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SOUTH UNIVERSITY PARKING LOT EXPANSION SP 12-27

SOUTH UNIVERSITY – PARKING LOT EXPANSION SP 12-27

Consideration of the request of Boss Engineering on behalf of HEFCO Properties for Preliminary Site Plan approval, Woodland permit approval, and Stormwater Management Plan approval. South University is located in Section 14, at 41555 Twelve Mile Road, at the southwest corner of Twelve Mile Road and Meadowbrook Road, in the OST, Office Service Technology District. The subject properties are approximately 6.7 combined acres and the applicant is proposing to expand the existing parking area by 109 spaces to a total of 330 spaces.

Required Action

Approve/deny the Preliminary Site Plan, Woodland permit, and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Preliminary Site Plan approval recommended	06/18/12	Properties to be combined through the Assessing Department. Items to be addressed on Final Site Plan.
Woodlands	Preliminary Site Plan approval recommended	06/13/12	Revised Woodlands Inventory to be submitted with Final Site Plan.
Landscaping	Preliminary and Final Site Plan approval recommended	06/08/12	Items to be addressed on the Stamping Sets.
Engineering	Preliminary Site Plan approval recommended	06/14/12	Items to be addressed on the Final Site Plan.
Fire	Preliminary and Final Site Plan approval recommended	6/05/12	

Motion sheet

Approval – Preliminary Site Plan

In the matter of South University Parking Lot Expansion, SP 12-27, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. A revised woodlands inventory and corresponding tree replacement plan to be submitted that addresses the comments of the City's environmental consultant;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal;
- c. *(additional conditions here if any)*

(because the plan is otherwise in compliance with Article 23A, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

Approval – Woodland Permit

In the matter of South University Parking Lot Expansion, SP 12-27, motion to **approve** the Woodland permit, subject to:

- a. A revised woodlands inventory and corresponding tree replacement plan to be submitted that addresses the comments of the City's environmental consultant;
- b. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan submittal;
- c. *(additional comments here if any)*

(because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Approval – Stormwater Management Plan

In the matter of South University Parking Lot Expansion, SP 12-27, motion to **approve** the Stormwater Management Plan, subject to:

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

(because the plan is otherwise in compliance with Chapters 11 and 12 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

Denial - Preliminary Site Plan

In the matter of South University Parking Lot Expansion, SP 12-27, motion to **deny** the Preliminary Site Plan for the following reasons...(because it is not in compliance with the Ordinance.)

Denial - Woodland Permit

In the matter of South University Parking Lot Expansion, SP 12-27, motion to **deny** the Woodland Permit for the following reasons...(because it is not in compliance with Chapter 37 of the Ordinance.)

Denial - Stormwater Management Plan

In the matter of South University Parking Lot Expansion, SP 12-27, motion to **deny** the Stormwater Management Plan, for the following reasons...(because it is not in compliance with Chapters 11 and 12 of the Ordinance.)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 18, 2012

Planning Review

South University Parking Lot Expansion
SP#12-27

Petitioner

Boss Engineering

Review Type

Combined Preliminary and Final Site Plan Review

Property Characteristics

- Site Location: 41555 Twelve Mile Road (southwest corner of Meadowbrook and Twelve Mile)
- Site School District: Walled Lake Consolidated Schools
- Site Zoning: OST, Office Service Technology District
- Adjoining Zoning: North (across Twelve Mile): RA, Residential Acreage; South: OST; East (across Meadowbrook): OST; West: OST
- Site Use(s): South University
- Adjoining Uses: North (across Twelve Mile): MSU's Tollgate Farms; South: Legal non-conforming single family; East (across Meadowbrook): Vacant; West: Vacant
- Site Size: 6.71 acres (includes property south of South University site)
- Plan Date: 5/21/2012

Project Summary

The applicant is proposing to expand the existing parking lot on the south side of the South University building (formerly Meadowbrook Office Building) resulting in a net increase of 109 parking spaces and a total of 330 spaces. No new buildings or building expansions are proposed, but the applicant has indicated that additional parking is needed for the South University programs. The applicant proposes to expand the lot onto what is currently a separate parcel adjacent to the south, although they are in the process of combining the two parcels. The existing home on the parcel would be demolished to make room for the expanded parking lot. The subject site is north of the location of the Proposed Residential Collector Road included in the Master Plan's Future Land Use Map, which would connect the Twelve Oaks Mall ring road with Meadowbrook Road. The proposed parking lot expansion requires approval of the Woodland permit as well as the Stormwater Management Plan.

Recommendation

Approval of the Preliminary Site Plan only is recommended. The applicant should revise the plans to address the concerns outlined in the woodland review letter before Final Site Plan approval may be granted. Per Section 2516.c, an expansion of an existing parking lot could be approved administratively. However, the project will require a Woodland permit from the Planning Commission and the City's practice is to require Planning Commission approval

(with a recommendation from Staff) of any Preliminary Site Plan that also requires a Woodland permit.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 23A (OST, Office Service Technology), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the Planning Commission. Items that are *italicized* must be addressed on the Final Site Plan submittal.

