment.

July 8, 2008
DAP Investments
Preliminary/Final Site Plan Submittal
SP #08-26
Page 5 of 5

Building Foundation Landscape (Sec. 2509.3.d)

1. Additional shrubs and screening are provided at the north side of the building. Also, an additional 4 feet of greenbelt will be provided adjacent to the building (along the building's east side and between the building's access points).
2. Same as above.

Plant List (LDM)

1. No comment.

Plant Notes & Details (LDM)

1. No comment.

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

1. An irrigation plan will be provided for final approval.

Loading Zone

1. The loading zone is located in the north-west portion of the site adjacent to an existing parking lot. This area is screened to the west by the trash receptacle screen walls (which also have screening) and to the south by the greenbelt plantings.

General

1. Existing and proposed utilities will be noted.
2. The transformer is screened and a detail has been provided.
3. Contours are not shown as this is a redevelopment with no natural features and the site is generally flat.

Novi Fire Department review dated June 24, 2008

1. Fire Department recommends approval.

If you have any questions feel free to call (248) 926-3701.

Regards,
Alpine Engineering Inc.



Thomas A. Gizoni, PE

cc: DAP Investments, Dan Kukes

July 2, 2008

Ms. Kristen Kapelanski
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: DAP Investments SP #08-26

We offer the following summary in response to the review letters for the Preliminary/Final site Plan submittal for the proposed retail building:

The following comments are offered in response to the Planning Commission Review summary:

1. Please refer to a typical Chipotle restaurant floor layout attached to this letter.
2. The proposed dumpster enclosure is 8' high.
3. A fence will be provided to enclose the outdoor dining area. The detail of the fence will be provided.

The following responses are applicable to the Lighting Review summary chart.

1. A note will be provided on the photometric plan regarding the hours of operation.
2. The required notes will be included on the photometric plan.
3. The photometric plan will be revised to comply with the maximum illumination level of 1 foot candle at the property lines along Novi Road and Fonda Drive.

The following responses are applicable to the comments received from Metco Services, Inc.

1. Concrete Masonry Unit, split-faced finish, as originally proposed, will be substituted with cast stone masonry product.
2. The materials selected to be used for the dumpster enclosure will be revised to match the building's material selection. The dumpster enclosure will be constructed of utility size brick.
3. The screen wall will be capped by manufactured stone cap.
4. All roof top equipment will be screened from view by parapet walls and/or roof top equipment screens made from materials that are allowed per façade ordinance.
5. A material sample board along with the colored building rendering will be provided at the Planning Commission meeting.

Thank you.

