



RAINBOW CHILD CARE JSP16-43

RAINBOW DAY CARE JSP16-43

Consideration at the request of 814 Development LLC for approval of Preliminary Site Plan and Storm water Management Plan approval. The subject property is located in Section 17 of the City of Novi north of Grand River Avenue and west of Beck Road in existing West Market Square. The applicant is proposing to construct a single story daycare building, consisting of 10,782 square foot office space, outdoor recreation area which includes three play structures and associate site improvements.

Required Action

Approval/Denial of the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09-19-16	<ul style="list-style-type: none"> Items to be addressed on Final Site Plan
Engineering	Approval recommended	09-20-16	<ul style="list-style-type: none"> Administrative Variance for absence of required pathway along Beck Road frontage (staff supports). Items to be addressed on Final Site Plan
Landscape	Approval recommended	09-14-16	<ul style="list-style-type: none"> Planning Commission Waiver required for proposing a decorative fence in lieu of a berm, for reduction of the minimum required parking lot landscaping, perimeter canopy trees and providing required foundation landscape in a different location (staff supports). Items to be addressed on Final Site Plan
Traffic	Approval recommended	09-20-16	<ul style="list-style-type: none"> A Zoning Board of Appeals variance for absence of loading area (staff supports). Items to be addressed on Final Site Plan
Facade	Approval Recommended	09-13-16	<ul style="list-style-type: none"> Section 9 façade waiver for overage of asphalt shingles and cement composite siding
Fire	Approval recommended	09-01-16	

Motion Sheet

Approval –Preliminary Site Plan

In the matter of Rainbow Child Care, JSP16-43, motion to **approve** the Preliminary Site based on and subject to the following:

- a) A Section 9 Façade waiver for overage of Asphalt Shingles on all sides (25% maximum, 43 % - 46 % provided) and Cement Composite Siding (0% maximum, 3% - 5% provided) , which is hereby granted;
- b) Landscape waiver to permit a decorative fence instead of the required berm adjacent to Public Right of Way for Beck Road as listed in Section 5.5.3.B.ii and iii due to site terrain, which is hereby granted;
- c) Landscape waiver to permit the reduction of Parking Lot Perimeter Canopy Trees as listed in Section 5.5.3.C.(3) (15 canopy trees required, 13 trees provided)due to limited room available, and good effort toward landscaping the site fully, *which is hereby granted;*
- d) Landscape waiver to permit the reduction of Parking Lot Landscaping as listed in Section 5.5.3.C (replace 5 sentry gingkoes with 3 elm trees) to provide better shade, which is hereby granted;
- e) Landscape waiver to permit the reduction of Building Foundation Landscape as listed in Section 5.5.3.D (3760 sf required, 2210 sf provided) due to conflict with required play areas, which is hereby granted;
- f) Landscape waiver to locate a portion (900sf) of the building foundation landscaping away from the building instead of at the building as listed in Section 5.5.3.D , due to the limited space available near the building, which is hereby granted;
- g) Landscape waiver to use vinyl fencing as utility box screening instead of shrubs, as listed in the Landscape Design Manual section 1.f, due to the limited space around the utility box, which is hereby granted;
- h) Zoning Board of Appeals variance from Section 5.4.2. to allow absence of required loading area due to use type, which is hereby granted;
- i) The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan;
- j) (additional conditions here if any)

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

-AND-

Approval –Stormwater Management Plan

In the matter of Rainbow Child Care, JSP16-43, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- a) The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b) *(additional conditions here if any)*

This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Denial –Preliminary Site Plan

In the matter of Rainbow Child Care, JSP16-43, motion to **deny** the Preliminary Site Plan, for the following reasons...*(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial –Stormwater Management Plan

In the matter of Rainbow Child Care, JSP16-43, motion to **deny** the Stormwater Management Plan, for the following reasons...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

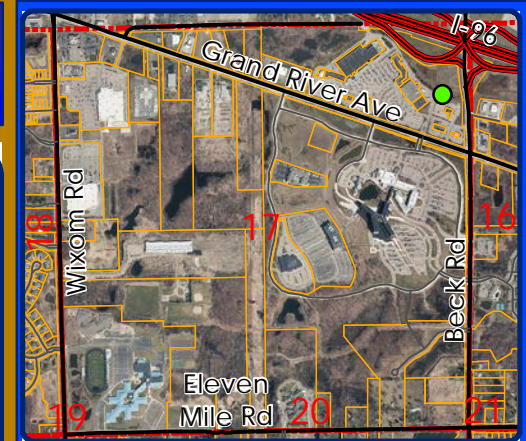
MAPS
Location
Zoning
Future Land Use
Natural Features

16-43 Rainbow Child Care

Location



**Proposed area
to be developed
1.45 Ac**



LEGEND

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 09/27/16
Project: 16-45 Rainbow Child Care
Version #: 1

0 20 40 80 120
Feet

1 inch = 103 feet

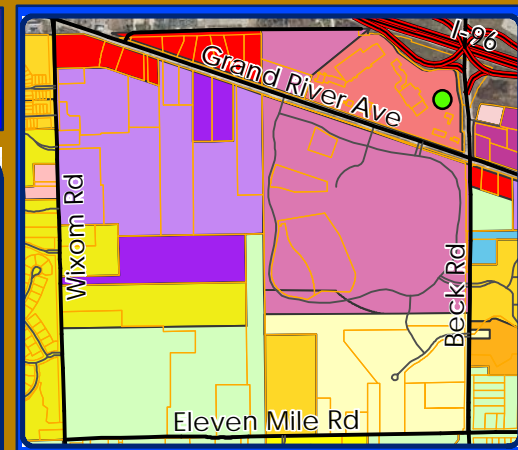
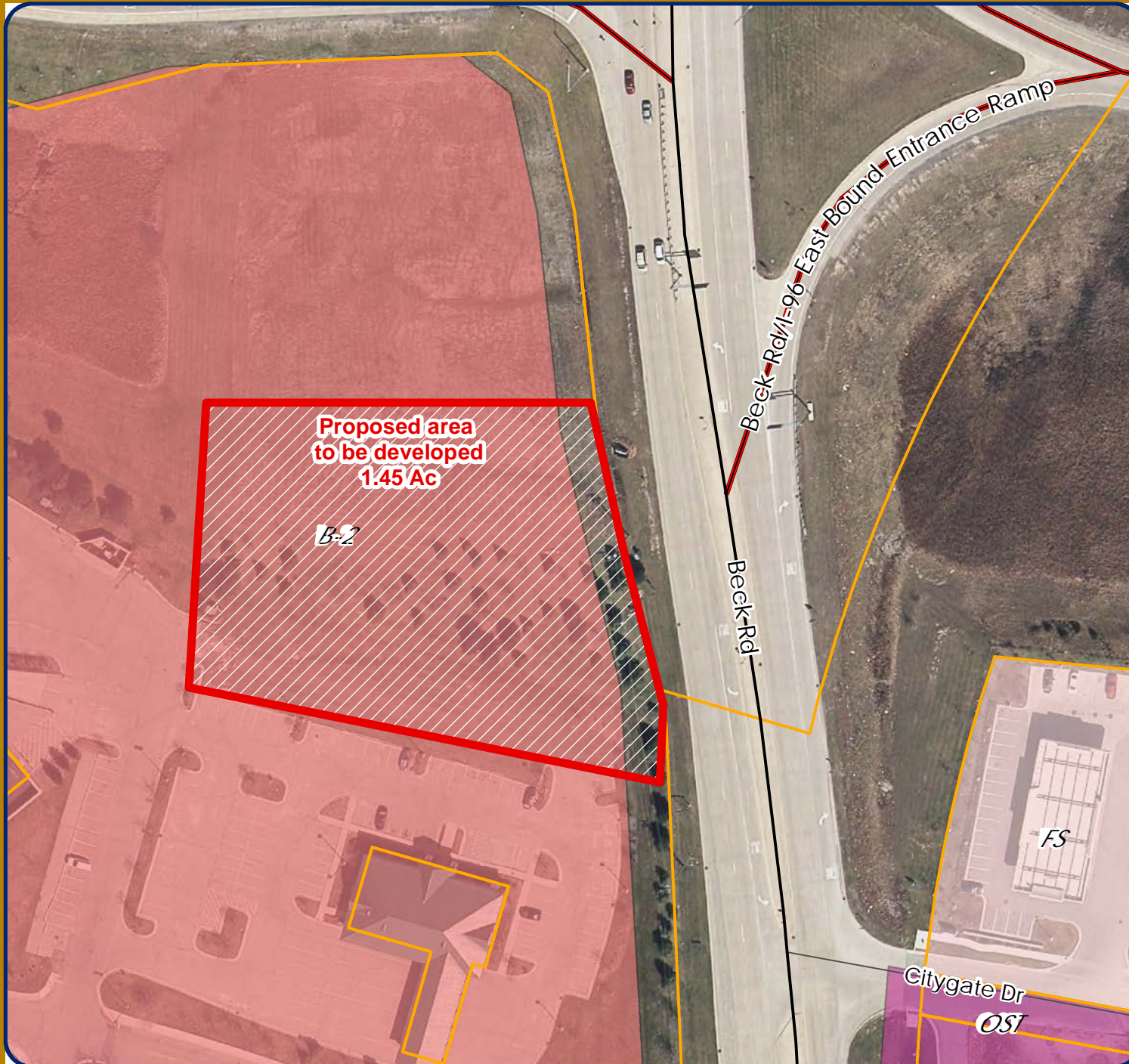


MAP INTERPRETATION NOTICE

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16-43 Rainbow Child Care

Zoning



LEGEND

- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-3: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-2: Community Business District
- B-3: General Business District
- FS: Freeway Service District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology

City of Novi

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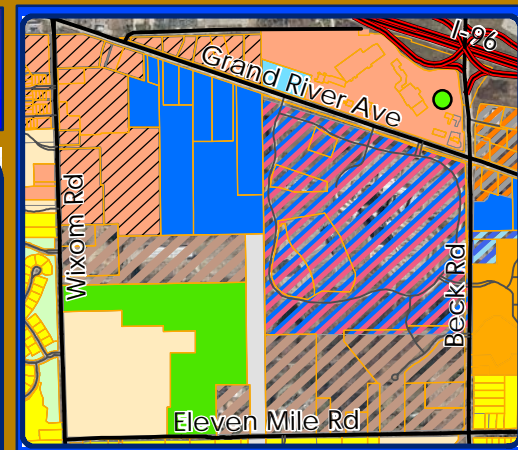
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16-43 Rainbow Child Care

Future Land Use



LEGEND


FUTURE LAND USE

- Single Family
- Multiple Family
- Suburban Low-Rise
- Community Office
- Office RD Tech
- Office Commercial
- Office Research W/Retail Overlay
- Local Commercial
- Community Commercial
- Educational Facility
- Public
- Public Park
- Private Park
- Utility

 **City of Novi**
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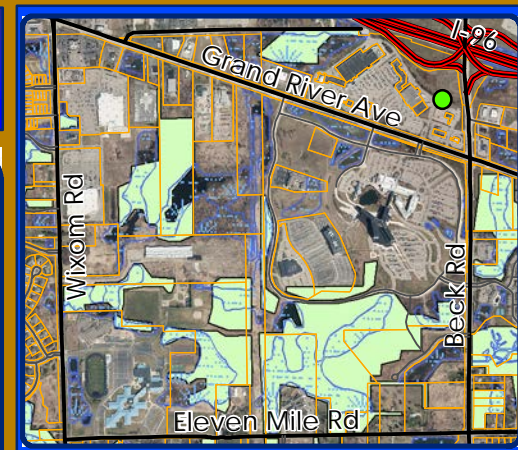


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16-43 Rainbow Child Care

Natural Features



LEGEND


- WETLANDS
- WOODLANDS



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SITE PLAN

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

Date	Description
08-26-16	SUB. FOR SITE PLAN APPROVAL
07-15-16	SUB. FOR PRE-APP. MEETING

Designed by: **A.O.** Drawn by: **S.D.M.**

Approved by: **A.O.** Date: **07-08-2016**

Scale: **1" = 20'**

Job No.: _____ Sheet: **SP-2**

LEGEND

	ASEWER/TEAR		SIGNAL POLE
	WATER SHUT OFF		PUBLIC LIGHTING W/L
	TELEPHONE RISER		ELECTRIC METER ON METER
	TELEPHONE		CATHODIC PROTECTION
	SEWER CLEAN OUT		GUY WIRE
	GAS VALVE / GAS MARKER		HIGH TENSION TOWER
	MANHOLE		FLAG POLE
	CATCH BASIN		GUARD/METAL POST
	GATE VALVE IN WELL (GVW)		STEEL COLUMN
	FIRE HYDRANT		POLE BOX
	STORM MANHOLE (ST. MH)		SIGN
	FENCE POST		PARKING METER
	UTILITY POLE		BILLBOARD OR LARGE SIGN
	UTILITY POLE W/ LAMP EXTENSION		PROPOSED
	EXISTING		EXISTING

EXISTING

	GAS		PROPOSED
	SANITARY GWD		PROPOSED
	STORM GWD		PROPOSED
	WATERMAIN GWD		PROPOSED
	OVERHEAD WIRE		PROPOSED
	UNDERGROUND CABLE		PROPOSED
	BITCH		PROPOSED
	SWALE CENTERLINE		PROPOSED
	EASEMENTS		PROPOSED
	CHAIN LINE FENCE		PROPOSED
	CONTOUR LINES		PROPOSED