1. **Woodlands Permit:** The area of the proposed parking lot expansion is within a City-regulated woodland, and the removal of existing trees is subject to the Woodlands Protection Ordinance. The applicant's tree removal plan calculates that 86 tree replacement credits will be required. 33 replacement trees are proposed to be planted on-site, mostly around the perimeter of the expanded detention basin, and the monetary equivalent of 53 replacement trees is proposed to be contributed to the City's Tree Replacement Fund. The City's environmental consultant has provided comments on the woodlands inventory, replacement calculation, and protection plan for the woodlands to remain. *The woodlands review letter notes concerns with the provided tree survey and recommends a new tree survey be conducted or the diameter of each tree be increased to account for tree growth since the time the original survey was done. Please refer to the review letter from the City's Landscape Architect for comments on the replacement planting plan.*
2. **Parking Lot Setback:** The proposed parking lot expansion overlaps the property line between parcels 50-22-14-200-039 and 50-22-14-200-016, which creates a 0-foot setback on either side of the property line (a 20-foot setback is required per Sec. 2400 of the Zoning Ordinance). *Planning staff will require confirmation from the City's Assessing Department that the applicant is in the process of combining the two parcels prior to Final Site Plan approval.*
3. **Replacement Trees:** The applicant has calculated that 86 woodland replacement trees are required; they propose to replace 33 trees, and contribute the monetary equivalent of 53 trees to the City's tree fund. Approximately 20 of the replacement trees are proposed to be planted on the northern parcel, and the City's Woodland Protection Ordinance requires replacement trees to be planted on the same property they are to be removed from – in this case, the southern parcel. Similar to the comment above, *Planning staff will require confirmation from the City's Assessing Department that the applicant is in the process of combining the two parcels prior to Final Site Plan approval. Additional replacement trees may be required based on the results of a new tree survey or an update to the existing tree survey.*
4. **Barrier-Free Parking:** *The final site plan should include a note verifying that all barrier-free parking spaces have been signed per the requirements of the MMUTCD and the Barrier Free Code. Additionally, Comment 7 of the traffic consultant's June 13 letter should be addressed.*
5. **Exterior Lighting:** Six new exterior lighting fixtures are proposed to illuminate the expanded parking lot. Section 2511 of the Zoning Ordinance includes general standards for exterior lighting, including lighting adjacent to a residential district or use. The proposed fixtures appear to meet all standards of Section 2511, including maximum height, fixture type, illumination maximum/minimum/average, spillover/trespass, and specific standards pertaining to exterior lighting where adjacent

to a residential use (Section 2511.3.1). *The lighting plan on the Final Site Plan should include manufacturer's detail sheets confirming that the new fixtures are full-cutoff fixtures (cut-off angle of 90° or less).*

6. **Trash Enclosure:** The existing trash enclosure is proposed to be relocated to the southwest corner of the expanded parking lot. The new enclosure meets all applicable standards of the Zoning Ordinance and the Nuisance Ordinance.
7. **Required Parking:** In 2010, South University proposed to occupy the subject building and construct building improvements that required site plan approval. As part of that review, the building's existing parking was evaluated relative to the parking demands of a college or university. It was determined that the 221 parking spaces on-site were sufficient for the scale of operation for South University at that time, but not for the anticipated full occupation of the building by the University within 2-3 years. It was determined that, once South University fully occupied the building, as many as 300 parking spaces would be required. The applicant now proposes 330 parking spaces, which exceeds this requirement.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is requested **prior to the matter being reviewed by the Planning Commission.**

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] 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 248.347.0484 or dcampbell@cityofnovi.org.



David Campbell, AICP, Planner

Planning Review Summary Chart

SP12-27 South University (Meadowbrook Office Bldg.) Parking Expansion

Preliminary/Final Site Plan

Date on Plans: May 21, 2012

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Office Research Development Technology	No change	Yes	
Zoning	OST, Planned Office Service Technology	No change	Yes	
Use	Use permitted per Article 23A of the Zoning Ordinance	Off-street parking	Yes*	* A property combination will be required in order to ensure off-street parking is not the primary use of the subject property.
Parking Setbacks (Section 2400)				
Front (east)	20'	20'	Yes	
Interior Side (north)	20'	0'	No	A property combination is required to eliminate the side yard parking setback deficiency.
Interior Side (south)	20'	25'	Yes	
Rear (west)	20'	100'+	Yes	
Minimum Parking Requirements (Sec. 2505)	300 spaces (based on standards for a Private Club or Lodge Hall)	330 spaces (221 existing plus 109 net new spaces)	Yes	
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 24 feet wide drives.	At least 9' x 19' At least 24' drives	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Barrier Free Spaces (Barrier Free Code)	330 total spaces (net increase of 109 spaces) requires 8 barrier free spaces including one van accessible space.	Existing site has 9 barrier free spaces including 2 van accessible	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	No new barrier free spaces proposed.	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.		Unknown	Revised Final Site Plan should include a note verifying that all barrier-free spaces – including van accessible spaces – are/will be signed per MMUTCD standards
Dumpster (Chap. 21, Sec. 21-145)	Dumpster enclosure to be located in rear yard, and set back from property line a distance equivalent to the parking lot setback and as far from barrier free spaces as possible. Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	Dumpster setback appropriately. Enclosure details provided.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Lighting information provided	Yes	

Prepared by David Campbell, AICP (248) 347-0484 or dcampbell@cityofnovi.org

Lighting Review Summary Chart

SP12-27 South University (Meadowbrook Office Bldg.) Parking Expansion

Preliminary/Final Site Plan

Date on Plans: May 21, 2012

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 	Yes	
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	

Item	Required	Meets Requirements?	Comments
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 lighting for security purposes and limited operations shall be permitted after a site's hours of operation. 	Yes	
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 residential district, maximum illumination at the property line shall not exceed 0.5 foot candles	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

WOODLAND REVIEW



Environmental Consulting & Technology, Inc.

June 13, 2012

Ms. Barbara McBeth
Deputy Director of Community Development
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: South University Parking Lot Expansion
Woodland Review of the Combined Preliminary & Final Site Plan (SP#12-0027)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Combined Preliminary and Final Site Plan (Plan) prepared and submitted by Boss Engineering dated May 21, 2012. The Plan and supporting documentation were reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

The proposed development is located south of Twelve Mile Road and west of Meadowbrook Road south of the existing South University parking lot in Section 14. The proposed Plan would construct 109 additional parking spaces in the South University parking lot and expand the existing detention basin west of the lot.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 11, 2012. ECT found that the *Tree List* (Sheet 9) and *Existing Conditions & Demolition Plan* (Sheet 2) accurately depict the location and species composition of the trees onsite but significantly underestimates the size of the trees. ECT took numerous diameter at breast height (dbh) measurements and found that the data provided in the *Tree List* (Sheet 9) were consistently 1 to 2.5 inches smaller than the field measurements, with an average discrepancy of 1.5 inches. ECT believes the data may have originated from an outdated tree survey. The surveyed trees have been marked with numbered metal tree tags, allowing ECT to compare reported and existing tree diameters in the field. One option for correcting the observed discrepancy is for the Applicant to conduct a new tree survey to update the existing dbh's of the previously surveyed trees and include any new trees that may have reached regulation size (8-inch dbh or greater) during the elapsed time. In lieu of conducting a new tree survey, a second option the Applicant may consider involves adding 1.5 inches, e.g. the average discrepancy in dbh, to each surveyed stem, including the reported unregulated 6- and 7-inch dbh stems, to account for tree growth since the original survey was conducted.