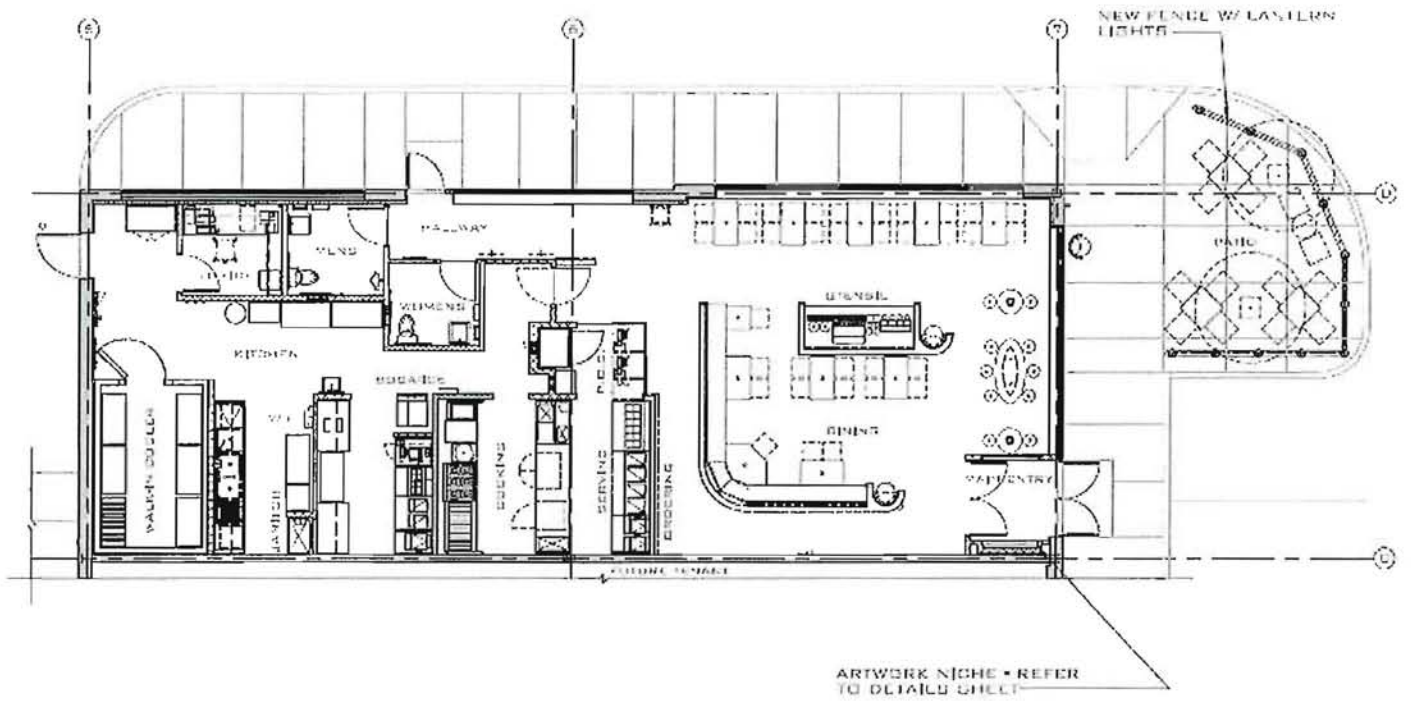
Sincerely,



Svetlana Vrubel
Project Designer

Pc: Daniel Kukes, DAP Investments

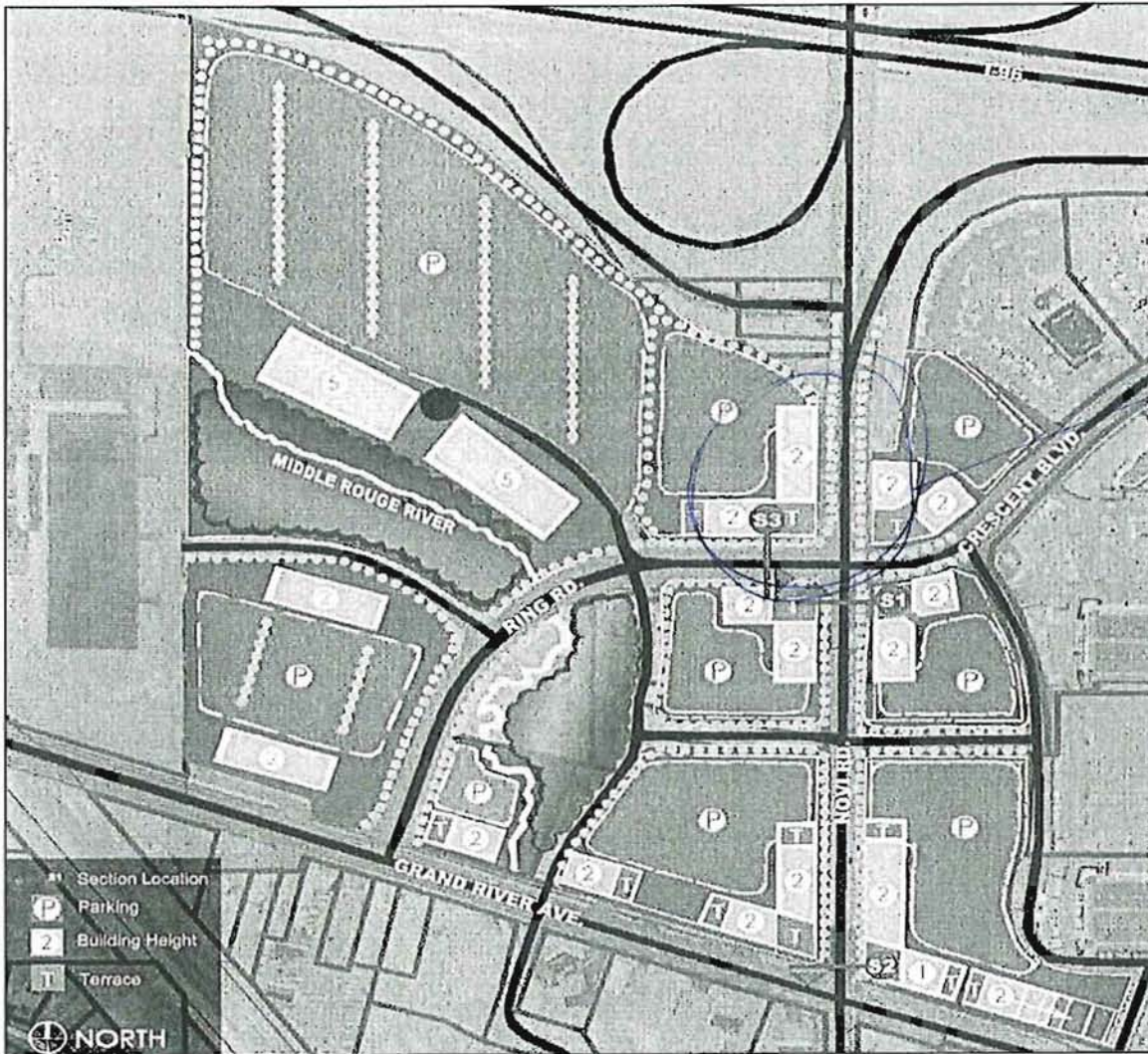
Prototype Chipotle Interior Layout



REDUCED SITE PLAN

**EXCERPT – MASTER PLAN FOR LAND USE REVIEW
FEBRUARY 14, 2008**

Goals, Objectives & Implementation



SUBJECT AREA

Figure 69. Ring Road Area Development Plan - Birchler Arroyo Associates, Inc. 2007

at the southern approach to Crescent Boulevard to provide a refuge for pedestrians and enhance the northern entrance into the City's Town Center.

Implementation Strategy: Explore private and public funding opportunities to install canopy deciduous trees along both sides of Novi Road and the future ring road to create attractive avenues through the ring road area and to create a buffer between the sidewalk and the roadway.

Objective: Encourage development of the Ring Road sub area of the I-96/Novi Road Study Area (see Figure 66) in a manner that adds value to the City's Town Center and Main Street areas.



Goals, Objectives & Implementation

Implementation Strategy: Encourage development and redevelopment of the Ring Road sub area of the I-96 Novi Road Study Area in a manner consistent with the Ring Road Development Concept Plan as depicted (see Figures 69, 70 and 71) and described below:

- ◇ Develop nodes or "pulses" of development along Novi Road south of I-96 (see Figure 72) that will draw travelers south from I-96 to Main Street and enhance the pedestrian experience.
- ◇ Development at the corners of Crescent Boulevard/Fonda Drive, Grand River Avenue, and Main Street should include buildings set close to the roadway with increased height at the corners. *
- ◇ Provide terraces or public plazas at road intersections to create spaces for pedestrians and enhance these important intersections at the heart of the Town Center area. *