PAVING LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT

DEMOLITION LEGEND

	PROPOSED REMOVAL
	PROPOSED ITEM REMOVAL

DEMOLITION LEGEND

	PROPOSED REMOVAL
	PROPOSED ITEM REMOVAL

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DEMOLITION LEGEND

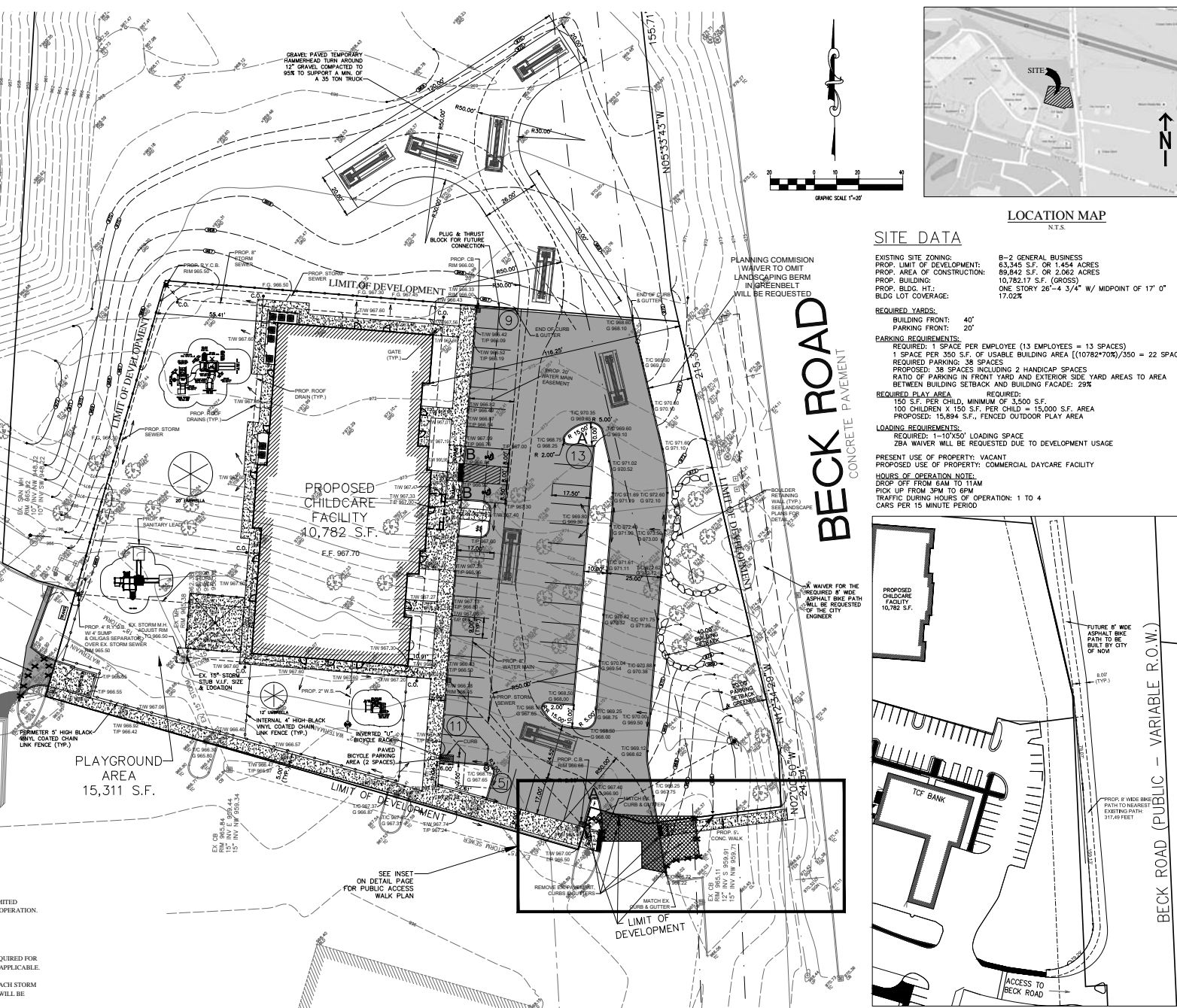
	PROPOSED REMOVAL
	PROPOSED ITEM REMOVAL

DEMOLITION LEGEND

	PROPOSED REMOVAL
	PROPOSED ITEM REMOVAL

DEMOLITION LEGEND

	PROPOSED REMOVAL
	PROPOSED ITEM REMOVAL



SITE DATA

EXISTING SITE ZONING: B-2 GENERAL BUSINESS
 PROP. LIMIT OF DEVELOPMENT: 63,345 S.F. OR 1.454 ACRES
 PROP. AREA OF CONSTRUCTION: 89,842 S.F. OR 2.062 ACRES
 PROP. BUILDING: 10,782.17 S.F. (GROSS)
 PROP. BLDG. HT.: ONE STORY 26'-4 3/4" W/ MIDPOINT OF 17' 0"
 BLDG LOT COVERAGE: 17.02%

REQUIRED YARDS:
 BUILDING FRONT: 40'
 PARKING FRONT: 20'

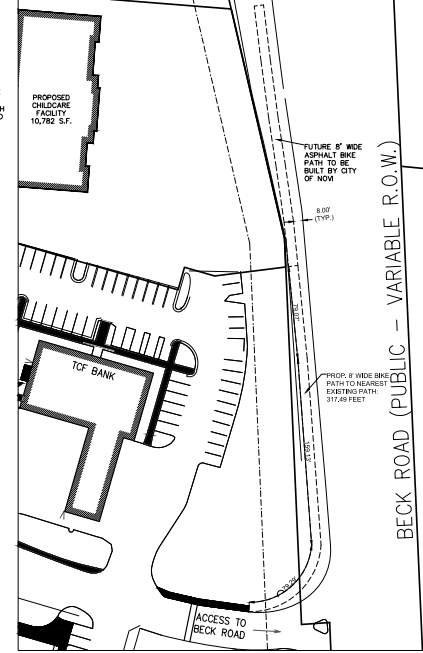
PARKING REQUIREMENTS:
 REQUIRED: 1 SPACE PER EMPLOYEE (13 EMPLOYEES = 13 SPACES)
 1 SPACE PER 350 S.F. OF USABLE BUILDING AREA ((10782*70%)/350 = 22 SPACES)
 REQUIRED PARKING: 38 SPACES
 PROPOSED: 38 SPACES INCLUDING 2 HANDICAP SPACES
 RATIO OF PARKING IN FRONT YARD AND EXTERIOR SIDE YARD AREAS TO AREA BETWEEN BUILDING SETBACK AND BUILDING FACADE: 23%

REQUIRED PLAY AREA: REQUIRED:
 150 S.F. PER CHILD, MINIMUM OF 3,500 S.F.
 100 CHILDREN X 150 S.F. PER CHILD = 15,000 S.F. AREA
 PROPOSED: 15,894 S.F., FENCED OUTDOOR PLAY AREA

LOADING REQUIREMENTS:
 REQUIRED: 1-10'X50' LOADING SPACE
 ZBA WAIVER WILL BE REQUESTED DUE TO DEVELOPMENT USAGE

PRESENT USE OF PROPERTY: VACANT
 PROPOSED USE OF PROPERTY: COMMERCIAL DAYCARE FACILITY

HOURS OF OPERATION NOTE:
 DROP OFF FROM 6AM TO 11AM
 PICK UP FROM 3PM TO 6PM
 TRAFFIC DURING HOURS OF OPERATION: 1 TO 4 CARS PER 15 MINUTE PERIOD



FUTURE BIKE PATH
SCALE: 1" = 50'

ELECTRICAL NOTES:

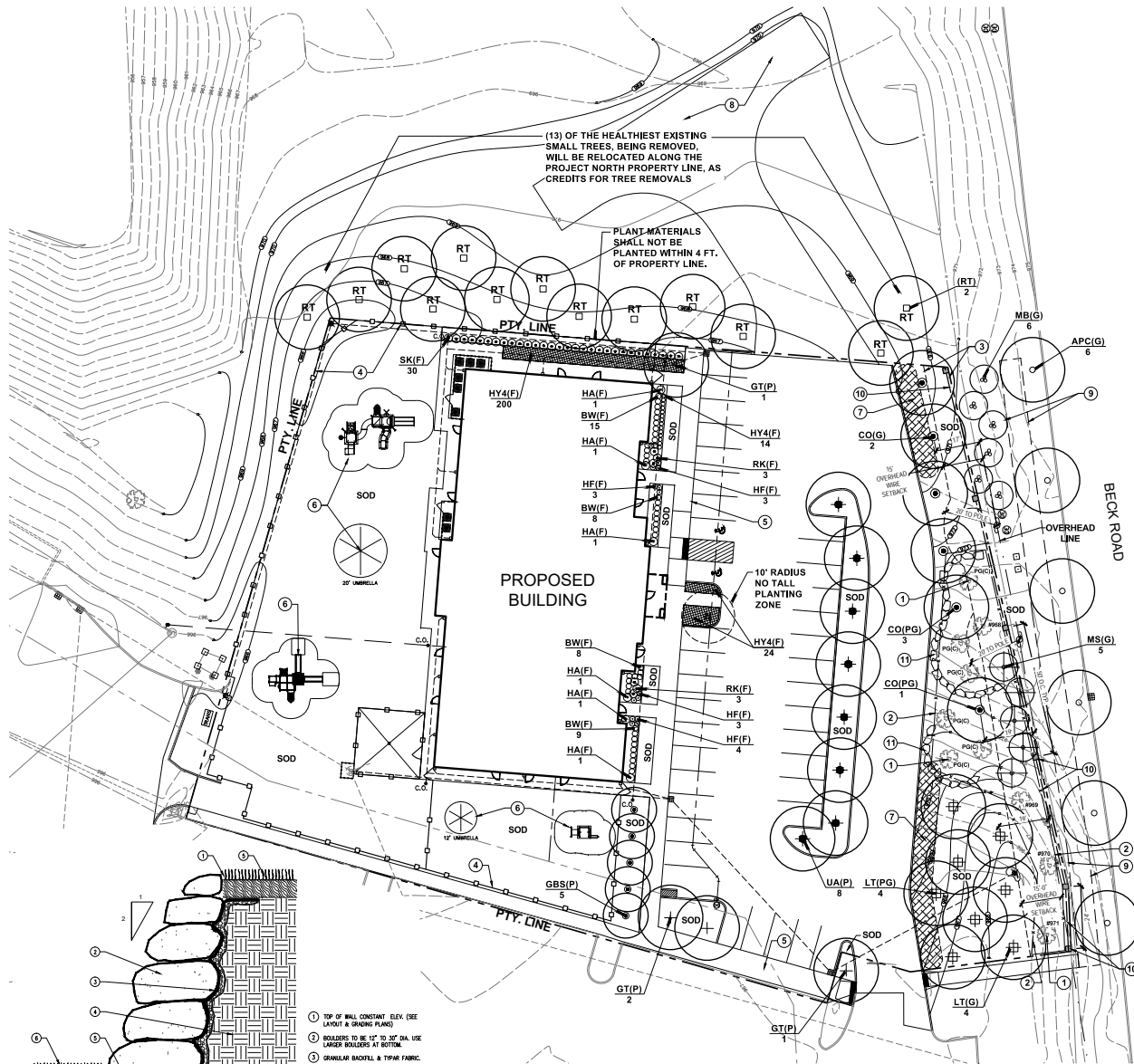
- ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.
- FLASHING LIGHT SHALL NOT BE PERMITTED.
- ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES & LIMITED OPERATIONS SHALL BE PERMITTED AFTER SITES HOURS OF OPERATION.

NOTES:

A CITY OF NOVI AND OAKLAND COUNTY R.O.W. PERMIT WILL BE REQUIRED FOR WORK WITHIN THE PUBLIC ROAD R.O.W. AND/OR CITY EASEMENT IF APPLICABLE.

STORM SEWER DESIGN CALCILATIONS WITH SPECIFICATIONS FOR EACH STORM STRUCTURE, INCLUDING CASTING TYPE AND DRAINAGE AREA MAP, WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMITTAL.

SEE LANDSCAPING PLANS FOR THE TREES TO BE REMOVED.



LEGEND:

- (RT) = REPLACEMENT TRANSPLANT TREE
- (P) = PARKING
- (PG) = PERIMETER GREENSPACE
- (G) = R.O.W. GREENBELT
- (R) = FOUNDATION

COLLECTED OR TRANSPLANTED TREES

- (1) ALL COLLECTED TREES SHALL BE FROM ON SITE AND RESPECTED BY THE CITY. TREES MAY BE RELOCATED FOR REASONS OF PROJECT NECESSITY. CODES OF STANDARDS SET FORTH IN THESE SPECIFICATIONS. SOD PLANT MATERIAL MAY BE RELOCATED OTHER THAN FALL OR IN EARLY SPRING.
- (2) ALL TRANSPLANTED TREES SHALL CONFORM TO STANDARDS SET FORTH IN SECTION 9.
- (3) THE ROOT BALL OF ANY TRANSPLANTED TREE SHALL MEASURE 1 FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED 12" ABOVE THE GROUND.
- (4) IF TREES ARE TO BE STORED, THEY SHALL BE BURLAPPED AND HELD IN BUSH MULCH IN A PRE-TERMINATED AREA APPROVED BY THE CITY.
- (5) THE TREES SHALL BE PROVIDED WITH A WORKING IRRIGATION SYSTEM APPROVED BY THE CITY TO ENSURE THEIR ViABILITY DURING STORAGE.

ADJACENT ZONING DISTRICTS

THE ZONING DISTRICTS ADJACENT TO THE PROJECT PARCEL ARE AS FOLLOWS:
 R-2 TO THE NORTH, WEST AND SOUTH
 FS PRO TO THE EAST

CLEAR ZONE TRIANGLE

SUBJECT PARCEL DOES NOT ACCESS DIRECTLY ONTO HIGHWAY OR INTERSECTION THAT NO "CLEAR ZONE" TRIANGLE IS SHOWN

IRRIGATION SYSTEM

PROVIDE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. PROVIDE SHOP DRAWING INCLUDING SEPARATE ZONES FOR LAWNS, SHRUBS, PERENNIALS AND ANNUAL FLOWERS. INCLUDE QUICK COUPLERS FOR HAND WATERING AREAS IF NECESSARY. SUBMIT SHOP DRAWING TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

LAWNS:

ALL PROPOSED LAWN AREAS TO BE IRRIGATED SOD.