The entire site is approximately 2 acres with regulated woodland mapped across the entire property. A house and several sheds and canopy enclosures occupy the center of the site. Considering the site at a landscape scale, the regulated woodland onsite is near two Priority Three Areas, as determined by Michigan Natural Features Inventory (MNFI) in their Potential Conservation/Natural Areas Report (July 2002, updated April 2004) for Oakland County. The Priority Three Areas occur north and south of the property proposed for development and were identified for conservation based upon total size, core area size, stream corridor, landscape connectivity, restorability of surrounding lands, vegetation quality, parcel fragmentation, and element occurrences (rare species) criteria (see attached map).

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During the June 11, 2012 field visit, ECT observed that the eastern two-thirds of the property have been heavily impacted by residential development. Onsite woodland is dominated by non-native black locust and native pioneer species such as boxelder, eastern cottonwood, black cherry, and American elm. The woodland understory is dominated by grey dogwood and invasive common buckthorn, with numerous ornamental, invasive, and old-field species in the groundcover, including common buckthorn, lily-of-the-valley, myrtle, black raspberry, enchanter's nightshade, motherwort, and lawn grasses. The western third of the property's woodland, not proposed for impact, was of marginally higher quality with lower densities of invasive species. ECT believes the residential land use and subsequent low quality vegetation explains why the majority of the woodland patch was not included in a Priority Three Area identified by MNFI. See attached site photographs.

Woodland Impact Review

Per summary calculations on the *Landscape Plan* (Sheet 7) and Save vs. Remove column of the *Tree List* (Sheet 9), the Plan proposes the removal of 61 live trees with dbh greater than or equal to 8 inches, requiring 86 replacement credits. ECT is concerned that regulated woodland impacts have not been accurately identified and replacements have not been correctly calculated for the proposed project. ECT compared the trees designated for removal on the *Existing Conditions & Demolition Plan* (Sheet 2) with those in the *Tree List* (Sheet 9). During this comparison, ECT noted the following issues:

1. Although a woodland protection fence is depicted on Sheet 2, the following trees outside of the construction area and within the woodland area to be protected and including several off-property trees, are indicated for removal in the *Tree List* (Sheet 9) but not on Sheet 2: tree #'s 218, 187, 257, 259, 174, 203, 152, and 153. Impacts to regulated trees, as well as regulated woodland understory and groundcover vegetation, within the protected regulated woodland to remain should not occur. Thus, the proposed removals of tree #'s 187 and 218 should be eliminated from Sheet 9. This will result in one less woodland replacement credit being required by saving tree # 187. Off-property regulated woodland tree removal, as well as impacts to regulated woodland understory and groundcover vegetation beyond the project's property boundaries, should not occur and also should not be included in project plans.
2. Tree # 253 and the 9-inch Cedar south of tree # 277 indicated as being removed on Sheet 2 should be indicated as such in the *Tree List* (Sheet 9) and 3 additional replacement credits provided in the table.
3. Regulated woodland tree replacement credits were not calculated correctly per the Woodland Ordinance, especially for multi-stemmed trees. For multi-stemmed trees, the dbh of all stems of regulation size should be summed, divided by 8, and rounded up to the nearest whole credit. ECT made the following corrections to the woodland replacement credit calculations, for a new woodland replacement credit total of 94, assuming the corrections outlined in Items 1 and 2 are applied.
 - a. Tree # 85 → 3 credits
 - b. Tree # 91 → 1 credit
 - c. Tree # 97 → 5 credits
 - d. Tree # 120 → 2 credits
 - e. Tree # 140 → 1 credit
 - f. Tree # 273 → 3 credits
4. This new credit total does not account for the underestimated size of the trees onsite. If the additional 1.5 inches is applied to all stems designated for removal, an additional 24 credits would be required, totaling to 118 woodland replacement credits that will need to be provided onsite or paid into the Tree Fund. This credit increase is due to trees moving from an unregulated size to a regulated size or moving from a lower credit size class to a higher credit size class.

5. Accurate critical root zones have not been depicted graphically on the site plan for all regulated trees within 50' of proposed grading or construction activities, per Woodland Ordinance Sec. 37-9(a)(1). This makes it difficult to evaluate where construction work will be conducted relative to the critical root zones of regulated trees and what regulated trees will be impacted vs. adequately protected. ECT is concerned that additional regulated woodland tree impacts may occur, if protective fencing cannot be field located at or beyond the critical root zones of trees at the time of construction. Based on the canopy measurements provided in the *Tree List* (Sheet 9), ECT anticipates that several locations of the woodland protection fence will need to be adjusted to adequately protect regulated trees to be saved or several additional tree impacts will need to be accounted for and additional replacement credit provided.

Woodland Replacement Review

Per the *Landscape Plan* (Sheet 7), 33 of the woodland replacement credits are to be provided onsite with the remaining 53 credits to be paid into the Tree Fund. ECT found that the Plan actually provides 36.5 woodland replacement credits total when all material designated as replacement plantings (marked with "R" on Sheet 7) are tallied: 33 deciduous trees (33 woodland replacement credits), 4 relocated evergreen replacement trees (2.5 woodland replacement credits), and 1 relocated Greenspire Linden (1 woodland replacement credit). ECT is concerned with the following issues relating to woodland replacement credits:

1. The Plan falls approximately 32 credits short of providing the required woodland replacement credits, given the corrections outlined above under the Woodland Impact Review.
2. Several species proposed as woodland replacement material, including river birch, Greenspire Linden, and Village Green zelkova, are not native to Michigan and are not acceptable as woodland replacement credits. Refer to the Woodland Tree Replacement Chart and Reforestation Credit Table in the Woodland Ordinance for guidance on acceptable native tree species and other types of native woodland vegetation that can count toward woodland replacement credits.
3. Some replacement material is proposed too close to structures and/or underground utilities and their easements. ECT encourages the placement of native woodland credits back into the regulated woodland to remain on the project site along the southwest side of the property or adjacent to the woodland between the woodland protection fence and the south end of the expanded detention basin. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. Specifically, the following planting locations on Sheet 7 are not appropriate for woodland replacement material:
 - a. North side of detention basin: 1 red maple <5 feet from overflow pipe
 - b. East side of detention basin: 1 river birch <5 feet from inlet pipe & 1 sugar maple <10 feet from inlet structure
 - c. Southeast corner of detention basin: 2 sugar maples <10 feet from storm sewer
 - d. South side of expanded parking lot: 3 Greenspire Lindens <10' from parking lot curb
 - e. East side of expanded parking lot: 1 Greenspire Linden & 2 Village Green zelkovas <10' from parking lot curb
4. The plant material intended to count as woodland replacement credits is not clearly indicated in the Plant List on Sheet 7. A column should be added to the Plant List on Sheet 7 indicating the quantity of trees per species that are being proposed for woodland replacement vs. other parking lot and landscape screening requirements. The plan drawing on Sheet 7 should be adjusted accordingly.