- ◇ Line Novi Road with a soldier course of large canopy deciduous trees that will give significance to this segment of Novi Road. *
- ◇ Feature the Middle Rouge River corridor as an attractive natural amenity and focal point for the public to enjoy.
- ◇ Pursue available grant money to assist in the preservation of the river corridor.
- ◇ Extend the ring road from Fonda Drive to Grand River to complete the northwest quadrant segment.
- ◇ Rezone the former Novi Expo Center property from EXPO to OST to encourage redevelopment of the site for office use. Office development on this site will benefit from the prime location as well as help support the adjacent retail and restaurant uses.
- ◇ Future office development within the planning area should be encouraged to take advantage of the increased height limit permitted in the OST District.
- ◇ Redevelopment of the former Expo Center site should take advantage of its prime location and visibility and become an icon for the City from I-96. Future development of this site should include:
 - ◆ Additional building height permitted within the OST District.
 - ◆ Benchmark architecture and quality building materials.
 - ◆ Enhancement of the river corridor as a site amenity.
 - ◆ Pedestrian connections to the Town Center area.



EXCERPT – TOWN CENTER DESIGN MANUAL

In conjunction with the Commemorative Bench as used either in the Southwest Quadrant or where special intimate uses occur, a second type of pedestrian lighting standard is proposed. The New Oxford Series 200 fixture by Hadco is an older design that will work well with the "historical bench". Polished brass metal forms the curved top and the molded filigree in black finish add extra detail. The same post (P1790-10) as for the Wellington is recommended.