NOTE KEY:

- 1 EXISTING TREE TO REMAIN, TYP.
- 2 TREE PROTECTION FENCE - SEE 3/15-1
- 3 OVERHEAD LINE / UTILITY POLE SETBACK AREA
- 4 FENCE - SEE CIVIL PLANS
- 5 CONCRETE PAVING - SEE CIVIL PLANS
- 6 PLAYGROUND EQUIPMENT - SEE CIVIL PLANS
- 7 SNOW DEPOSIT AREA
- 8 TEMPORARY FIRE TRUCK TURN-AROUND AREA
- 9 FUTURE BIKE PATH
- 10 DECORATIVE FENCE WITH BRICK COLUMNS - SEE 3/15-3
- 11 LOW BOLDER RETAINING WALL - SEE 3/15-2

INTERIOR / FOUNDATION LANDSCAPE (F)

BUILDING PERIMETER = 470 LF
 470 LF X 8 = 3,760 SF

INTERIOR / FOUNDATION LANDSCAPE AREAS REQUIRED = 3,760 SF AREA REQUIRED
 1,410 SF AREA PROVIDED

PLANTING KEY:

- TREE SYMBOL
- TREE TYPE KEY
- PLANT LIST-SEE SHEET LS-3
- PLANTING DETAILS-SEE SHEET LS-3
- QUANTITY

REPLACEMENT TREES (RT)

SEE SHEET LS-1 FOR CALCULATIONS:
 13 TREES REQUIRED
 13 EX. TREES TRANSPLANTED

PARKING LOT TREE CALCULATIONS (P)

COLUMN 'A'
 SQUARE FOOTAGE OF ADDITIONAL PARKING = 765 SF + 1,785 SF + 1,480 SF + 1,910 SF = 5,940 SF
 5,940 SF X 10% = 594 SF
COLUMN 'A' = 594 SF

COLUMN 'B'
 SQUARE FOOTAGE OF ADDITIONALLY PAVED VEHICULAR USE AREAS = 12,260 SF
 12,260 SF X 5% = 613 SF
COLUMN 'B' = 613 SF

COLUMN 'C' - N/A

COLUMN 'D'
 TOTAL SQUARE FOOTAGE OF LANDSCAPE ISLANDS REQUIRED = 604 SF + 613 SF = 1,207 SF
COLUMN 'D' = 1,207 SF

COLUMN 'E'
 TOTAL NUMBER OF CANOPY TREES REQUIRED = 1,207 SF / 75 = 17 TREES
COLUMN 'E' = 17 TREES

1,207 SF LANDSCAPE ISLAND REQUIRED
 1,610 SF LANDSCAPE ISLAND PROVIDED

17 CANOPY TREES REQUIRED
 17 CANOPY TREES PROVIDED

17 CANOPY TREES REQUIRED
 17 CANOPY TREES PROVIDED

PERIMETER GREENSPACE (PG)

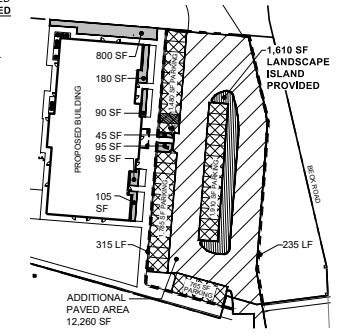
PARKING LOT PERIMETER = 475 LF
 315 LF + 235 LF = 550 LF
 TOTAL NUMBER OF TREES REQUIRED = 16 TREES REQUIRED (550 LF / 35)
 6 TREES TO REMAIN CREDIT (PG(C))
8 TREES PROVIDED

ROW GREENBELT (G)

BECK ROAD ROW LENGTH = 225 LF
 CANOPY OR DECIDUOUS TREES REQUIRED (225 LF / 35) = 6 TREES PROVIDED
9 TREES PROVIDED

SUB-CANOPY DECIDUOUS TREES REQUIRED (225 LF / 20) = 11 TREES REQUIRED
11 TREES PROVIDED

CANOPY DECIDUOUS TREES BETWEEN WALK & CURBS REQUIRED (225 LF / 35) = 6 TREES REQUIRED
6 TREES PROVIDED



2 PARKING CALCULATION AREAS

SCALE 1" = 30'

2 BOULDER RETAINING WALL

NOT TO SCALE

- 1 TOP OF WALL CONSTANT ELEV. (SEE LANDSCAPE & GRADING PLANS)
- 2 BOLLERS TO BE 12" TO 30" DIA. USE LARGER BOLLERS AT BOTTOM.
- 3 GRANULAR BACKFILL & TYPAR FABRIC.
- 4 UNDISTURBED SUBGRADE OR COMP. TO 100% W/ 10% DISITY.
- 5 BURY BOTTOM BOLLER TO A MINIMUM 1" DEPTH.
- 6 PLANTING BED OR LAWN.

1 SITE PLANTING PLAN

SCALE 1" = 20'



Orman Engineering, LLC
 5478 Vivian Lane
 Waterford, MI 48327
 P: 248.682.6001
 E: alex@ormanengineering.com

PROJECT
 Proposed Child Care Facility
 City of Novi, Oakland County, MI

CLIENT
 Rainbow Rascals MI - Novi LLC
 1732 Crooks Road
 Troy, Michigan 48064

Contact: Rod Blight
 t. 248-519-1948
 f. 248-569-2100

SEAL



SHEET
 SITE PLANTING PLAN

PROJECT LOCATION
 WestMarket Square
 Beck Road,
 Novi, MI 48374



REVISIONS

NO.	DATE	DESCRIPTION

08-26-16 SPA

Designed by: K.W. Drawn by: K.M.W.

Approved by: K.W. Date: 07-08-2016

Scale: 1" = 20'

Job No.: Sheet: LS-2

Preliminary - Not For Construction

krieger klatt
 ARCHITECTS
 architecture interior consulting
 1412 East Elworth Mills Road, Royal Oak, MI 48067
 Phone: 248.414.9270 Fax: 248.414.9271 Web: www.kriegerklatt.com

Client:
 Rainbow Child Care Center
 1732 Crooks Rd
 Troy, MI 48064

Project:
 Rainbow Child Care Center
 New Construction
 NWC Back & Grand River
 Novi, MI

Issued:
 8.25.16 SPA Submittal

Seal:

Note:
 Do not scale drawings. Use
 calculated dimensions only.
 Verify existing conditions in field.

North Arrow:

Sheet Title:

**Exterior
 Elevations**

Scale:
 As Noted

Project Number:
 16-142

Sheet Number:

A.200



Proposed Front Elevation

Scale: 3/16" = 1'-0"

Front Elevation Material Calculations

Asphalt Shingles	14,400 sq ft (20)
Brick	14,400 sq ft (20)
CMU	14,400 sq ft (20)
Limestone	14,400 sq ft (20)
Other	14,400 sq ft (20)



Proposed Left Elevation

Scale: 3/16" = 1'-0"

Left Side Material Calculations

Asphalt Shingles	14,400 sq ft (20)
Brick	14,400 sq ft (20)
CMU	14,400 sq ft (20)
Limestone	14,400 sq ft (20)
Other	14,400 sq ft (20)

Left Building Elevation Material Calculations

Asphalt Shingles	14,400 sq ft (20)
Brick	14,400 sq ft (20)
CMU	14,400 sq ft (20)
Limestone	14,400 sq ft (20)
Other	14,400 sq ft (20)



Proposed Rear Elevation

Scale: 3/16" = 1'-0"

Rear Elevation Material Calculations:

Area	248.00 sq ft
Volume	12.40 cu yd
Weight	12,400 lbs
Notes	1.240 kg/m ³



Proposed Right Elevation

Scale: 3/16" = 1'-0"

Right Elevation Material Calculations:

Area	174.00 sq ft
Volume	8.70 cu yd
Weight	8,700 lbs
Notes	1.240 kg/m ³

krieger klatt
ARCHITECTS
architecture interiors consulting
3412 East Elliott Mills Road, Royal Oak, MI 48067
Phone: 248.414.9270 Fax: 248.414.9271 Web: www.kriegerklatt.com

Client:
Rainbow Child Care Center
1732 Crooks Rd
Troy, MI 48064

Project:
Rainbow Child Care Center
New Construction
NWC Back & Grand River
Novi, MI

Issued:
8.25.16 SPA Submittal

Seal:

Note:
Do not scale drawings. Use calculated dimensions only. Verify existing conditions in field.

North Arrow:

Sheet Title:

Exterior Elevations

Scale:
As Noted

Project Number:
16-142

Sheet Number:

A.201

Preliminary - Not For Construction

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 19, 2016

Planning Review

Rainbow Child Care

JSP 16-43

Petitioner

814 Development LLC

Review Type

Preliminary Site Plan

Property Characteristics

Section	17	
Site Location	North west corner of Grand River Avenue and Beck Road in West Market Square	
Site School District	Novi Community School District	
Site Zoning	B-2: Community Business	
Adjoining Zoning	North	B-2: Community Business
	East	FS: Freeway Service/I-96 ROW
	West	B-2: Community Business
	South	B-2: Community Business
Current Site Use	Vacant	
Adjoining Uses	North	Vacant
	East	Coffee/Gas Station
	West	West Market Square
	South	TCF Bank
Site Size	Proposed limits of development-1.46 Ac, Proposed area of construction: 2 Ac	
Plan Date	August 26, 2016	

Project Summary

The applicant is proposing to construct a single story daycare building, consisting of 10,782 square foot office space, outdoor recreation area which includes three play structures and associate site improvements. The daycare intends to operate with 13 employees and a maximum capacity of 100 students. The subject property is considered part of West Market Square shopping center. The applicant does not intend to split the parcel and is proposing to develop as a building condo. The site plan also proposes a temporary turn-around until development occurs on northern vacant space, at that time, a through connection will be provided.

Recommendation

Approval of the ***Preliminary Site Plan is recommended.*** The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal. **Planning Commission approval of the Preliminary Site Plan and Storm Water Management Plan is required.**

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), 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 and incorporated as part of the stamping set submittal.

1. Outdoor recreation areas enclosure (Sec. 4.12.2.a): *The applicant is proposing a black chain link fence at this location. We **suggest that the applicant consider a material that is more attractive in appearance and provides better screening of the play areas from the Beck Road, bank parking lot and shopping center views. This would also improve the privacy of the kids playing.***
 2. Bicycle Parking Lot layout (Sec 5.16.6): *Bike racks lot is not in conformance with the dimensional requirements of section 5.16. Bike racks cannot be located in parking lot. **Relocate the spaces to the other side of the walk and locate the racks on concrete pad.***
 3. Article XI. Off-Road Non-Motorized Facilities: *A 8 foot bike path is required along Beck Road. **Council variance is requested as there are no public sidewalks within 300 feet to connect to***
 4. Loading Spaces (Sec. 5.4.2): *Loading area is not proposed and a **Zoning Board of Appeals variance is requested. It is supported by staff***
 5. Legals: ***The applicant is proposing a building condo. Provide clarification on how ownership is being handled. Master Deed needs to be recorded prior to stamping set approval***
 6. Min. Illumination (Sec. 5.7.3.k): *For walkways, a minimum of 0.2 foot candles is required. **Southern walkway leading to dumpster does not meet the minimum fc requirement. Revise the photometric plan to meet the minimum.***
1. Other Reviews:
 - a. Landscape Review: *Landscape review has identified waivers that may be required. Refer to review letter for more comments. Landscape recommends approval.*
 - b. Traffic Review: *Traffic review has identified waivers that may be required. Additional Comments to be addressed with stamping sets. Traffic recommends approval.*
 - c. Engineering Review: *Engineering review has identified variances that may be required. Additional comments to be addressed with Stamping Set submittal. Engineering recommends approval.*
 - d. Facade Review. *A section 9 waiver is required for the proposed elevation. Façade recommends approval. A sample board is required prior to Planning Commission meeting.*
 - e. Fire Review: *Fire recommends approval.*

NEXT STEP: Planning Commission Meeting

This Site Plan is scheduled to go before Planning Commission for consideration on October 05, 2016. Please provide the following **no later than 9:00am, September 30, 2016** if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**

2. A PDF version of the all Site Plan drawings that were submitted for the Preliminary review, dated August 26, 2016. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant.

A Zoning Boards of Appeals (ZBA) meeting is scheduled for October 11 to waive the loading space requirement.

Final Site Plan Submittal

After receiving approvals from Planning Commission and ZBA, please submit the following for Final site plan review and approval

1. Seven copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter
3. [Final Site Plan Application \(link\)](#)
4. [Final Site Plan Checklist\(link\)](#)
5. Engineering Estimate
6. Landscape Estimate
7. [Other Agency Checklist\(link\)](#)
8. [Hazardous Materials Packet\(link\)](#)
9. [Non-Domestic User Survey\(link\)](#)
10. [No Revision Façade Affidavit \(link\)](#) (if no changes are proposed for Façade)

Electronic Stamping Set Submittal and Response Letter

After receiving Final site plan approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is requested to be submitted with the electronic stamping set.

Stamping Set Approval

After receiving the approval for electronic stamping set submittal from all reviewing agencies, please submit **9 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final approval.

Drafts for all required legal documents with a legal transmittal are required along with stamping sets.

Site Addressing

This site would require a new address. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department. Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

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.


Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART: B-2: General Business District

Review Date: September 19, 2016
Review Type: Preliminary Site Plan
Project Name: **RAINBOW CHILD CARE**
Plan Date: August 26, 2016
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant before next submittal

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted August 25, 2010)	Office research development and technology	Day Care Center	Yes	The Preliminary Site Plan will require a Planning Commission approval
Area Study	The site does not fall under any special category	NA	Yes	
Zoning (Effective December 25, 2013)	B-2: Community Business District	B-2	Yes	
Uses Permitted (Sec 3.1.11.B & C)	Sec 3.1.11.B Principal Uses Permitted. Sec 3.1.11.C Special Land Uses	Day Care Center	Yes	
Required Conditions: Day Care Centers (Sec. 4.12)				
Outdoor Recreation Areas (Sec. 4.12.2.a)	150 square feet for each person care for, with a minimum of 3,500 square feet. For 100 children, 15,000 required	15,894 square feet provided Three play structures and two umbrellas are provided as amenities	Yes	
Outdoor recreation areas enclosure (Sec. 4.12.2.a)	Fenced with self-closing gates	Two gates are provided on the east. Black vinyl chain link fence and gates are proposed	Yes?	Refer to landscape comments with regards to screening
Outdoor Recreation Areas Location (Sec. 4.12.2.a)	May extend into an exterior side yard up to twenty five (25) percent of the distance between the building facade and the property line.	No exterior side yard	NA	
Hours of Operation (Sec. 4.12.2.d)	6 a.m. and 7 p.m. for those facilities abutting residential zoning districts	6 am to 6 pm	Yes	
Facilities Location (Sec. 4.12.2.c)	within a permitted office, or commercial structure,	It is a free standing building on a site	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	or in a freestanding building on a site			
Outdoor Recreation Screening and Landscape (Sec. 4.12.2.i.d)	Shall comply with Section 5.5.	Inadequate landscape screening	Yes?	
Off-Street Parking (Sec. 4.12.2.i.e)	Shall comply with Section 5.2.12. and Section 5.3.	Complies	Yes	
Parking in Front Yard or Exterior Side Yard (Sec. 4.12.2.ii.a)	Not more than fifty (50) percent of front yard or exterior side yard setback between the minimum required parking setbacks (35') and building facade line may be used for parking. The balance of this area shall be maintained in lawn and landscaping.	29 percent	Yes	
Vehicular Access (Sec. 4.12.2.ii.b)	Shall not be directly to or from a major arterial or arterial.	Access is provided through an internal private drive leading to Beck Road	Yes	
Facade Standard (Sec. 4.12.2.ii.c)	Facilities abutting residential zoning districts shall be reviewed under the facade standards provided in Section 4.12.1.B.vii.	Not abutting residential district	NA	
Height, bulk, density and area limitations (Sec 3.1.11.D)				
Frontage on a Public Street. (Sec. 5.12) Access To Major Thoroughfare (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Beck Road	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.6.2.D)			NA	
Maximum % of Lot Area Covered (Sec 3.6.2.D)		10,782 square feet (17 %)		

Item	Required Code	Proposed	Meets Code	Comments
(By All Buildings)				
Building Height (Sec. 3.1.11.D)	30 feet or 2 stories, whichever is less	26' – 4" , One story	Yes	
Building Setbacks (Sec 3.1.11.D)				
Front west @ Beck Road	40 ft.	More than 40 ft.	Yes	The applicant is proposing a building condo. Provide clarification on how ownership is being handled.
Rear west	30 ft.	NA	NA	
Side (south)	30 ft.	NA	NA	
Side (north)	30 ft.	NA	NA	
Parking Setback (Sec 3.1.11.D) Refer to applicable notes in Sec 3.6.2				
Front west @ Beck Road	20 ft.	More than 20 ft.	Yes	The applicant is proposing a building condo. Provide clarification on how ownership is being handled.
Rear west	10 ft.	NA	NA	
Side (south)	10 ft.	NA	NA	
Side (north)	10 ft.	NA	NA	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No exterior side yards	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard and shall comply setback requirements in Section 3.1 and Section 5.5.3	Complies	Yes	
Setbacks for Properties Abutting Residential (Sec 3.6.2.L)	The minimum yard setback shall be twenty (20) feet	Not abutting residential	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands do not exist on site	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	A landscape plan is provided	Yes?	Waivers are requested and are supported by staff. Please refer to landscape review for additional information
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify setback requirements in those instances where it determines that such	Not requesting additional setbacks	NA	

Item	Required Code	Proposed	Meets Code	Comments
	modification may result in improved use of the site and/ or in improved landscaping; provided, however, that such modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements of this Section			
B-2 District Required Conditions (Sec 3.10)				
Business Establishments (Sec 3.10.1.A)	All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises	Day Care Center	NA	
Business Operations (Sec 3.10.1.B) (Sec 3.10.2.B)	All business, servicing or processing, except for off-street parking, loading/ unloading and those outdoor sales uses permitted and regulated in Section 3.1.11.C, shall be conducted within completely enclosed buildings.	Loading area is not proposed	NA	A Zoning Board of Appeals variance is requested
Maximum Height (Sec 3.10.2.A)	The maximum height of buildings may be increased to 42 feet (up to 3 stories) for a development that does not abut a residential district.	Additional height not requested	NA	
Truck Well, Loading Dock, Overhead Door Or Other Type Of Service Bay Door (Sec. 3.10.3.A)	No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. Pedestrian exits or emergency doors are permitted on such building facades.	Loading area is not proposed	NA?	
Parking, Loading and Dumpster Requirements				
Number of	One (1) for each three	Total proposed: 39	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking Spaces Daycare (Sec.5.2.12.B)	hundred fifty (350) square feet of usable floor area plus one (1) space for each employee For 80 % of 10,782 sq ft,25 spaces For 13 employees, 13 spaces Total 38 spaces required	spaces		The cover letter indicates that the rainbow may operate its own 14 passenger buses for pick-up and drop off at a later date. Indicate bus parking on site. Bus parking cannot replace required parking.
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 24 ft. two way drives 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks	Yes?	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	The parking space at the south east corner near the entrance appears to conflict with two way traffic flow	Yes?	Refer to Traffic review for additional comments
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End Islands are proposed wherever applicable	Yes	Include dimensions on the plan. Refer to Traffic comments.
Barrier Free Spaces <i>Barrier Free Code</i>	For total 26 to 50 = 2spaces including 1 van accessible	2 barrier free parking provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces 	Two van accessible spaces proposed	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs are not proposed	No	Propose signs as required
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Two (2) Spaces	2 spaces are proposed	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	Bike racks are proposed	No	Relocate the bike racks away from parking spaces to the other side of sidewalk. Locate the spaces on a concrete pad.
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Bike racks are proposed in an incorrect location	No	Provide the detail as per the requirement
Loading Spaces <i>(Sec. 5.4.2)</i>	<ul style="list-style-type: none"> - Within the B districts, loading space shall be provided in the rear yard or - in the case of a double frontage lot, in the interior side yard beyond the minimum side yard setback or side yard subject to additional conditions - in the ratio of ten (10) square feet per front foot of building 	Loading area is not proposed	NA	A Zoning Board of Appeals variance is requested. It is supported by staff
Dumpster <i>Sec 4.19.2.F</i>	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. 	Dumpster located in the rear yard Farther than 10 ft.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	<p>Due to absence of lot lines, parking setbacks do not apply</p> <p>Farther away from the barrier free spaces</p>		
Dumpster Enclosure <i>Sec. 21-145. (c) Chapter 21 of City Code of Ordinances</i>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	- Enclosure to match building brick	Yes	
Exterior lighting <i>Sec. 5.7</i>	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is provided	Yes	<u>Refer to Lighting comments further below</u>
Roof top equipment and wall mounted utility equipment <i>Sec. 4.19.2.E.ii</i>	- All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Roof top equipment is not indicated	Yes?	Indicate if rooftop equipment is proposed
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Roof top equipment is not indicated	Yes?	
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	A 8 foot bike path is required along Beck Road	None proposed	Yes?	A Council variance is requested as there are no public sidewalks within 300 feet to connect to
Pedestrian Connectivity	Assure safety and convenience of both vehicular and	Sidewalks are proposed throughout the site for convenient and safe	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	pedestrian traffic both within the site and in relation to access streets	pedestrian access		
Other Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal description for the limits of construction is provided	Yes	Provide additional information on how ownership and maintenance is handled
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Setbacks, end island dimensions are not provided	No	Provide additional information required in staff and consultants review letters
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Estimated construction cost for site work is \$393,000 and for building is \$1,000,000. The center will have about 13 employees	Yes	
Other Permits				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk	Yes	A building permit is required for proposed building
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 	Information Not Provided		Indicate the location of any proposed signage for reference purpose Apply for lot addressing prior to stamping set approval <u>For further information contact Jeannie Niland 248-347-0438.</u>
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project may not need approval of the Project Name		<u>For approval of project and street naming contact Richelle Leskun at 248-735-0579</u>

Item	Required Code	Proposed	Meets Code	Comments
Planning Legals				
Master Deed	The proposed property split must be submitted to the Assessing Department for approval.	The applicant is proposing a building condo.	No	Provide clarification on how ownership is being handled. <u>Master Deed needs to be recorded prior to stamping set approval</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec. 5.7.A.2)	Specifications for all proposed & existing lighting fixtures	Cut sheets are included	Yes	
	Photometric data	Provided	Yes	
	Fixture height	18 ft.	Yes	
	Mounting & design	Pole lights	Yes	
	Glare control devices			
	Type & color rendition of lamps	LED		
	Hours of operation	Not included	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Not applicable	NA	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	Not adjacent to residential districts. 30 ft	Yes	
Required Conditions (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted	Unable to determine	No	Add the notes to the sheet

Item	Required Code	Proposed	Meets Code	Comments
	- Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	4:1	Yes	
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED lights are proposed	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.5 min	Yes	Southern walkway leading to dumpster does not meet the minimum fc requirement
	Loading & unloading areas: 0.4 min	None proposed	NA	
	Walkways: 0.2 min	Incomplete	No	
	Building entrances, frequent use: 1.0 min	0.2 min	No	
	Building entrances, infrequent use: 0.2 min	Unable to determine	No	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	No property lines. The proposed daycare would be part of existing development	NA	
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	Does not abut residential district	NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

09/20/2016

Engineering Review

Rainbow Child Care Center
JSP16-0043

Applicant

WESTMARKET SQUARE, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of Grand River Ave. and W. of Beck Rd.
- Site Size: 1.454 acres
- Plan Date: 08/26/16
- Design Engineer: Orman Engineering

Project Summary

- Construction of an approximate 10,782 square-foot daycare building and associated parking. Site access would be provided by a shared drive with TCF Bank to the south.
- Water service would be provided by an 8-inch extension from the existing 12-inch water main along the south side of the site. A 2-inch domestic lead would be provided to serve the building, along with an additional hydrant.
- Sanitary sewer service would be provided by a 6-inch domestic lead from the existing 10-inch sanitary sewer west of the site.
- Storm water would be collected by a single storm sewer collection system and detained in the existing West Market Square storm water facilities.

Recommendation

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

Comments:

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

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org.
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. Call-out the existing and proposed Beck Rd. right-of-way.
5. A right-of-way permit will be required from the City of Novi and Oakland County.
6. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
7. A pedestrian pathway is required along the Beck Rd. frontage. The ordinance allows for an administrative variance when there are no existing pathways within 300-feet of the property if the applicant provides payment to the City equal to the cost of the pathway and a pathway easement (as approved by the City Engineer) for City use to construct pathways elsewhere in the City.
8. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
9. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
10. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Department for review.
11. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
12. Provide a backflow prevention device on all irrigation systems. The backflow prevention device shall be an RPZ, or another approved device based on site conditions such as irrigation head heights (pop-ups), grade changes, berms etc. Please contact Kevin Roby in the Water and Sewer Division at 248-735-5640 with any questions.
13. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

14. The water main stub to the north shall terminate with a hydrant followed by a valve in well. If the hydrant is not required at this location the hydrant can be labeled as temporary allowing it to be relocated in the future.
15. Provide a profile for all proposed water main 8-inch and larger.
16. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
17. Three (3) 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 Division 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

18. Provide a sanitary sewer monitoring manhole within a dedicated access easement or within the road right-of-way. If not in the right-of-way, provide a 20-foot wide access easement to the monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
19. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.

Storm Sewer

20. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
21. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
22. Match the 0.80 diameter depth above invert for pipe size increases.
23. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
24. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
25. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
26. Illustrate all pipes intersecting storm structures on the storm profiles.
27. An easement is required over the storm sewer accepting and conveying off-site drainage.
28. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

29. Show and label all roof conductors, and show where they tie into the storm sewer.

Storm Water Management Plan

30. 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.
31. Provide supporting calculations for the runoff coefficient determination.
32. Provide a drainage area map.

Paving & Grading

33. Revise the sidewalk cross-section to show a 2 percent maximum cross slope.
34. The proposed off-site emergency turn-around must be asphalt or concrete with concrete curb and gutter.
35. The City standard straight-faced curb (MDOT C-4 curb detail) shall be provided.
36. Curbing and walks adjacent to the end of 17-foot stalls shall be reduced to 4-inches high, rather than the standard 6-inch height to be provided adjacent to 19-foot stalls. Provide additional details as appropriate.
37. Provide a detail for the south edge of the sidewalk along the TCF Bank parcel line.
38. The T-Turn around must meet the City Standard in Sec. 11 Figure VIII-I

Off-Site Easements

39. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not done so already, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements. The City's Legal Review Transmittal and a legal review fee invoice are attached. Please complete the Transmittal form and return it with drafts of the indicated off-site easements at the time of final site plan submittal. This only indicated off-site easements, additional easements will be required with stamping sets.
 - a. An off-site easement is required for the proposed emergency T turn-around.

Soil Erosion and Sediment Control

40. A SESC permit is required. The review checklist detailing all SESC requirements is attached to this letter. Please submit a SESC permit application under a separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

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

41. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
42. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).
43. Draft copies of any off-site utility easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approved by the Engineering Division and the City Attorney prior to getting executed.

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

44. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
45. A draft copy of the private ingress/egress easement for shared use of the drive entry must be submitted to the Community Development Department.
46. 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.
47. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

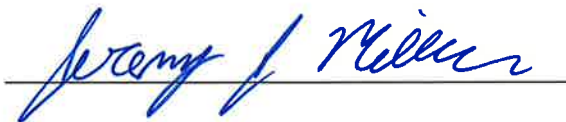
The following must be addressed prior to construction:

48. 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).
49. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office.

50. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
51. A permit for work within the right-of-way of Beck Rd. must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.
52. A permit for work within the right-of-way of Beck Rd. must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
53. 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.
54. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
55. A storm water performance guarantee, equal to 1.2 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
56. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
57. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

To the extent this review letter addresses items and requirements that require the approval of or a permit from an agency or entity other than the City, this review shall not be considered an indication or statement that such approvals or permits will be issued.

Please contact Jeremy Miller at (248) 735-5694 with any questions.



cc: Theresa Bridges, Engineering
Rob Hayes, Engineering
Sri Komaragiri, Community Development
Sabrina Lilla, Water & Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

September 14, 2016

Preliminary Site Plan

Rainbow Child Care

Review Type

Preliminary Site Plan Landscape Review

Job

JSP16-0043

Property Characteristics:

- Site Location: West side of Beck Road, north of Grand River
- Site Zoning: B-2
- Adjacent Zoning: North, west and south – B-2, East – FS PRO
- Plan Date: 8/26/2016

Recommendation:

This project is **recommended for approval**. Several waivers will be required, and some changes and additions will need to be incorporated into the Preliminary and Final Site Plans, but overall the project meets the requirements of the Landscape Ordinance.

Please add a table to Sheet LS-1 with all requested waivers, including the number of trees or landscape area not provided.

Ordinance Considerations:

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

Existing Soils (Preliminary Site Plan checklist #10, #17)

Provided

Existing and proposed overhead and underground utilities, including hydrants.(LDM 2.e.(4))

All utilities provided – no conflicts.