Site Plan Compliance with Ordinance Chapter 37 Standards

The Plan lacks several items necessary for compliance with the Site Plan standards. The following information must be provided in the Final Site Plan:

1. For regulated trees depicted as being saved within 50' of proposed grading or construction activity boundaries, graphic depiction of the trees' critical root zones to show impact will be avoided and correct placement of woodland protection fence,
2. Corrected surveyed tree sizes and tree replacement values as outlined above,
3. Existing general soil conditions throughout the parcel,
4. Corrected replacement quantities/Tree Fund contribution, material locations, and species as outlined above,
5. Modification of the woodland protection fence detail and associated notes on Sheet 9 to reflect protection of the critical root zone (tree dripline plus 1 foot),
6. A description of proposed changes to drainage within regulated woodlands, including grade changes and changes in water levels.

Recommendation

ECT recommends preliminary approval of the combined Preliminary and Final Site Plan, contingent upon the Applicant satisfactorily addressing the comments outlined above in a Revised Final Site Plan. Significant changes must be made to the Plan to address the specific issues and corrections outlined above and bring the Plan into compliance with the City of Novi Woodland Protection Ordinance Chapter 37 standards. ECT recommends that a Revised Final Site Plan be submitted once the Applicant is able to satisfactorily address the comments outlined above. The woodland survey plan and accompanying key must be corrected as outlined above to reflect existing tree sizes. Alterations to regulated woodland should not occur beyond the limits of construction, especially beyond the property boundaries. ECT recommends that a Revised Final Site Plan be submitted once woodland protective fencing placement relative to critical root zones are better understood and can be depicted graphically.

A minimum of an additional 32 woodland replacement credits must be provided in the Revised Final Site Plan to account for existing regulated tree sizes proposed for removal, and additional replacement credits should be provided if the critical root zone analysis finds that additional regulated trees must be removed. The location and species composition of much of the woodland replacement material should be revised to allow plant material to successfully mature; avoid built structures, underground utilities, and their easements; and provide Michigan native species that will help mitigate for the loss of woodland ecosystem structure and function being impacted by the proposed parking lot expansion. Any existing regulated woodland to remain onsite is the preferred location for woodland replacement credits as it provides an excellent opportunity for the long-term survival of the plant material; however, unplanted open space between the regulated woodland to remain and the expanded detention basin is also a possible location for woodland replacement credits. ECT encourages the Applicant to use a conservation easement to protect the important remaining natural features of the site and any woodland replacement credit plantings. Since it appears that all of the required woodland replacement credits cannot be placed onsite, the Applicant may consider providing woodland replacement credits via payment to the City of Novi Tree Fund at a value of \$400/credit.

South University Parking Lot Expansion (SP#12-0027)
Combined Preliminary & Final Review for Woodlands
June 13, 2012
Page 5

If you have any questions regarding the contents of this letter, please contact us.

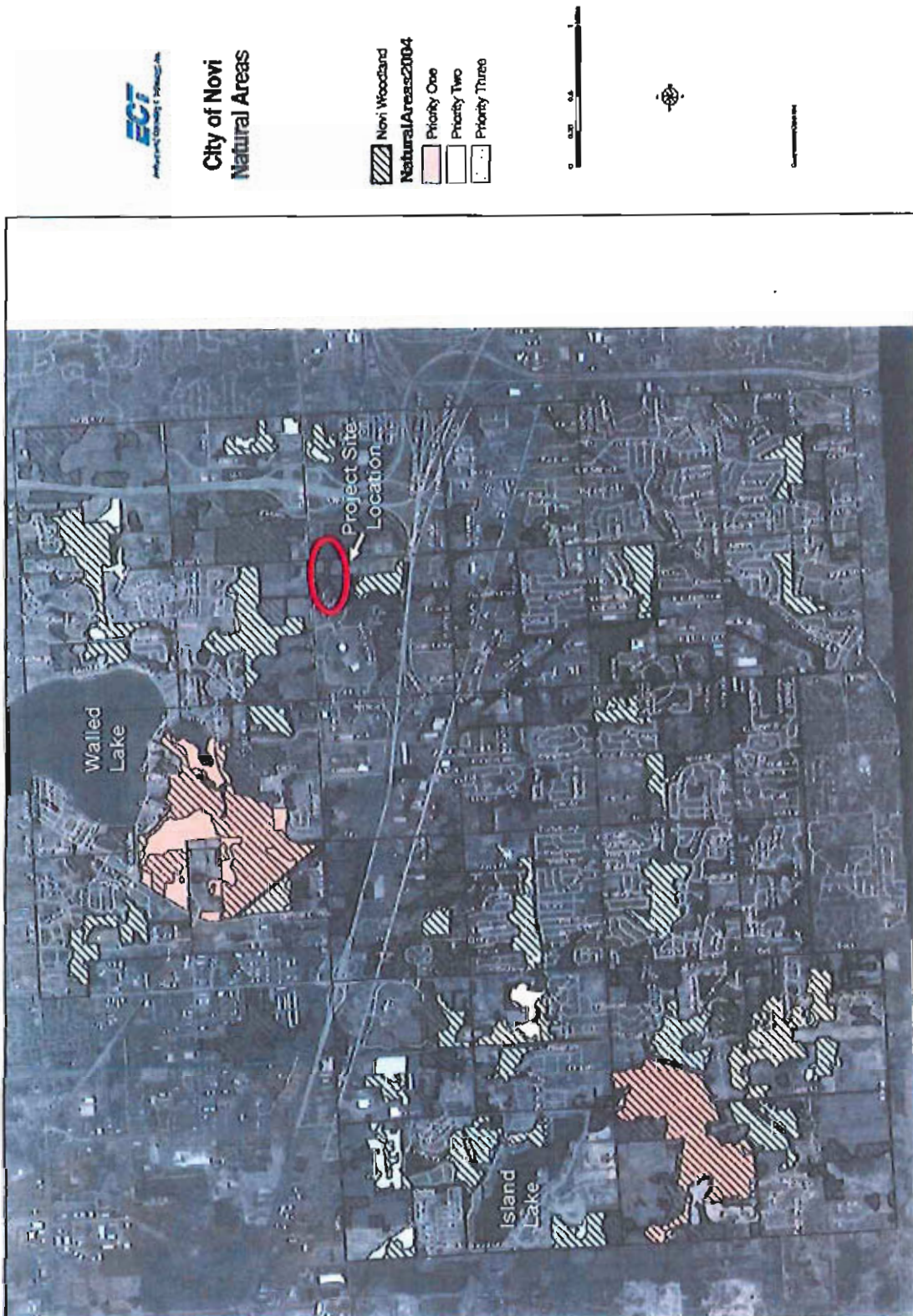
Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.