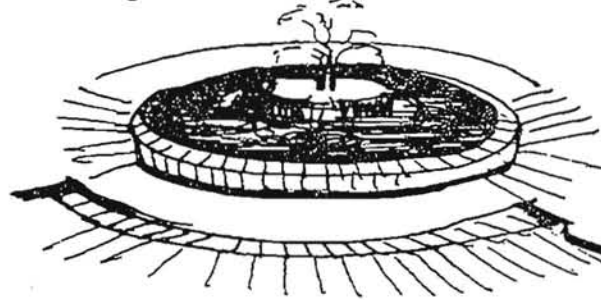
All fixtures have wall mounted and double brackets available for use in the interior parking areas and to mount it on buildings for addition lighting.



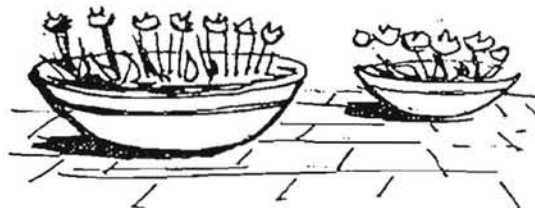
Special Features

It is the special features proposed for a project that give added meaning and that special touch.

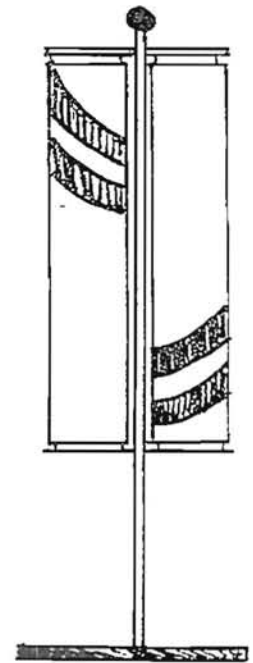
Small fountain areas are proposed throughout the Town Center. From a single spray to a more complex tiered effect, fountains give life, sound, and movement to the area. They should be designed with low maintenance and high function in mind.



Low bowls (poured concrete) filled with flowers, perennials, annuals and bulbs provide spots of moveable color and texture.



Flags and banners throughout flutter with color. The Town Center logo could be incorporated into an official flag and be flown by all Town Center merchants.



Sculpture, as was mentioned in the Special Use Areas Section, could be an important unique feature of the Town Center. Sculpture lends fantasy and the aspect of fine art. Guest sculptors, art shows, revolving exhibits, contests and local school participation are all possible ideas for sources and activities.

The Town Center logo could also be used on shopping bags, tee shirts, mugs, newspaper advertisements, balloons, stationary and other Town Center "booster" items.



Miniature Novi Six Race cars could be rented as a possible feature. Confined to one area, they would provide additional activity and a different and special means of transportation. Perhaps this could be located adjacent to the Museum of Auto Sports. Another possible idea using small Novi Six cars is to put them on a track propelled by a cable that runs down the middle of a track. The French have developed an advanced update of the famous San Francisco cable cars called SK, the cable/track system utilizes driverless cars. Light weight units move along the track at about 20 miles per hour and automatically slow down to one mile per hour at station areas. SK is successful in France and will soon connect a parking lot to the main area of Vancouver World Fair in Canada.

Shuttle vans could also provide additional transportation between the Town Center and other areas within the City such as Sheraton Oaks Hotel, Twelve Oaks Mall, Novi Hilton and the City's Civic Center. The vans could be painted with the Town Center colors and logo.

The seasonal decoration of plant materials can add a special touch during holidays. The placement and decoration of one central evergreen to be the com-



munity Christmas Tree could occur within the Park or one of the corner plazas. Decorating the ash trees within the sidewalk modules along Grand River Avenue and Novi Road with white miniature lights is another possibility. Continued fall displays of corn husks, pumpkins and scarecrows throughout the Town Center should be encouraged. The possibility exists for a giant tulip display in the spring. Who says you need to go to Holland to see their festival? Because tulips do

so well in all kinds of containers, small areas and near entry areas, a Town Center-wide tulip festival is a distinct possibility. Another springtime possibility is a "Crab" tree festival. In addition to the enjoyment of all of the lovely crab blossoms within the sidewalk modules and interior plantings a City-wide Crab session could be held. Anyone with grips from the winter could air them publicly. Too much snow, gray days, salt and pot holes could be vented by local crabs!