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

1. All existing trees provided, and removals and transplants are clearly shown.
2. Tree fencing and detail are shown on LS-1
3. No regulated woodlands are on the site, but screening trees from original development have been transplanted to locations along the north property line.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Proposed grading is provided on Sheet SP-2.

Snow Deposit (LDM.2.q.)

Snow deposit areas are shown along the eastern curb.

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. Six trees are provided along 225lf of frontage as required.
2. **Please change the species from Norway Maple to a non-invasive one with a mature canopy width of at least twenty feet.**

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

1. **A decorative fence is provided along Beck Road in lieu of a berm due to the site's terrain. This requires a landscape waiver, but is supported by staff.**
2. Six deciduous canopy trees are provided along 225lf of frontage as required.
3. Eleven subcanopy trees are provided as required.

Corner Clearance (Zoning Sec 5.9)

There are no intersections with roads, but all interior islands provide required visibility.

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

1. Based on the vehicular use areas, 1,207 sf of islands and 16 trees are required. 1,610 sf of islands and 17 trees are provided.
2. **Please add the area of the southwest corner to the total of landscape area provided since parking lot trees are planted in it.**
3. **Please consider changing the 5 Princeton Sentry Ginkgo bilobas at the southwest corner to 3 canopy trees with broader canopies to provide better shading of the parking and play areas. A landscape waiver would be required for the shortage of trees, but would be supported by staff since the trees provided will offer better shade.**

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C.(3) Chart footnote)

1. Based on the 550 lf of perimeter, 15 canopy trees are required. 13 canopy trees, including 5 existing trees, are proposed.
2. **Please move all perimeter canopy trees to within 15 feet of the curb.**
3. **A landscape waiver is required to not provide all of the required trees, but it will be supported by staff due to the limited room available, and good effort toward landscaping the site fully.**

Loading Zone screening (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)

Due to the nature of the business, no loading zone is provided, but any trucks unloading at the front door would be well-screened from Beck Road and from adjoining properties.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. 71% of the front of the building visible from Beck Road is landscaped, exceeding the requirement.
2. **Based on the building perimeter, 3760 square feet of foundation landscaping is required.**
3. **Only 1410 sf is provided because much of the building is surrounded by play areas.**
4. **Additional foundation landscaping area can be achieved by adding additional shrubs, grasses or perennials on the long interior island. The area with additional plantings can be counted toward the requirement. A landscape waiver is required to locate foundation landscaping away from the building, but would be supported by staff.**

Fencing

While there is no ordinance restricting the use of chain link fence around the play areas, we suggest that the applicant consider a material that is more attractive in appearance and provides better screening of the play areas from the Beck Road, bank parking lot and shopping center views. This would also improve the privacy of the kids playing.

Transformer/Utility Box Screening (Zoning Sec 5.5.3.D.)

Utility boxes are screened by vinyl fences, not landscaping, due to their location near play areas where shrubs would likely not survive. This alternative is acceptable, but will require a landscape waiver.

Storm Basin Landscape (Zoning Sec 5.5.3.E.iv and LDM 1.d.(3))

The site's storm water will be handled by the existing detention pond with no changes required to that pond, so no additional storm basin landscaping will be required.

Plant List (LDM 2.h. and t.)

1. The plant list provided is acceptable.
2. For final site plans, please add costs for all plants, sod and mulch.

Planting Notations and Details (LDM)

Provided details all conform with city standards.

Irrigation (LDM 1.a.(1)(e) and 2.s)

Irrigation plan for landscaped areas is required for Final Site Plan.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: September 13, 2016
Project Name: RAINBOW CHILD CARE CENTER – PRELIMINARY SITE PLAN – JSP16-43
Plan Date: July 15, 2016
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org
 Phone: (248) 735-5621

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan.
Underlined items need to be addressed for Final Site Plan.

General note: A landscaping easement is required to plant trees on adjacent properties.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	§ New commercial or residential developments § Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. § 1"=20' minimum with proper North. Variations from this scale can be approved by LA § Consistent with plans throughout set	Yes	Yes	Scale 1"=20'
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	
Miss Dig Note (800) 482-7171 <i>(LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
Zoning <i>(LDM 2.f.)</i>	Include all adjacent zoning	Yes	Yes	Site: B-2 N,W & S: B-2, East – FS PRO
Survey information <i>(LDM 2.c.)</i>	§ Legal description or boundary line survey § Existing topography	Yes/No	Yes/No	Need to include legal description somewhere in set

Item	Required	Proposed	Meets Code	Comments
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	§ Show location type and size. Label to be saved or removed. § Plan shall state if none exists.	Yes	Yes	Research of old site plans did not show whether the trees to be removed or transplanted were replacement trees or just landscaping trees. As a result, we'll assume that they are just landscape trees and the proposed treatment of them is satisfactory.
Soil types (LDM.2.r.)	§ As determined by Soils survey of Oakland county § Show types, boundaries	Yes	Yes	Sheet L-3
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	Spot elevations on SP-2
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	§ Clear sight distance within parking islands § No evergreen trees	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	Sod
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	§ A minimum of 300 SF to qualify § 6" curbs § Islands minimum width 10' BOC to BOC	Yes	Yes	1. Please show area of southwestern island and include it in the area provided as it is being used for parking lot trees. 2. If possible, extend linear island more to north to reduce large expanse of paving. It doesn't appear

Item	Required	Proposed	Meets Code	Comments
				that trucks will need to turn around it.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Yes	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Yes	Yes	
Category 1: 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 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	§ A = x 10% = sf § 5940 * 10% = 594	Yes		
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	§ B = x 5% = sf § 12260 * 5% = 613	Yes		
C = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	C = x 1% = sf	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	A = 7% x xx sf = xx sf	NA		
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	B = 2% x xx sf = xx sf	NA		
C = Total square	C = 0.5% x 0 sf = 0 SF	NA		

Item	Required	Proposed	Meets Code	Comments
footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%				
All Categories				
D = A+B or A+C Total square footage of landscaped islands	594 + 613 = 1207 SF	1610 SF	Yes	
E = D/75 Number of canopy trees required	1207/75 = 16 Trees	17 trees	Yes	<ol style="list-style-type: none"> 1. Can reduce trees provided by 1 if desired. 2. Please consider reducing count of trees on west side of parking lot from 5 to 3 so a species with a broader canopy than the gingkoes can be used, to provide better shade. 3. This will result in 15 trees being provided. A waiver for the 1 tree would be required, but would be supported by staff.
Perimeter Green space	§ 1 Canopy tree per 35 lf § 550/35 = 15 trees	13 trees	No	<ol style="list-style-type: none"> 1. Please remove 2 proposed perimeter trees to provide better spacing and locate trees within 15 feet of curb. 2. Request waiver for missing 4 trees. It will be supported by staff. 3. List all waivers required on landscape plan.
Parking land banked	NA	No		
Berms, Walls and ROW Planting Requirements				
Berms				
§ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours § Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil.				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				

Item	Required	Proposed	Meets Code	Comments
Berm requirements (Zoning Sec 5.5.A)		None		No residential zoning abuts property so no berm is required
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	Berm 3 feet tall with 2 foot wide crest – see below	No	No	1. Decorative fence with brick fence posts is proposed in lieu of berm due to topography. 2. Request a landscape waiver for fence. It will be supported by staff.
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	§ Label contour lines § Maximum 33% § Min. 2 feet flat horizontal area	NA		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	No		No wall is proposed.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	Parking: 20 ft.	Min. 30 lf	Yes	
Min. berm crest width	Parking: 2 ft.	NA		
Minimum berm height (9)	Parking: 3 ft.	NA		
3' wall	(4)(7)	No		1. Proposed decorative fence 36" tall with posts taller than 42". 2. Please show dimension to top of

Item	Required	Proposed	Meets Code	Comments
				cap.
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> • Parking: 1 tree per 35 lf • 225/35= 6 trees 	6 trees	Yes	
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> • Parking: 1 tree per 20 lf • 225/20= 11 trees 	11 trees	Yes	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	<ul style="list-style-type: none"> • Parking: 1 tree per 20 lf • 225/35= 6 trees 	6 trees	Yes	<ol style="list-style-type: none"> 1. Please use species other than Norway Maple, which is invasive. 2. Mature canopy should be at least 20' wide 3. Trees will be pruned to height of 14' on road side so please consider that in selecting species.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA		<ol style="list-style-type: none"> 1. Due to nature of business, no loading zone is provided. 2. No dumpster location is indicated.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> § A minimum of 2ft. separation between box and the plants § Ground cover below 4" is allowed up to pad. § No plant materials within 8 ft. from the doors 	No	No	<ol style="list-style-type: none"> 1. Due to location and proximity to paving and play areas, AC units and transformers are screened with vinyl fence. 2. This will require a landscape waiver.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> § Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. § 470 lf x 8ft = 3760 SF 	1410 sf	No	<ol style="list-style-type: none"> 1. The difference between required and provided area will require a landscape waiver. 2. By adding landscaping (shrubs, perennials, grasses) to islands, the area with additional landscaping can be counted toward foundation landscaping without

Item	Required	Proposed	Meets Code	Comments
				taking away from the parking lot landscaping calculation. A landscape waiver would be required, but please consider using this option.
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	107 of 150 ft facing Beck Road = 71%	Yes	
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	§ Clusters shall cover 70-75% of the basin rim area § 10" to 14" tall grass along sides of basin § Refer to wetland for basin mix	No		Site's storm water is to be handled by the overall development's detention pond and no changes are proposed to that so no landscaping is required.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Between March 15 and November 15	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	§ Include statement of intent to install and guarantee all materials for 2 years. § Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		1. A note stating irrigation is required is on plans. 2. <u>Actual plan is needed for final site plan</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions.	City must approve any substitutions in writing	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
(Zoning Sec 5.5.5.E)	prior to installation.			
Plant List (LDM 2.h.) - Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	No		<u>Need on Final Site Plan.</u>
Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants	No plants on City	No	Yes	

Item	Required	Proposed	Meets Code	Comments
(LDM 3.d)	Invasive Species List			
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	Yes	Yes	Subcanopy trees planted near/under wires - acceptable
Collected or Transplanted trees (LDM 3.f)		Yes	Yes	Landscape Design Manual notes are included on plans.
Nonliving Durable Material: Mulch (LDM 4)	§ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth § Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. § Refer to section for additional information	Yes	Yes	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. 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.

TRAFFIC REVIEW

Memorandum

To	Barbara McBeth, AICP	Page	1
CC	Sri Komaragiri, Kirsten Mellem, Rob Hayes, Jeremy Miller, Richelle Leskun		
Subject	JSP 16-0102 – Rainbow Child Care Center – Preliminary – Traffic Review		
From	Matt Klawon, PE		
Date	September 28, 2016		

The preliminary site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. Westmarket Square, LLC is proposing a 26,676 sq. ft. child care facility located on Beck Road approximately 0.15 miles south of the I-96 and Beck Road interchange. The child care facility consists of a 15,894 sq. ft. playground area with a 10,782 sq. ft. child care facility. The child care center will be located north of the existing TCF Bank in the adjacent lot on Beck Road.
2. The site is currently zoned B-2 (Business Community District) and will remain under B-2 zoning.
3. The segment of Beck Road from 12 Mile Road to Grand River Avenue is under the jurisdiction of Oakland County. Grand River Avenue is also under the County's jurisdiction.
4. The applicant is requesting the following variances/waivers:
 - a. Administrative variance for the construction of the bike path. **(AECOM SUPPORTS)**
 - b. ZBA variance for the request to waive the loading and unloading area. **(AECOM SUPPORTS)**
 - c. PC Waiver to omit the landscaping berm in the front greenbelt of Beck Road. **(AECOM SUPPORTS)**
 - d. PC waiver for the request of a traffic study. **(AECOM SUPPORTS)**

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 9th Edition, as follows:

	100 Students (proposed)	13 Employees (proposed)	10,782 square feet GFA (proposed)	290 Students (capacity)	36 Employees (capacity)
AM Peak Hour, Peak Direction Trips Generated	43	34	70	123	93
PM Peak Hour, Peak Direction Trips Generated	43	33	71	125	91
Daily Trips Generated	446	348	799	1356	963

The number of trips does exceed the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour in the most conservative trip estimate. Although the gross floor area of the building is large enough to accommodate 290 students at capacity, the applicant is proposing a maximum capacity of 100 students. **AECOM supports the waiver for the traffic impact study for the following reason. A 10,782 square foot facility is large enough to accommodate approximately 290 students (assuming an 80:20 toddler to infant ratio) which is why a large number of trips were estimated when using GFA; however, if the child care center will only accommodate 100 students at any given time, then 100 students should be used to calculate the number of trips and not the GFA.** There is no need for any further traffic studies since the applicant is proposing a maximum student capacity of 100 students.

It should be noted, however, that a traffic impact study would provide information related to the potential warrant of a right turn taper or lane at the Grand River entrances and also provide further information related to driveway operation during peak hours of traffic.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The proposed entrance to the child care center is by a connection with the TCF Bank parking lot bounded by the two northeastern-most end islands. Please provide proposed dimensions for the end islands and the driveway.
2. There are currently no proposed modifications to the existing roadways. The driveway on Beck Road to the TCF Bank is constructed along the right turn lane approaching Grand River Avenue. There are currently no tapers for the driveway on Grand River Avenue. The traffic impact study should include an analysis for any warranted modifications to the existing driveways or roadways.
3. The existing external driveways for this site are not a part of this review.
4. The number of site access drives provided is adequate for traffic operational purposes.