Martha Holzheuer

Martha Holzheuer, Licensed Landscape Architect, ISA Certified Arborist, ESA Certified Ecologist
Landscape Ecologist

cc: David Campbell, AICP, LEED GA, City of Novi, Planner
David Beschke, City of Novi, Licensed Landscape Architect
Angela Pawlowski, City of Novi, Senior Customer Service





Above: Regulated woodland with thick invasive understory
Below: Regulated woodland with residential land use impacts



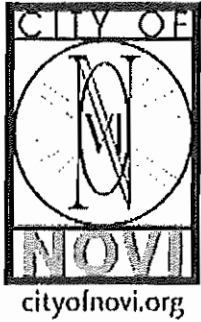


Above: Regulated woodland with residential land use impacts
Below: Open space between regulated woodland & detention basin, opportunity for planting replacement credits



FIRE REVIEW

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT
January 27, 2011
Preliminary Landscape Review
Meadowbrook Parking Expansion SP#12-27

Property Characteristics

- Site Location: 42355 Grand River Avenue, South of Grand River Avenue and west of Meadowbrook Road (Section 23)
- Site Zoning: B-3 (General Business) and P-1 (Vehicular Parking)
- Adjoining Zoning: North (across Grand River): B-3; South: RM-1, Low-Density Low Rise Multiple Family; East: NCC, Non-Center Commercial; West: RM-1, B-3
- Current Site Use: Existing Marly Feldman Chevrolet Car Dealership
- Adjoining Uses: North (across Grand River): various retail; South: Fountain Park Apartments; East: Fountain Park Apartments access drive; West: Vacant
- School District: Novi Community School District
- Site Size: 9.8 acres
- Plan Date: 01-03-11

Recommendation

Approval of the Preliminary and Final Site Plan for Meadowbrook Parking Expansion SP#12-27 is recommended.

Please address the concerns noted below upon subsequent submittal. Please respond in writing to document any site plan revisions made in regard to the concerns listed below.

Ordinance Considerations

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

1. The adjacent property to the south is zoned OST but is currently a residential use. The Applicant has extended the previously approved landscape plantings to adequately buffer the property. In addition, the change in grade at this property line is 5' to 6', effectively creating an alternative to a berm while screening the uses.

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

1. A 3' tall landscape buffer berm is required along the Meadowbrook Road frontage. Due to the existing grade, installation of the berm is not possible. However, the change in grade does allow an excess of 3' height of the parking lot extension over the adjacent road grade thereby meeting the ordinance intent.

2. The Applicant has extended the existing landscape to adequately provide the required buffer along the road frontage.
3. One canopy tree per 40 l.f. is required along the berm area. This requirement has been met.
4. One subcanopy tree per 35 l.f. is required along the frontage of Meadowbrook Road. These have not been provided. **The Applicant must provide one subcanopy tree per 35 l.f. of frontage.**

Street Tree Requirements (Sec. 2509.3.b.)

1. One street tree is required per 45 l.f. of road frontage. Four (4) existing trees will be preserved along this frontage. This requirement has been met.

Parking Landscape (Sec. 2509.3.c.)

1. Calculations have been provided for the required Parking Lot Landscape Area per Ordinance requirement. The Applicant is required to install a total of 1,864 square feet of Interior Parking Lot Landscape Area. The Applicant has met the requirement.
2. Perimeter Parking Lot Canopy Trees are required at one per 35 LF. Existing healthy trees and trees counted toward interior parking lot landscape may be counted toward this requirement. By virtue of the existing and proposed trees, the Applicant meets the perimeter planting requirement.
3. Some existing canopy trees are proposed to be relocated on the site. These trees will remain under warranty just as would any newly planted tree. The trees must be maintained indefinitely.

Building Foundation Landscape (Sec. 2509.3.d.)

1. No alterations are proposed to any site building.

Plant List (LDM)

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

Planting Details & Notations (LDM)

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

Storm Basin Landscape (Sec. 2509.3.e.(4)) & LDM)

1. A total of 70% to 75% of storm basin rims are required to have a landscape buffer. The Applicant has extended the existing landscape in order to meet this requirement.

Irrigation (Sec. 2509.3.f.(6)(b))

1. All landscape areas are required to be irrigated. A note has been provided stating that the existing irrigation system will be appropriately modified in the area of the addition.

General

1. Please see woodland and wetland reviews for additional comments.

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

Financial Requirements Review

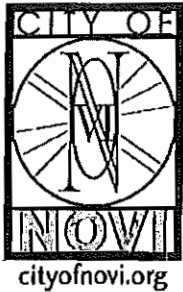
To be completed at time of Final Site Plan Review.