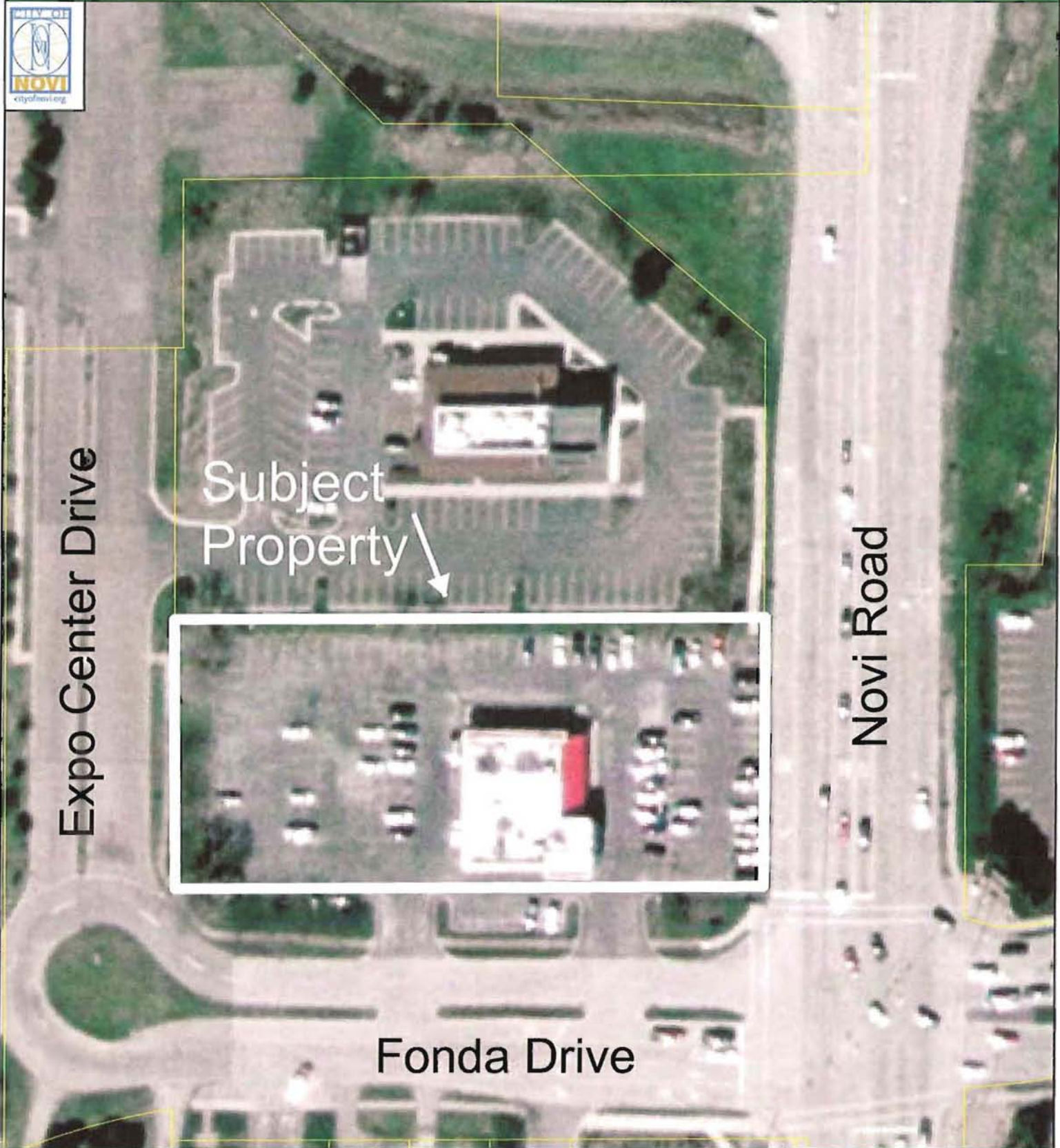
Signage

Probably one of the most visible and vital elements is signage. Signs call attention to a business and create an individual image. They also contribute to an overall image as well. Ordinance No. 85-100.02, Signs and Outdoor Advertising, sets the specific standards on types and square footage of signs permitted within the Town Center. There are other considerations, however.