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General traffic flow
 - a. Large trucks and emergency vehicles are provided with adequate access to the site via a proposed gravel-paved temporary "T" turnaround in order for trucks to complete an exiting maneuver. The temporary "T" turnaround also does not meet the width requirements provided by the City's design standards. The proposed temporary "T" turnaround is not in compliance with the City's design standards.
 - b. A loading zone was not provided due to development usage and **the applicant is requesting a waiver.**
 - c. The proposed dumpster location is not expected to interfere with the loading area of the adjacent Staples office supply store.
 - d. The applicant should increase the turning radii of the northeastern and southeastern main center island radii to be a minimum of 15'.
 - e. The applicant is proposing two-way parking operations and could consider one-way parking operations.
 - i. One-way parking operations may provide a safer drop-off and pick-up routine.
 - ii. Two-way parking operation could create several conflict points where the two aisles meet near the driveway.
2. Parking facilities
 - a. The proposed development requires a total of one space per every 350 square feet of usable floor area and an additional space for every employee. The applicant previously stated that 80% of the building area is considered "usable". This percentage should be re-evaluated as the design of the building is finalized and the usable area is determined. Therefore, 25 spaces are required for the usable floor area and an additional 13 spaces for each employee, totaling 38 spaces.
 - b. The plans show usable floor area as 70% of the GFA, while also indicating 38 parking spaces required, which was calculated based on 80% of the GFA as usable floor area. Please correct this to avoid confusion.
 - c. The applicant has provided 38 parking spaces; two of which are handicap parking.
 - d. The applicant has provided 17 foot parking spaces adjacent to the four inch concrete sidewalk along the front of the building, which is 7 feet wide. This is in compliance with standards.
 - e. The applicant has provided 17.5 foot parking spaces with six inch curbs along the center island. The City requires parking spaces of 19 feet in length when using a six inch curb. However, the City also allows 17 foot parking spaces if the adjacent curb is four inches high and two feet of vehicle overhang is accounted for.
 - f. The applicant has provided 17 foot parking spaces along the south side of the site with a six inch curb. The City requires parking spaces of 19 feet in length when using a six inch curb. However, the City also allows 17 foot parking spaces if the adjacent curb is four inches high and two feet of vehicle overhang is accounted for.
 - g. The applicant should provide additional details to indicate the radii and widths of all end islands throughout the site. The applicant should also provide a dimension indicating that parking end islands are 3 feet shorter than the adjacent parking space.

- h. The ADA parking spaces meet the required amount and width provided by the 2010 ADA Design Standards.
 - i. Two bicycle parking spaces are provided; however, these two spaces should be relocated out of the parking lot and onto a curbed area accessible by the pedestrian walkways.
 - j. The applicant should provide a detail for the proposed bike rack.
3. Parking aisle widths meet minimum City standards.
4. Sidewalk Requirements
- a. A sidewalk of 7 feet in width is provided in front of the building, which is compliant with City standards.
 - b. The sidewalks on the rear and sides of the building are 5 feet wide, which is compliant with City standards.
 - c. The sidewalk proposed along the south side of the site functions as a paved landscape island between the parking bay of the TCF Bank and the parking bay of the child care center. Therefore, it should meet the design requirements and should be a minimum of 10 feet wide, where there is parking on both sides. Farther to the west, where this is only parking south of the proposed sidewalk, the sidewalk should be reduced to 4 feet and widened to at least 7 feet to allow for a 2 foot vehicular overhang, since the TCF Bank parking spaces are designed to be 17 feet in length.
 - d. The applicant should include ADA ramp details.
5. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).
- a. The northernmost stop sign is unnecessary and may be considered for removal.
 - b. Consider placing pavement markings to provide delineation and to indicate the proposed traffic circulation patterns.
 - c. Proposed pavement markings should be labeled to indicate line color and width.
 - d. The barrier free parking space signing detail indicates a 6'-8" bottom height which does not meet MMUTCD standards of a 7' bottom height, and the proposed van accessible sign does not appear to be of the appropriate sign. The applicant should update the barrier free parking sign detail to reflect anticipated design standards.
 - e. The Signage Schedule on sheet SP-2 should include the van accessibility signs.

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM



Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer



Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS
Engineering Services

FAÇADE REVIEW



September 13, 2016

Review Status Summary:

Approved, Section 9 Waiver Recommended

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

Re: **FACADE ORDINANCE - Facade Review, Final Site Plan**
Rainbow Child Care, PSP16-0132
 Façade Region: 1, Zoning District: B-2

Dear Ms. McBeth;

The following is the Façade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by Krieger Klatt Architects, dated 8/25/16. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold. A sample board was not provided at the time of this review.

	East (Front)	South	West	North	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	30%	30%	30%	30%	30% Minimum
Split Faced CMU	10%	10%	10%	10%	10%
Limestone Sill	1%	1%	1%	1%	50%
Porcelain Tiles	1%	1%	1%	1%	25%
Trim	10%	9%	9%	9%	15%
Cement Composite Siding	5%	3%	3%	3%	0%
Asphalt Shingles	43%	46%	46%	46%	25%

As shown above the proposed percentage of Cement Composite Siding and Asphalt Shingles exceeds the maximum amount allowed by the Façade Ordinance. The visual effect of expanse of Asphalt Shingles is augmented by architectural features including dormers, shed roof and a copula. The overage of Cement Composite Siding is minimal and is consistent with the architectural style of the building. The dumpster detail indicates that exposed walls will be brick to match the building.

No roof appurtenance or screening is indicated on the drawings. Section 5.15.3 of the Ordinance requires all roof appurtenances to be screened from view from all vantage points both on and off-site. It should be noted that in this case roof equipment and/or screening would be considered inconstant with the building design and the recommendation below.

Recommendation - The combination of materials is consistent with and enhances the overall design of the building and is consistent with the intent and purpose of the Façade Ordinance. Therefore, it is our recommendation that a Section 9 Waiver be granted for the overage of Asphalt Shingles and Cement Composite Siding. The applicant should provide a sample board showing the color and texture of all materials not less than 5 days prior to the Planning Commission meeting.

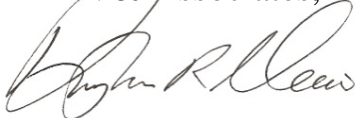
Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time (before installation). In this case the materials should match the adjacent existing materials with respect to color and texture. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



September 1, 2016

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Kirsten Mellem- Plan Review Center

CITY COUNCIL

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Jerrod S. Hart

RE: Rainbow Child Care

PSP# 16-0132

Project Description: 10,782 sq foot Child Care Facility

Comments: Meets Fire Department Standards

- *Building might have to have a fire suppression system installed if the use group changes. The use group won't be reviewed with the site plan.*

Recommendation: Recommended for Approval

Sincerely,

Kevin S. Pierce-Acting Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTER



PLAN REVIEW CENTER REPORT

September 19, 2016

Planning Review

Rainbow Child Care

JSP 16-43

Petitioner

814 Development LLC

Review Type

Preliminary Site Plan

Property Characteristics

Section	17	
Site Location	North west corner of Grand River Avenue and Beck Road in West Market Square	
Site School District	Novi Community School District	
Site Zoning	B-2: Community Business	
Adjoining Zoning	North	B-2: Community Business
	East	FS: Freeway Service/I-96 ROW
	West	B-2: Community Business
	South	B-2: Community Business
Current Site Use	Vacant	
Adjoining Uses	North	Vacant
	East	Coffee/Gas Station
	West	West Market Square
	South	TCF Bank
Site Size	Proposed limits of development-1.46 Ac, Proposed area of construction: 2 Ac	
Plan Date	August 26, 2016	

Project Summary

The applicant is proposing to construct a single story daycare building, consisting of 10,782 square foot office space, outdoor recreation area which includes three play structures and associate site improvements. The daycare intends to operate with 13 employees and a maximum capacity of 100 students. The subject property is considered part of West Market Square shopping center. The applicant does not intend to split the parcel and is proposing to develop as a building condo. The site plan also proposes a temporary turn-around until development occurs on northern vacant space, at that time, a through connection will be provided.

Recommendation

Approval of the ***Preliminary Site Plan is recommended.*** The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal. **Planning Commission approval of the Preliminary Site Plan and Storm Water Management Plan is required.**

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), 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 and incorporated as part of the stamping set submittal.

1. Outdoor recreation areas enclosure (Sec. 4.12.2.a): **We suggest that the applicant consider a material that is more attractive in appearance and provides better screening of the play areas from the Beck Road, bank parking lot and shopping center views. This would also improve the privacy of the kids playing.**

The black vinyl coated chain link fence that is specified is one that we have used on many locations in many different states. We intend to continue to use this type of fence.

2. Bicycle Parking Lot layout (Sec 5.16.6): *Bike racks lot is not in conformance with the dimensional requirements of section 5.16. Bike racks cannot be located in parking lot.* **Relocate the spaces to the other side of the walk and locate the racks on concrete pad.**

To be addressed with the Final Site Plan submittal.

3. Article XI. Off-Road Non-Motorized Facilities: *A 8 foot bike path is required along Beck Road.* **Council variance is requested as there are no public sidewalks within 300 feet to connect to**

The ordinance allows for an administrative variance. We will provide the payment to the City equal to the cost of the pathway and a pathway easement for City use.

4. Loading Spaces (Sec. 5.4.2): *Loading area is not proposed and a Zoning Board of Appeals variance is requested. It is supported by staff*

No comments

5. Legals: **The applicant is proposing a building condo. Provide clarification on how ownership is being handled.** Master Deed needs to be recorded prior to stamping set approval

The master deed is being prepared by West Market Square and will be recorded prior to Stamping Approval. This deed will comply exactly with Rainbow Child Care Centers site plan configuration.

6. Min. Illumination (Sec. 5.7.3.k): *For walkways, a minimum of 0.2 foot candles is required.* **Southern walkway leading to dumpster does not meet the minimum fc requirement. Revise the photometric plan to meet the minimum.**

To be addressed with the Final Site Plan submittal.

1. Other Reviews:
 - a. Landscape Review: Landscape review has identified waivers that may be required. Refer to review letter for more comments. Landscape recommends approval. **See attached response**
 - b. Traffic Review: Traffic review has identified waivers that may be required. Additional Comments to be addressed with stamping sets. Traffic recommends approval. **See attached response**
 - c. Engineering Review: Engineering review has identified variances that may be required. Additional comments to be addressed with Stamping Set submittal. Engineering

- recommends approval. - **No Comment**
- d. Facade Review. A section 9 waiver is required for the proposed elevation. Façade recommends approval. A sample board is required prior to Planning Commission meeting.
Sample board will be submitted prior to PC meeting > we are requesting a deviation approval for the cement composing siding materials and asphalt shingles
 - e. Fire Review: Fire recommends approval. **No Comment**

NEXT STEP: Planning Commission Meeting

This Site Plan is scheduled to go before Planning Commission for consideration on October 05, 2016. Please provide the following **no later than 9:00am, September 30, 2016** if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**
2. A PDF version of the all Site Plan drawings that were submitted for the Preliminary review, dated August 26, 2016. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant.

A Zoning Boards of Appeals (ZBA) meeting is scheduled for October 11 to waive the loading space requirement.

Final Site Plan Submittal

After receiving approvals from Planning Commission and ZBA, please submit the following for Final site plan review and approval

1. Seven copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter
3. [Final Site Plan Application \(link\)](#)
4. [Final Site Plan Checklist\(link\)](#)
5. Engineering Estimate
6. Landscape Estimate
7. [Other Agency Checklist\(link\)](#)
8. [Hazardous Materials Packet\(link\)](#)
9. [Non-Domestic User Survey\(link\)](#)
10. [No Revision Façade Affidavit \(link\)](#) (if no changes are proposed for Façade)

Electronic Stamping Set Submittal and Response Letter

After receiving Final site plan approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is requested to be submitted with the electronic stamping set.

Stamping Set Approval

After receiving the approval for electronic stamping set submittal from all reviewing agencies, please submit **9 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final approval.

Drafts for all required legal documents with a legal transmittal are required along with stamping sets.

Site

Addressing

This site would require a new address. The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department. Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

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.

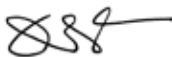
Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART: B-2: General Business District

Review Date: September 19, 2016
Review Type: Preliminary Site Plan
Project Name: **RAINBOW CHILD CARE**
Plan Date: August 26, 2016
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant before next submittal

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Office research development and technology	Day Care Center	Yes	The Preliminary Site Plan will require a Planning Commission approval- ok
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Effective December 25, 2013)</i>	B-2: Community Business District	B-2	Yes	
Uses Permitted <i>(Sec 3.1.11.B & C)</i>	Sec 3.1.11.B Principal Uses Permitted. Sec 3.1.11.C Special Land Uses	Day Care Center	Yes	
Required Conditions: Day Care Centers (Sec. 4.12)				
Outdoor Recreation Areas <i>(Sec. 4.12.2.a)</i>	150 square feet for each person care for, with a minimum of 3,500 square feet. For 100 children, 15,000 required	15,894 square feet provided Three play structures and two umbrellas are provided as amenities	Yes	
Outdoor recreation areas enclosure <i>(Sec. 4.12.2.a)</i>	Fenced with self-closing gates	Two gates are provided on the east. Black vinyl chain link fence and gates are proposed	Yes?	Refer to landscape comments with regards to screening- Response letter attached
Outdoor Recreation Areas Location <i>(Sec. 4.12.2.a)</i>	May extend into an exterior side yard up to twenty five (25) percent of the distance between the building facade and the property line.	No exterior side yard	NA	
Hours of Operation <i>(Sec. 4.12.2.d)</i>	6 a.m. and 7 p.m. for those facilities abutting residential zoning districts	6 am to 6 pm	Yes	
Facilities Location <i>(Sec. 4.12.2.c)</i>	within a permitted office, or commercial structure,	It is a free standing building on a site	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	or in a freestanding building on a site			
Outdoor Recreation Screening and Landscape (Sec. 4.12.2.i.d)	Shall comply with Section 5.5.	Inadequate landscape screening	Yes?	
Off-Street Parking (Sec. 4.12.2.i.e)	Shall comply with Section 5.2.12. and Section 5.3.	Complies	Yes	
Parking in Front Yard or Exterior Side Yard (Sec. 4.12.2.ii.a)	Not more than fifty (50) percent of front yard or exterior side yard setback between the minimum required parking setbacks (35') and building facade line may be used for parking. The balance of this area shall be maintained in lawn and landscaping.	29 percent	Yes	
Vehicular Access (Sec. 4.12.2.ii.b)	Shall not be directly to or from a major arterial or arterial.	Access is provided through an internal private drive leading to Beck Road	Yes	
Facade Standard (Sec. 4.12.2.ii.c)	Facilities abutting residential zoning districts shall be reviewed under the facade standards provided in Section 4.12.1.B.vii.	Not abutting residential district	NA	
Height, bulk, density and area limitations (Sec 3.1.11.D)				
Frontage on a Public Street. (Sec. 5.12) Access To Major Thoroughfare (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Beck Road	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.6.2.D)			NA	
Maximum % of Lot Area Covered (Sec 3.6.2.D)		10,782 square feet (17 %)		