Item	Amount	Verified	Adjustment	Comments
Full Landscape Cost Estimate	\$ 32,880			Includes street trees. Does not include Irrigation costs.
Final Landscape Review Fee	\$ 493.20			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	\$ 42,880		Does not include street trees. Includes irrigation.
Landscape Financial Guaranty	YES	\$ 64,320		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	\$ 1,972.80		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	\$ 295.92		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		\$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	NO	\$ 0		\$400 per tree.
Street Tree Inspection Fee	NO	\$ 0		6% of the Street Tree Bond as listed above.
Street tree Maintenance Fee	NO	\$ 0		\$25 per tree.
Landscape Maintenance Bond	NO	\$ 4,288		10% of verified cost estimate due prior to release of Financial Guaranty.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

June 14, 2012

Engineering Review

South University Parking Lot Expansion
SP12-0027

Petitioner

Boss Engineering, Consultant

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: S. of 12 Mile Rd. W. of Meadowbrook Rd
- Site Size: 6.73 acres
- Plan Date: May 21, 2012

Project Summary

- Construction of approximately a 109 parking stall addition. Site access would be provided existing access points off of public roads.
- Storm water would be collected by an addition to the existing storm water management system and discharged into the modified detention basin.

Recommendation

Approval of the Preliminary Site Plan is recommended.

Approval of the Final Site Plan is NOT recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual.

The Final Site Plan does not meet the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. The following must be addressed prior to resubmittal:

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.

2. Provide the City's standard detail sheets for storm sewer (1 Sheet-6/15/98) and paving (1 Sheet-12/15/00) at the time of the Stamping Set submittal.

Storm Sewer

3. Provide a storm sewer profile that also includes the location of each structure, required sump depths, hydraulic grade lines for 5-year and 100-year storm events, and any utility crossings.

Storm Water Management Plan

4. 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.
5. Include a separate section in the estimate of probable cost for the detention basin expansion detailing each item as individual quantities as opposed to a lump sum or part of another category.
6. Revise the impervious factor coefficients 'c' in the storm water management plan from 0.15 as shown to 0.35 as required in Chapter 5 of the new Engineering Design Manual for the City of Novi.
7. Revise the allowable discharge rate for the proposed parking lot to 0.15 cfs per acre as opposed to the 0.2 cfs per acre as shown.
8. Per discussion with the applicant on June 11, 2012, the plan shall be revised to direct runoff away from the south property line at the slope between the proposed parking lot and the residential lot to the south. Instead runoff will be discharged to the west within the South University parcel. Please note that the maximum allowable slope is 1V:3H for any landscape berm area.

Paving & Grading

9. No more than 1/4" vertical obstacle shall be allowed at each transition between the pathway and the drive approach.
10. Provide spot elevations at the intersection of the proposed pathway with the existing pathway and at the termination of the pathway at the southern property line.

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

11. A letter from either the applicant or the applicant's engineer must be submitted with the Revised Final Site Plan 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.
12. A revised itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square footage), 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 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).

13. An amended exhibit to the existing Storm Drainage Maintenance Easement Agreement which includes the envelope of the proposed detention basin modifications.

The following must be addressed prior to construction:

14. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
15. 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 \$201.25 (Based on 2 acres disturbed) must be paid to the City Treasurer's Office.
16. 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.
17. Construction Inspection fees in the amount of \$5,081.39 must be paid to the City Treasurer's Office.
18. A storm water performance guarantee in the amount of \$22,500 (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.
19. 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.

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

20. The amount of the incomplete site work performance guarantee for this development at this time is \$112,176 (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.

21. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
22. 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.
23. A letter of credit or cash in an amount of \$22,500 (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.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Department for an informal review and approval.

Please contact Adam Wayne at (248) 735-5648 with any questions.



cc: Ben Croy, Engineering
Bilan Coburn, Engineering
Kristen Kapelanski, Community Development Department
Sheila Weber, Treasurer's
T. Meadows, C. Sapp; Spalding DeDecker

TRAFFIC REVIEW

June 13, 2012

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. Ten Mile Rd.
Novi, MI 48375



**SUBJECT: Meadowbrook Office Building (aka South University)
Parking Lot Expansion, SP#12-27,
Traffic Review of Preliminary and Final Site Plan**

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of both the preliminary and final site plan, subject to the two minor items shown below in **bold** being satisfactorily addressed in the stamping set.

Project Description

What is the applicant proposing?

1. The applicant, Boss Engineering (on behalf of owner HEFCO Properties) proposes to add 109 parking spaces at the south end of the existing 221-space parking lot.

Trip Generation & Traffic Study

How much new traffic would be generated? Is a traffic study required?

2. We have no basis for forecasting increased site traffic. **A traffic study is not required.**

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

3. Not applicable.

Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

4. No.

Driveway Design and Control

Are the driveways acceptably designed and signed?

5. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

6. The existing 8-ft-wide concrete safety path along Meadowbrook adjacent to the existing parking lot will be extended to the new south property line, just past the expanded lot.

Parking and Circulation

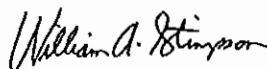
Are parking spaces appropriately located and designed? Can vehicles safely and conveniently maneuver through the site?

7. With the lot expanded to 330 spaces, ADA requires eight barrier-free spaces, one of which must be van-accessible. According to the survey of existing conditions, there are already nine barrier-free spaces, two of which qualify as van-accessible by virtue of being adjacent to an 8-ft-wide access aisle. **To avoid any possible confusion in the future, the plan note indicating nine required barrier-free spaces should be revised to indicate eight required barrier-free spaces.**
8. All reconstructed end islands have been designed and dimensioned to meet City standards.
9. All new parking spaces appear to be 9 ft wide, including those adjacent to islands. To ensure that this width is maintained in construction, the site plan has included the note we requested (in our pre-application comments) indicating that the width of all end parking spaces is to be referenced to the face (rather than back) of curb.
10. For consistency with the existing lot, the length of all parking spaces will be 19 ft, referenced to either the inter-module line or face of curb, as applicable.
11. A strip of pavement along the south end of the existing parking lot now containing 29 north-south parking space lines will be reused for drive aisles and east-west parking spaces. A May 18, 2012 letter from the applicant to Ms. McBeth states that "this area of the parking will now be resealed instead of painting" (the pre-application concept had been for painting over the obsolete stripes). To ensure that the entire relevant area is resealed and not just the old paint stripes, **the site plan needs to illustrate the exact area to be resealed and the specific treatment to be applied (we are unable to find any related notes on the site plan submitted for review).**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President



William A. Stimpson, P.E.
Director of Traffic Engineering



June 5, 2012

TO: Barbara McBeth, Deputy Director of Community Development

RE: South University - Meadowbrook Office Building, Parking lot Expansion (109 spaces)

SP#: 12-0027

Project Description:

Meadowbrook Office Building Parking lot Expansion (109 spaces)

Comments:

This review is consistent to the previous review dated May 8th 2012, for the Meadowbrook Office Building.