MAPS

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

DAP Investments/Big Boy Demo SP08-26
Location



Expo Center Drive

Novi Road

Fonda Drive

Subject Property

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MAP AUTHOR: Kristen Kapotanski, Planner



1 INCH EQUALS 70 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.

DAP Investments/Big Boy Demo SP08-26
Zoning



Legend

- EXPO: EXPO District
- I-1: Light Industrial District
- TC: Town Center District

Expo Center Drive

Subject Property

Novi Road

Fonda Drive

CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

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

MAP AUTHOR: Kristen Kopelanski, Planner



1 INCH EQUALS 79 FEET

MAP PRINT DATE: date

MAP INTERPRETATION NOTICE

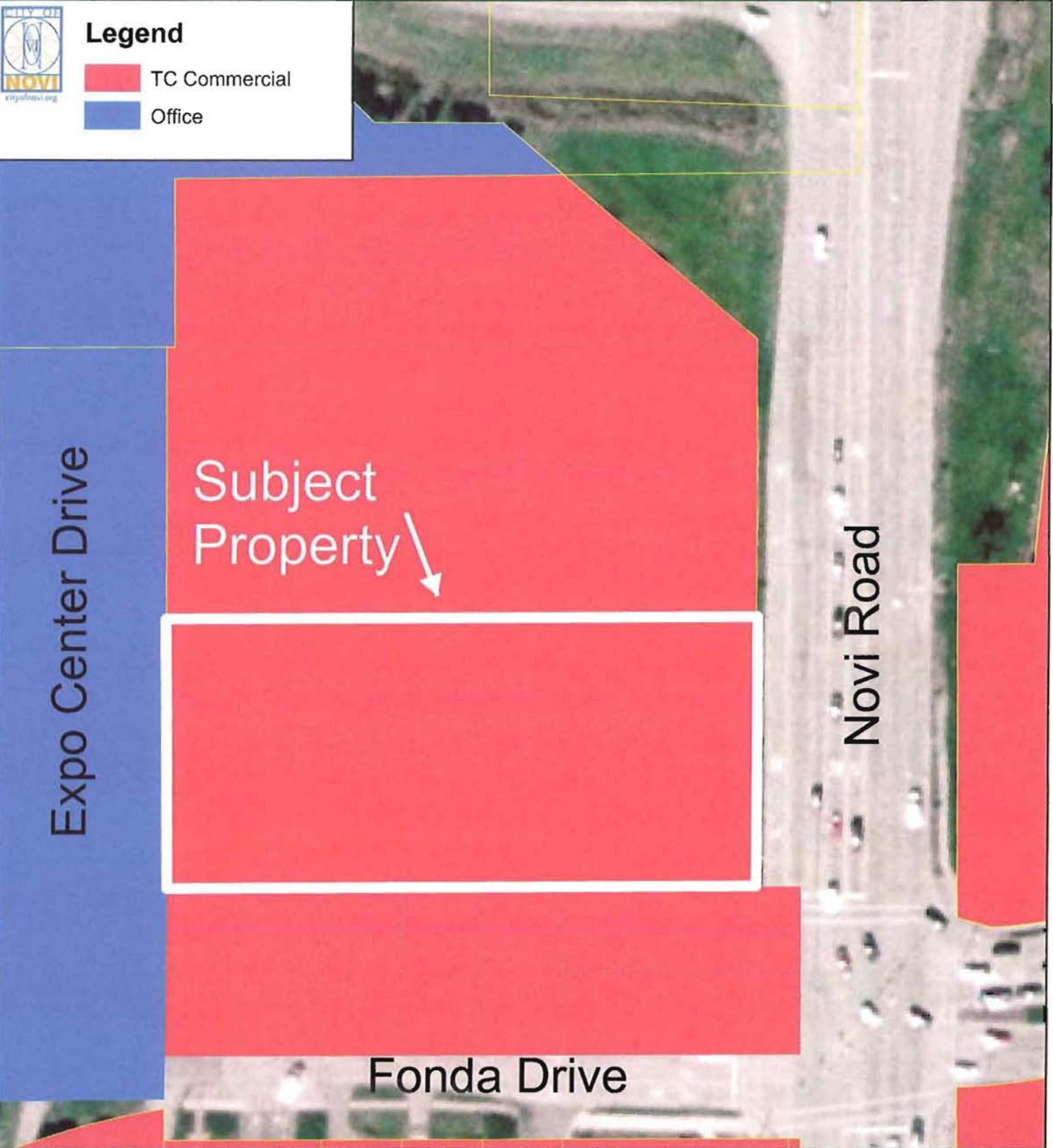
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DAP Investments/Big Boy Demo SP08-26
Future Land Use