Item	Required Code	Proposed	Meets Code	Comments
(By All Buildings)				
Building Height (Sec. 3.1.11.D)	30 feet or 2 stories, whichever is less	26' – 4" , One story	Yes	
Building Setbacks (Sec 3.1.11.D)				
Front west @ Beck Road	40 ft.	More than 40 ft.	Yes	The applicant is proposing a building condo. Provide clarification on how ownership is being handled. Master Deed to be recorded prior to stamping set approval
Rear west	30 ft.	NA	NA	
Side (south)	30 ft.	NA	NA	
Side (north)	30 ft.	NA	NA	
Parking Setback (Sec 3.1.11.D) Refer to applicable notes in Sec 3.6.2				
Front west @ Beck Road	20 ft.	More than 20 ft.	Yes	The applicant is proposing a building condo. Provide clarification on how ownership is being handled. The master deed is being prepared by West Market Square and will be recorded prior to Stamping Approval. This deed will comply exactly with Rainbow Child Care Centers site plan configuration.
Rear west	10 ft.	NA	NA	
Side (south)	10 ft.	NA	NA	
Side (north)	10 ft.	NA	NA	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No exterior side yards	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard and shall comply setback requirements in Section 3.1 and Section 5.5.3	Complies	Yes	
Setbacks for Properties Abutting Residential (Sec 3.6.2.L)	The minimum yard setback shall be twenty (20) feet	Not abutting residential	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands do not exist on site	Yes	

Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	A landscape plan is provided	Yes?	Waivers are requested and are supported by staff. Please refer to landscape review for additional information The master deed is being prepared by West Market Square and will be recorded prior to Stamping Approval. This deed will comply exactly with Rainbow Child Care Centers site plan configuration.
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify setback requirements in those instances where it determines that such	Not requesting additional setbacks	NA	

Item	Required Code	Proposed	Meets Code	Comments
	modification may result in improved use of the site and/ or in improved landscaping; provided, however, that such modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements of this Section			
B-2 District Required Conditions (Sec 3.10)				
Business Establishments (Sec 3.10.1.A)	All business establishments shall be retail or service establishments dealing directly with customers. All goods produced on the premises shall be sold at retail on premises	Day Care Center	NA	
Business Operations (Sec 3.10.1.B) (Sec 3.10.2.B)	All business, servicing or processing, except for off-street parking, loading/ unloading and those outdoor sales uses permitted and regulated in Section 3.1.11.C, shall be conducted within completely enclosed buildings.	Loading area is not proposed	NA	A Zoning Board of Appeals variance is requested OK

Maximum Height (Sec 3.10.2.A)	The maximum height of buildings may be increased to 42 feet (up to 3 stories) for a development that does not abut a residential district.	Additional height not requested	NA	
Truck Well, Loading Dock, Overhead Door Or Other Type Of Service Bay Door (Sec. 3.10.3.A)	No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district. Pedestrian exits or emergency doors are permitted on such building facades.	Loading area is not proposed	NA?	
Parking, Loading and Dumpster Requirements				
Number of	One (1) for each three	Total proposed: 39	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking Spaces Daycare (Sec.5.2.12.B)	hundred fifty (350) square feet of usable floor area plus one (1) space for each employee For 80 % of 10,782 sq ft,25 spaces For 13 employees, 13 spaces Total 38 spaces required	spaces		The cover letter indicates that the rainbow may operate its own 14 passenger buses for pick-up and drop off at a later date. Indicate bus parking on site. Bus parking cannot replace required parking. One of the three extra spaces can be use for 14 passenger bus.
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	- 24 ft. two way drives 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks	Yes?	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	The parking space at the south east corner near the entrance appears to conflict with two way traffic flow	Yes?	Refer to Traffic review for additional comments See attached response to traffic comments
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End Islands are proposed wherever applicable	Yes	Include dimensions on the plan. Refer to Traffic comments. See attached response to traffic comments
Barrier Free Spaces Barrier Free Code	For total 26 to 50 = 2spaces including 1 van accessible	2 barrier free parking provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces 	Two van accessible spaces proposed	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs are not proposed	No	Propose signs as required See attached response to traffic comments
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Two (2) Spaces	2 spaces are proposed	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	Bike racks are proposed	No	Relocate the bike racks away from parking spaces to the other side of sidewalk. Locate the spaces on a concrete pad. See attached response to traffic comments
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Bike racks are proposed in an incorrect location	No	Provide the detail as per the requirement See attached response to traffic comments
Loading Spaces <i>(Sec. 5.4.2)</i>	<ul style="list-style-type: none"> - Within the B districts, loading space shall be provided in the rear yard or - in the case of a double frontage lot, in the interior side yard beyond the minimum side yard setback or side yard subject to additional conditions - in the ratio of ten (10) square feet per front foot of building 	Loading area is not proposed	NA	A Zoning Board of Appeals variance is requested. It is supported by staff No Comment
Dumpster <i>Sec 4.19.2.F</i>	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. 	Dumpster located in the rear yard Farther than 10 ft.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces 	<p>Due to absence of lot lines, parking setbacks do not apply</p> <p>Farther away from the barrier free spaces</p>		
Dumpster Enclosure <i>Sec. 21-145. (c) Chapter 21 of City Code of Ordinances</i>	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	- Enclosure to match building brick	Yes	
Exterior lighting <i>Sec. 5.7</i>	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is provided	Yes	Refer to Lighting comments further below To be addressed with the Final Site Plan submittal.
Roof top equipment and wall mounted utility equipment <i>Sec. 4.19.2.E.ii</i>	- All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Roof top equipment is not indicated	Yes?	Indicate if rooftop equipment is proposed No equipment is proposed
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Roof top equipment is not indicated	Yes?	
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	A 8 foot bike path is required along Beck Road	None proposed	Yes?	Engineering variance is requested as there are no public sidewalks within 300 feet to connect to See attached response to traffic comments
Pedestrian Connectivity	Assure safety and convenience of both vehicular and	Sidewalks are proposed throughout the site for convenient and safe	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	pedestrian traffic both within the site and in relation to access streets	pedestrian access		
Other Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal description for the limits of construction is provided	Yes	Provide additional information on how ownership and maintenance is handled The master deed is being prepared by West Market Square and will be recorded prior to Stamping Approval. This deed will comply exactly with Rainbow Child Care Centers site plan configuration.
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Setbacks, end island dimensions are not provided	No	Provide additional information required in staff and consultants review letters Individual Response letters are attached
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Estimated construction cost for site work is \$393,000 and for building is \$1,000,000. The center will have about 13 employees	Yes	
Other Permits				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk	Yes	A building permit is required for proposed building –OK
Development/ Business Sign & Street addressing	- Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit.	Information Not Provided		Indicate the location of any proposed signage for reference purpose- This will be updated with the final site plan submittal Apply for lot addressing prior to stamping set approval - OK For further information

Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project may not need approval of the Project Name		<u>For approval of project and street naming contact Richelle Leskun at 248-735-0579</u>
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Item	Required Code	Proposed	Meets Code	Comments
Planning Legals				
Master Deed	The proposed property split must be submitted to the Assessing Department for approval.	The applicant is proposing a building condo.	No	Provide clarification on how ownership is being handled. <u>Master Deed needs to be recorded prior to stamping set approval</u> Master Deed to be recorded prior to stamping set approval
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures	Cut sheets are included	Yes	
	Photometric data	Provided	Yes	
	Fixture height	18 ft.	Yes	
	Mounting & design	Pole lights	Yes	
	Glare control devices			
	Type & color rendition of lamps	LED		
	Hours of operation	Not included	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Not applicable	NA	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	Not adjacent to residential districts. 30 ft	Yes	
Required Conditions (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted	Unable to determine	No	Add the notes to the sheet -to be included in final site plan

Item	Required Code	Proposed	Meets Code	Comments
	- Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	4:1	Yes	
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED lights are proposed	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.5 min	Yes	Southern walkway leading to dumpster does not meet the minimum fc requirement Will be revised with the Final Site Plan submittal
	Loading & unloading areas: 0.4 min	None proposed	NA	
	Walkways: 0.2 min	Incomplete	No	
	Building entrances, frequent use: 1.0 min	0.2 min	No	
	Building entrances, infrequent use: 0.2 min	Unable to determine	No	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	No property lines. The proposed daycare would be part of existing development	NA	
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	Does not abut residential district	NA	

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. Please refer to those sections in Article 3, 4 and 5 of the zoning ordinance for further details
3. 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.



September 13, 2016

Review Status Summary:

Approved, Section 9 Waiver Recommended

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

Re: **FACADE ORDINANCE - Facade Review, Final Site Plan**
Rainbow Child Care, PSP16-0132
 Façade Region: 1, Zoning District: B-2

Dear Ms. McBeth;

The following is the Facade Review for Preliminary and Final Site Plan Approval of the above referenced project based on the drawings prepared by Krieger Klatt Architects, dated 8/25/16. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold. A sample board was not provided at the time of this review.

	East (Front)	South	West	North	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	30%	30%	30%	30%	30% Minimum
Split Faced CMU	10%	10%	10%	10%	10%
Limestone Sill	1%	1%	1%	1%	50%
Porcelain Tiles	1%	1%	1%	1%	25%
Trim	10%	9%	9%	9%	15%
Cement Composite Siding	5%	3%	3%	3%	0%
Asphalt Shingles	43%	46%	46%	46%	25%

As shown above the proposed percentage of Cement Composite Siding and Asphalt Shingles exceeds the maximum amount allowed by the Façade Ordinance. The visual effect of expanse of Asphalt Shingles is augmented by architectural features including dormers, shed roof and a copula. The overage of Cement Composite Siding is minimal and is consistent with the architectural style of the building. The dumpster detail indicates that exposed walls will be brick to match the building.

No roof appurtenance or screening is indicated on the drawings. Section 5.15.3 of the Ordinance requires all roof appurtenances to be screened from view from all vantage points both on and off-site. It should be noted that in this case roof equipment and/or screening would be considered inconstant with the building design and the recommendation below.

Recommendation - The combination of materials is consistent with and enhances the overall design of the building and is consistent with the intent and purpose of the Façade Ordinance. Therefore, it is our recommendation that a Section 9 Waiver be granted for the overage of Asphalt Shingles and Cement Composite Siding. The applicant should provide a sample board showing the color and texture of all materials not less than 5 days prior to the Planning Commission meeting.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time (before installation). In this case the materials should match the adjacent existing materials with respect to color and texture. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

If you have any questions regarding this project please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA



September 1, 2016

TO: Barbara McBeth- City Planner
Sri Ravali Komaragiri- Plan Review Center
Kirsten Mellem- Plan Review Center

CITY COUNCIL

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Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrold S. Hart

RE: Rainbow Child Care

PSP# 16-0132

Project Description: 10,782 sq foot Child Care Facility

Comments: Meets Fire Department Standards

- *Building might have to have a fire suppression system installed if the use group changes. The use group won't be reviewed with the site plan.*

Recommendation: Recommended for Approval

Sincerely,

Kevin S. Pierce-Acting Fire Marshal
City of Novi – Fire Dept.

cc: file

Novi Public Safety Administration
45125 W. Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org



September 30, 2016

Sri Ravali Komaragiri
Planner
City of Novi
45175 West Ten Mile Road
Novi, Michigan 48375

**RE: Planning Review - Landscape
Rainbow Child Care - JSP 16-43
NW corner of Grand River Avenue and Beck Road in West Market Square
Novi, Michigan**

Dear Mr. Komaragiri,

We are in receipt of the "Preliminary Site Plan - Plan Review Center Report" dated September 19, 2016. The report comments related to landscape and irrigation by Mr. Rick Meader, Novi Landscape Architect have been reviewed and are understood. Each of these items will be addressed in the "Final Site Plan" documents for approval with that submission.

The items bolded in the report, will be addressed as follows:

Ordinance Considerations

Street Tree Requirements (Zoning Sec. 5.5.3.E.i.c and LDM 1.d.)

1. Please change the species from Norway Maple to a non-invasive one with a mature canopy width of at least twenty feet.

Norway Maple trees will be changed to Autumn Blaze Maple trees

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

1. A decorative fence is provided along Beck Road in lieu of a berm due to the site's terrain. This requires a landscape waiver, but is supported by staff.

Applicant requests a waiver to allow 125 LF of decorative fencing with 6 brick columns in lieu of a berm along the Beck Road right-of-way. The existing topography and mature trees in this area are an important part of the proposed site design. The rolling topography and existing vegetation will provide a more aesthetically appealing frontage, than would exist if the trees were removed to flatten the grade and plant new trees. The decorative fencing and brick columns will be installed to match the bank site to the south, thus providing a sense of continuity along Beck Road as well enhancing the aesthetic appeal.

A list of all landscape waivers requested will be included on the planting plan drawing.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C)

2. Please add the area of the southwest corner to the total of landscape area provided since parking lot trees are planted in it.

The area of the southwest corner (315 sf) will be added to the "Column 'E'" total of landscape area provided.

The interior parking lot island will be updated and the revised layout will be shown on the final site plan submission documents.

3. Please consider changing the 5 Princeton Sentry Gingko bilobas at the southwest corner to 3 canopy trees with broader canopies to provide better shading of the parking and play areas.

The 5 Princeton Sentry Gingko trees will be changed to 3 Triumph Elm trees.

Applicant requests a waiver reducing the required number of parking lot trees from 16 to 15 trees. The reduction of 1 tree will allow larger trees with greater canopy size to be planted; this in turn will provide a greater benefit in shade and aesthetics to the site.

Parking Lot Perimeter Canopy Trees (Zoning Sec. 5.5.3.C Chart footnote)

2. Please move all perimeter canopy trees to within 15 feet of the curb.

All perimeter trees will be moved to within 15 feet of the curb.

3. A landscape waiver is required to not provide all the required trees.

Applicant requests a waiver reducing the required number of perimeter trees from 15 to 11 trees. The reduction of 4 trees will allow trees better spacing enhancing their ability to grow to maturity and thrive, providing an overall better aesthetic to the site.

Building Foundation Landscape (Zoning Sec. 5.5.3.D)

- 2-4 Based on building perimeter, 3760 square feet of foundation landscaping is required. Only 1410 SF is provided because much of the building is surrounded by play areas. Additional foundation landscaping area can be achieved by adding additional shrubs, grasses or perennials on the long interior island. The area with additional plantings can be counted toward the requirement.

Additional plantings will be included in the long interior island, and will be applied towards the "Building Foundation Landscape."