Recommendation:

I have reviewed this project and would **RECOMMEND APPROVAL**

Sincerely,

Andrew Copeland – Inspector II/CFPE
City of Novi – Fire Dept.

cc: file

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Steudt

Terry K. Margolis

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Assistant Chief of Police
Victor C.M. Lauria

Novi Public Safety Administration
45126 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



BOSS ENGINEERING

3121 E. Grand River
Howell, Michigan 48843

June 20, 2012

Mr. David Campbell, AICP, Planner
City of Novi Community Development Department
45175 W. Ten Mile Road
Novi, Michigan 48375

Re: Meadowbrook Office Building (South University) Parking Lot Expansion
City of Novi Plan Review Response

Dear Mr. Campbell,

I received the review comments via email for the Meadowbrook Office Building Parking Lot Expansion from the City staff and consultants. Per your request, below is a list of the proposed changes based on the review comments.

Staff Planner's Review

1. Prior to final site plan approval, a lot combination will be submitted to the City for review and approval. Therefore, issues relating to setback requirements and planting locations will be resolved with the lot combination.
2. A note will be added to the plans verifying that all barrier-free parking spaces have been signed per the requirements of the MMUTCD and the Barrier Free Code.
3. Manufacturer's detail sheets for the proposed lighting will be including with the final site plan submittal.

Engineering Review

1. A note will be added to the plans stating that all work shall conform to the City of Novi standards and specifications.
2. The City's standard detail sheets for storm sewer and paving will be added.
3. A storm sewer profile will be added to the plans showing the required sump depths, hydraulic grade lines for 5-year and 100-year storm events and any utility crossings.
4. The storm water Management Plan will be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
5. A separate section will be added to the estimate of probable cost detailing the detention basin expansion, with individual quantities.

6. The impervious factor coefficients on the storm water management plan will be revised from 0.15 to 0.35.
7. The allowable discharge rate will be revised to 0.15 cfs per acre.
8. The plan will be revised to direct storm water runoff away from the south property line.
9. A note will be added to the plans stating that no more than 1/4" vertical obstacle is allowed.
10. Spot elevations will be added at the intersections of the proposed pathway with the existing pathway and at the termination of the pathway at the southern property line.
11. A more detailed response letter regarding requested changes to the plans will be supplied with the final site plan submittal.
12. A revised itemized construction cost estimate will be submitted with the final site plan.
13. An amended exhibit for the storm drainage maintenance easement agreement will be submitted with the stamping set.

Traffic Consultant's Review

1. The plan note indicating nine required barrier-free spaces will be revised to indicate eight required spaces.
2. The exact area of pavement resealing along with the specific treatment will be added to the plans.

Staff Landscape Review

1. The revised final site plans will included one subcanopy tree per 35 l.f. of road frontage along Meadowbrook Road.

Woodland Consultant Review

1. The final site plan will accurately depict the diameter at breast height of all existing trees 8 inches and larger.
2. The tree list will be revised to show all the trees being removed, the trees not being removed, and the correct replacement requirements.
3. The critical root zones will be shown on the final site plan along with any tree removals or saves.
4. All proposed non-native species will be replaced with native plants.
5. All proposed plants will be relocated to at least 10' from structures or utilities.

6. A listing of plant material intended to count as woodland replacement credits will be added to the landscape plan.
7. The existing soils along with their boundaries will be added to the plans.
8. Modify protection fence detail and notes to reflect protection of the critical root zone will be included with the final site plan submittal.

Soil Erosion And Sedimentation Control Review

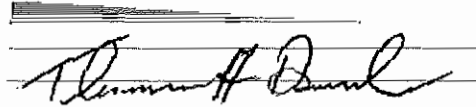
1. The soil types and boundaries will be added to the plans.
2. The tree protection fencing will be added to the SESC sheet.
3. The sequence of construction will be modified to include the items listed in the review.
4. The maintenance of soil erosion and sedimentation control measures will be included on the SESC plan.
5. The final site plans will be signed and sealed by both a registered civil engineer and a licensed landscape architect.
6. An itemized cost estimate for soil erosion will be provided.
7. A note will be added to the plans stating that a ring of silt fence will be installed surrounding any stockpiled material.
8. A note to inspect weekly for sediment accumulation until site is stabilized, and will clean as required will be added to the final site plan.
9. A construction mud tracking mat will be added to the plans.
10. A note will be added to the plans stating that filter cloth is not allowed as an alternative to silt sacks.
11. A note regarding street sweeping and dust control will be added to the plans.
12. A note regarding the grouted rip-rap in accordance with ordinance specifications will be added to the plans.

If you should have any questions, please do not hesitate to contact me.

Mr. David Campbell
Meadowbrook Office Building Parking Lot Expansion
June 20, 2012
Page 4

Regards,

BOSS ENGINEERING COMPANY

A handwritten signature in black ink, appearing to read "Thomas H. Dumond", is written over a set of three horizontal lines. The signature is fluid and cursive.

Thomas H. Dumond, R.L.A., LEED AP, C.P.S.I.
Director of Planning and Landscape Architect

CC: G:\12-043\docs\12-043\3.doc

MAPS
Location
Zoning
Future Land Use
Natural Features

SP12-27 South University Parking Lot Expansion

Location



Map Author: David Campbell
 Date: 6/20/2012
 Project: SP12-27 South University
 Version #: 1.0

Amended By:
 Date:
 Department:

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for an official or primary source. This map was prepared to meet National Map Accuracy Standards, and the most accurate source is available to the people of the City of Novi. Boundaries and information used in a cadastral or other authoritative and definitive source, as shown, are not necessarily performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager for further source and accuracy information related to this map.