Legend

- TC Commercial
- Office



CITY OF NOVI

DEPARTMENT OF COMMUNITY DEVELOPMENT

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NOVI, MI 48375-3024
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DAP Investments/Big Boy Demo SP08-26
Natural Features



Legend

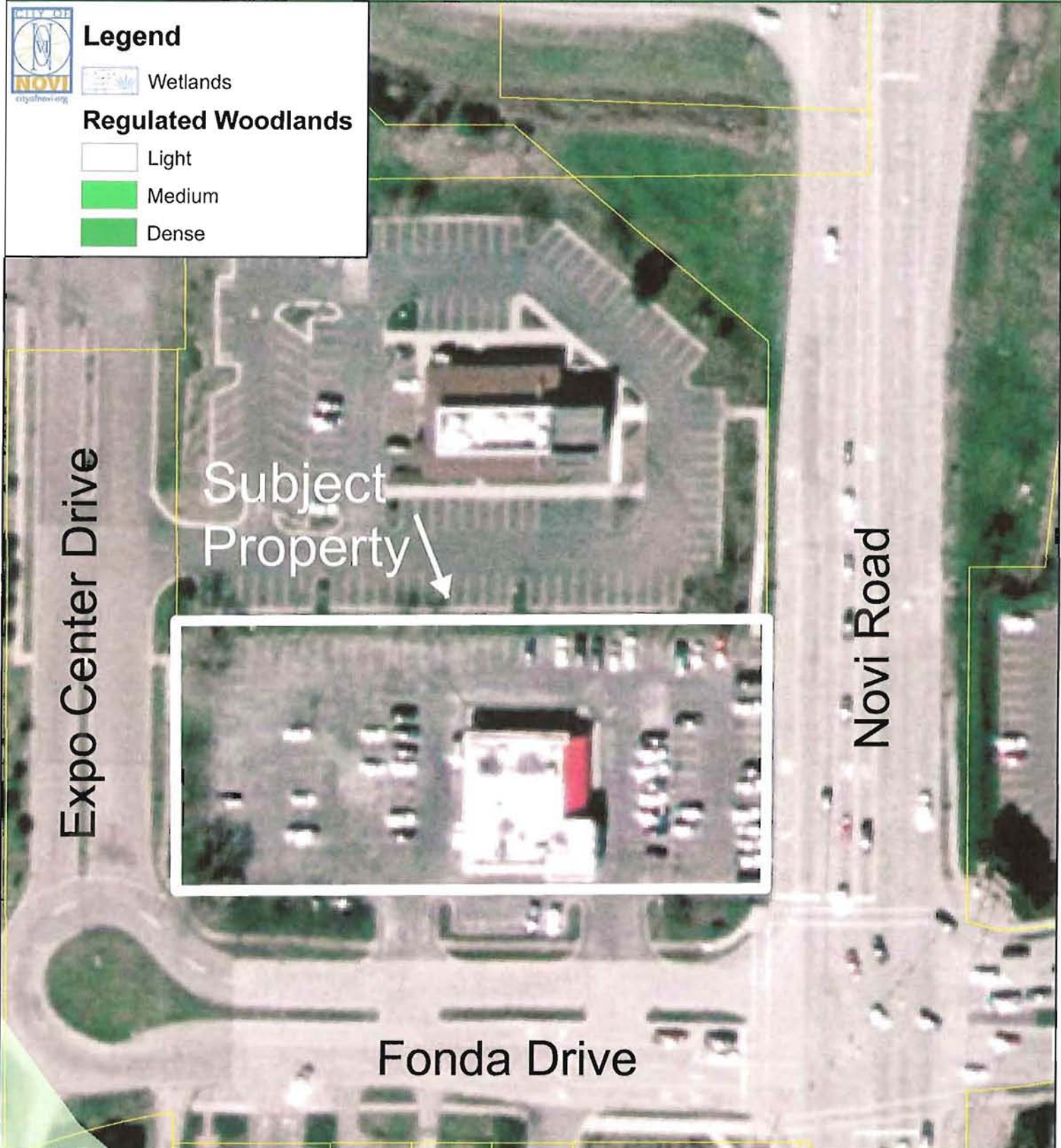
 Wetlands

Regulated Woodlands

 Light

 Medium

 Dense



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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Plans available for viewing at the
Community Development Department.