Map Legend

- Tax Parcels
- Subject Sites



City of Novi

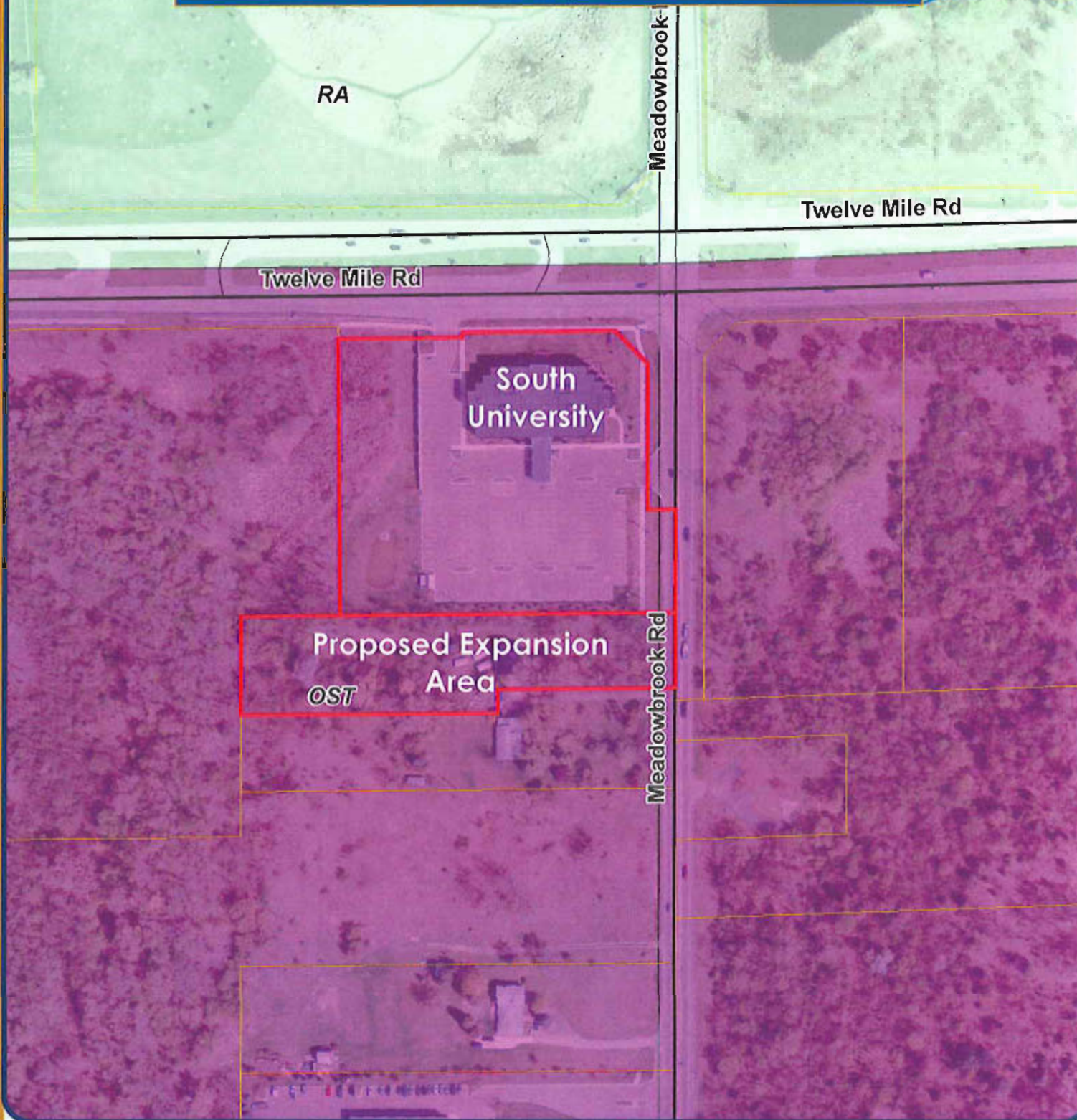
Dept. of Community Development
 City Hall / Civic Center
 45175 W Ton Mile Rd
 Novi, MI 48375
cityofnovi.org



1 inch = 208 feet

SP12-27 South University Parking Lot Expansion

Zoning



Map Author: David Campbell
 Date: 6/20/2012
 Project: SP12-27 South University
 Version #: 1.0

Amended By:
 Date:
 Department:

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Map Legend

- Tax Parcels
- Subject Sites
- Zoning**
- Zoning Code**
- R-A: Residential Acreage
- OST: Office Service Technology



City of Novi

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



SP12-27 South University Parking Lot Expansion

Future Land Use

SINGLE FAMILY

SINGLE FAMILY

SINGLE FAMILY

Meadowbrook

Twelve Mile Rd

Twelve Mile Rd

South University

OFFICE RD TECH

OFFICE RD TECH

OFFICE RD TECH

OFFICE RD TECH

Proposed Expansion Area

OFFICE RD TECH

Area

OFFICE RD TECH

OFFICE RD TECH

OFFICE RD TECH

Meadowbrook Rd

OFFICE RD TECH

OFFICE RD TECH

OFFICE RD TECH

OFFICE RD TECH





Map Author: David Campbell
Date: 6/20/2012
Project: SP12-27 South University
Version #: 1.0

Amended By:
Date:
Department:

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Map Legend

-  Tax Parcels
-  Subject Sites
- Future Land Use (2010)**
- Proposed Land Use**
-  SINGLE FAMILY
-  OFFICE RESEARCH DEVELOPMENT TECHNOLOGY



City of Novi

Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
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SP12-27 South University Parking Lot Expansion

Natural Features



Map Author: David Campbell
 Date: 6/20/2012
 Project: SP12-27 South University
 Version #: 1.0

Amended By:
 Date:
 Department:

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Map Legend

- | | | | |
|---------------|---------------------------|------------------------|-------------|
| Tax Parcels | FIRM Flood Hazard Areas | Habitat Priority Areas | Low Rank |
| Subject Sites | Flood Zones | High Rank | Medium Rank |
| Waterways | 1.0% Chance Flood Zone A | Medium Rank | |
| Lake or Pond | 1.0% Chance Flood Zone AE | | |
| | Wetlands | | |
| | Woodlands | | |



City of Novi

Dept. of Community Development
 City Hall - Civic Center
 45175 W Ten Mile Rd
 Novi, MI 48375
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SITE PLAN