Applicant requests a waiver allowing 900 SF of foundation planting to be located in the long interior parking island, and away from the building. The area surrounding the building is proposed play area and allowing the installation of additional plantings in the island will soften the view of the ground plane with additional textures and colors.

Applicant requests a waiver to reduce the amount of required foundation planting by 1,640 SF, for a total foundation landscape required area of 2,210 SF. This waiver is requested so that plantings can be proposed and installed in ways that will look nice and have room to grow and mature over time. Installing more plants would require reduced spacing and smaller varieties, and would not provide appealing long term results.

Transformer / Utility Box Screening (Zoning Sec. 5.5.5.3.D)

Applicant requests a waiver to allow screening of the utility boxes by a vinyl fence, rather than plant materials. This waiver is requested due to the constricted space around the utility and that limitation having a detrimental impact on the survival of any shrubs installed there.

Irrigation (LDM 1.a.(1)(e) and 2.s)

1. Irrigation plans for all landscaped areas are required with the Final Site Plans

Irrigation plans will be provided as part of the final site plan submittal.

General note:

Please refer to the engineering documents for information regarding the legal description and/or landscape easement.

The plans being submitted with this letter are dated 08.26.16 and labeled "SPA"; no revisions have been made.

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

Sincerely,

HAGENBUCH WEIKAL LANDSCAPE ARCHITECTURE



Kenneth S. Weikal - Principal

Memorandum

To	Barbara McBeth, AICP	Page	1
CC	Sri Komaragiri, Kirsten Mellem, Rob Hayes, Jeremy Miller, Richelle Leskun		
Subject	JSP 16-0102 – Rainbow Child Care Center – Preliminary – Traffic Review		
From	Matt Klawon, PE		
Date	September 28, 2016		

The preliminary site plan was reviewed to the level of detail provided and AECOM **recommends approval** for the applicant to move forward with the condition that the comments provided below are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. Westmarket Square, LLC is proposing a 26,676 sq. ft. child care facility located on Beck Road approximately 0.15 miles south of the I-96 and Beck Road interchange. The child care facility consists of a 15,894 sq. ft. playground area with a 10,782 sq. ft. child care facility. The child care center will be located north of the existing TCF Bank in the adjacent lot on Beck Road.
No Comment
2. The site is currently zoned B-2 (Business Community District) and will remain under B-2 zoning. **No Comment**
3. The segment of Beck Road from 12 Mile Road to Grand River Avenue is under the jurisdiction of Oakland County. Grand River Avenue is also under the County's jurisdiction.
4. The applicant is requesting the following variances/waivers:
 - a. Administrative variance for the construction of the bike path. **(AECOM SUPPORTS)**
 - b. ZBA variance for the request to waive the loading and unloading area. **(AECOM SUPPORTS)**
 - c. PC Waiver to omit the landscaping berm in the front greenbelt of Beck Road. **(AECOM SUPPORTS)**
 - d. PC waiver for the request of a traffic study. **(AECOM SUPPORTS)**

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 9th Edition, as follows:

	100 Students (proposed)	13 Employees (proposed)	10,782 square feet GFA (proposed)	290 Students (capacity)	36 Employees (capacity)
AM Peak Hour, Peak Direction Trips Generated	43	34	70	123	93
PM Peak Hour, Peak Direction Trips Generated	43	33	71	125	91
Daily Trips Generated	446	348	799	1356	963

The number of trips does exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour in the most conservative trip estimate. Although the gross floor area of the building is large enough to accommodate 290 students at capacity, the applicant is proposing a maximum capacity of 100 students. **AECOM supports the waiver for the traffic impact study for the following reason. A 10,782 square foot facility is large enough to accommodate approximately 290 students (assuming an 80:20 toddler to infant ratio) which is why a large number of trips were estimated when using GFA; however, if the child care center will only accommodate 100 students at any given time, then 100 students should be used to calculate the number of trips and not the GFA.** There is no need for any further traffic studies since the applicant is proposing a maximum student capacity of 100 students.

It should be noted, however, that a traffic impact study would provide information related to the potential warrant of a right turn taper or lane at the Grand River entrances and also provide further information related to driveway operation during peak hours of traffic.

EXTERNAL SITE ACCESS AND OPERATIONS

The following comments relate to the external interface between the proposed development and the surrounding roadway(s).

1. The proposed entrance to the child care center is by a connection with the TCF Bank parking lot bounded by the two northeastern-most end islands. Please provide proposed dimensions for the end islands and the driveway. **The additional proposed dimensions will be provided with the Final Site Plan submittal**
2. There are currently no proposed modifications to the existing roadways. The driveway on Beck Road to the TCF Bank is constructed along the right turn lane approaching Grand River Avenue. There are currently no tapers for the driveway on Grand River Avenue. The traffic impact study should include an analysis for any warranted modifications to the existing driveways or roadways. **We also believe that a certain amount of traffic that may develop would have been taken into account when the West Market Square development was initially proposed.**
3. The existing external driveways for this site are not a part of this review. **No comments**

4. The number of site access drives provided is adequate for traffic operational purposes. **No Comments**

INTERNAL SITE OPERATIONS

The following comments relate to the on-site design and traffic flow operations.

1. General traffic flow

- a. Large trucks and emergency vehicles are provided with adequate access to the site via a proposed gravel-paved temporary "T" turnaround in order for trucks to complete an exiting maneuver. The temporary "T" turnaround also does not meet the width requirements provided by the City's design standards. The proposed temporary "T" turnaround is not in compliance with the City's design standards. **It will be revised with the final site plan submittal based on city of Novi standard plan for T turnaround.**
- b. A loading zone was not provided due to development usage and **the applicant is requesting a waiver. No comments**
- c. The proposed dumpster location is not expected to interfere with the loading area of the adjacent Staples office supply store. **No comments**
- d. The applicant should increase the turning radii of the northeastern and southeastern main center island radii to be a minimum of 15'. **Radii will be revised and provided with the Final Site Plan submittal**
- e. The applicant is proposing two-way parking operations and could consider one-way parking operations.
 - i. One-way parking operations may provide a safer drop-off and pick-up routine.
 - ii. Two-way parking operation could create several conflict points where the two aisles meet near the driveway.

We would like to continue to use two way traffic for our development. It is our standard operation to have two way traffic throughout our facilities. We do not see any conflict with the two isleways near the driveway

2. Parking facilities

- a. The proposed development requires a total of one space per every 350 square feet of usable floor area and an additional space for every employee. The applicant previously stated that 80% of the building area is considered "usable". This percentage should be re-evaluated as the design of the building is finalized and the usable area is determined. Therefore, 25 spaces are required for the usable floor area and an additional 13 spaces for each employee, totaling 38 spaces. **The percentage has been re-evaluated. See next paragraph.**
- b. The plans show usable floor area as 70% of the GFA, while also indicating 38 parking spaces required, which was calculated based on 80% of the GFA as usable floor area. Please correct this to avoid confusion.
Based on 70% of usable area, 22 spaces required and an additional 13 spaces for each employee, totaling 35 spaces. Plans will be revised with the Final Site Plan submittal
- c. The applicant has provided 38 parking spaces; two of which are handicap parking. **No Comment**

- d. The applicant has provided 17 foot parking spaces adjacent to the four inch concrete sidewalk along the front of the building, which is 7 feet wide. This is in compliance with standards. **No Comment**
 - e. The applicant has provided 17.5 foot parking spaces with six inch curbs along the center island. The City requires parking spaces of 19 feet in length when using a six inch curb. However, the City also allows 17 foot parking spaces if the adjacent curb is four inches high and two feet of vehicle overhang is accounted for. **The curb will be revised to 4" with the Final Site Plan submittal**
 - f. The applicant has provided 17 foot parking spaces along the south side of the site with a six inch curb. The City requires parking spaces of 19 feet in length when using a six inch curb. However, the City also allows 17 foot parking spaces if the adjacent **The curb will be revised to 4" with the Final Site Plan submittal**
 - g. The applicant should provide additional details to indicate the radii and widths of all end islands throughout the site. The applicant should also provide a dimension indicating that parking end islands are 3 feet shorter than the adjacent parking space.
The additional proposed dimensions will be provided with the Final Site Plan submittal

 - h. The ADA parking spaces meet the required amount and width provided by the 2010 ADA Design Standards. **No Comment**
 - i. Two bicycle parking spaces are provided; however, these two spaces should be relocated out of the parking lot and onto a curbed area accessible by the pedestrian walkways. **Plans will be revised with the Final Site Plan submittal**
 - j. The applicant should provide a detail for the proposed bike rack.
Detail will be provided with the Final Site Plan submittal
3. Parking aisle widths meet minimum City standards.
No comments
4. Sidewalk Requirements
- a. A sidewalk of 7 feet in width is provided in front of the building, which is compliant with City standards. **No comments**
 - b. The sidewalks on the rear and sides of the building are 5 feet wide, which is compliant with City standards. **No comments**
 - c. The sidewalk proposed along the south side of the site functions as a paved landscape island between the parking bay of the TCF Bank and the parking bay of the child care center. Therefore, it should meet the design requirements and should be a minimum of 10 feet wide, where there is parking on both sides. Farther to the west, where this is only parking south of the proposed sidewalk, the sidewalk should be reduced to 4 inches and widened to at least 7 feet to allow for a 2 foot vehicular overhang, since the TCF Bank parking spaces are designed to be 17 feet in length.
TCF Bank parking spaces are designed and built 19 feet in length, therefore adjustments of sidewalks are not required
 - d. The applicant should include ADA ramp details.
Detail will be provided with the Final Site Plan submittal
5. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD).
- a. The northernmost stop sign is unnecessary and may be considered for removal.
Plans will be revised with the Final Site Plan submittal
 - b. Consider placing pavement markings to provide delineation and to indicate the proposed traffic circulation patterns. **Plans will be revised with the Final Site Plan submittal**
 - c. Proposed pavement markings should be labeled to indicate line color and width.
Plans will be revised with the Final Site Plan submittal
 - d. The barrier free parking space signing detail indicates a 6'-8" bottom height which does not meet MMUTCD standards of a 7' bottom height, and the proposed van accessible sign does not appear to be of the appropriate sign. The applicant should update the barrier free parking sign detail to reflect anticipated design standards.



The sine detail provided with the current ADA requirements

- e. The Signage Schedule on sheet SP-2 should include the van accessibility signs.
- Plans will be revised with the Final Site Plan submittal

Should the City or applicant have questions regarding this review, they should contact AECOM for further clarification.

Sincerely,

AECOM

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS
Engineering Services



TECHNICAL MEMORANDUM

Date: July 1, 2015

To: Rod Blight
Rainbow Child Care Center

From: John Bieberitz, P.E., PTOE
Traffic Analysis & Design, Inc.

Subject: **Traffic/Parking Generation for the proposed Rainbow Child Care Center
Proposed for the NW quadrant of Appleton Avenue with Good Hope Road**

TADI has evaluated the expected traffic and parking generation of the proposed Rainbow Child Care Center at the northwest corner of Appleton Avenue with Good Hope Road. The access for the Child Care Center is proposed to connect with the existing retail/commercial Development of which Town Bank and Ally's Bistro would be closest to the Child Care Center. A concern was raised regarding the traffic generation/parking of the child care development and how it would integrate with the current traffic patterns on-site. TADI conducted a traffic generation analysis of the proposed child care development to determine how this future traffic would integrate with the current traffic patterns on the property.

Rainbow Child Care's operation will consist of a maximum of 15 employees with a maximum enrollment of 115 students. The proposed hours of operation are 6:00 AM until 6:30 PM, Monday through Friday. They utilize their own single 14 passenger single axle bus to transport children. Based on their other facilities, the peak pick-up and drop-off times are from 6:30 AM to 9:00 AM and from 3:30 PM to 6:30 PM. All parents are required to park, walk their children into the building and sign them into the classroom.

Based on Rainbow Child Care's four existing sites, their average traffic/trip generation during the drop-off and pick-up times on a weekday are:

6:00 AM to 7:00 AM: 40 trips
7:00 AM to 8:00 AM: 90 trips (i.e. 45 cars entering and 45 cars exiting)
8:00 AM to 9:00 AM: 105 trips
10 AM to Noon: 8 trips per hour
Noon to 3:00 PM: 6 trips per hour
3:00 PM to 4:00 PM: 20 trips
4:00 PM to 5:00 PM: 90 trips
5:00 PM to 6:00 PM : 110 trips
6:00 PM to 7:00 PM: 30 trips

Based on their four other sites, the amount of traffic generated/parked from 11 AM to 2 PM and after 6 PM is very minimal. It is realized that from 11 AM to 2 PM and after 6 PM is the busiest times for the adjacent Ally's Bistro Restaurant. Likewise, banks are typically busiest during the lunch hours, which is when the Rainbow Child Care is expected to have minimal amount of traffic generation.

TADI also conducted a traffic analysis of the proposed Rainbow Child Care development based on trip rates contained in the "ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition", which is a document that compiles traffic data from various land uses across the Country and develops rates of traffic generation for each type of land use. For a Day Care Center (ITE Land Use Code 565), traffic data from over 60 sites were counted, compiled and analyzed to develop trip rates and a percentage of traffic generation per hour for a typical weekday. Using the national ITE Rates for a Day Care Center, the proposed Rainbow Child Care development, based on 115 students, is expected to generate the following trips:

- Weekday total trips (24-hour): 504 trips
- Weekday AM peak hour (one hour between 7 AM to 9 AM): 90 trips (50 vehicles entering and 40 exiting)
- Weekday PM peak hour (one hour between 4 PM to 6 PM): 95 trips (45 vehicles entering and 50 vehicles exiting)

The national standards of trip generation are very similar to the actual traffic data from Rainbow Child Care at their four existing facilities.

ITE also compiled the hourly variation in day care center traffic for sites ranging from 3,800 SF to 28,000 SF and enrollment of 52 students to 210 students. In comparison, the proposed Rainbow Child Care Center is 10,782 SF with a maximum enrollment of 115, which is close to the average/median of the ITE data. The ITE data showed the following hourly variation of traffic generation:

Time	Percent of Daily Traffic Generation
6 AM to 7 AM	1.1%
7 AM to 8 AM	13.7%
8 AM to 9 AM	17.6%
9 AM to 10 AM	7.4%
10 AM to 11 AM	3.0%
11 AM to Noon	4.9%
Noon to 1 PM	3.6%
1 PM to 2 PM	2.5%
2 PM to 3 PM	2.5%
3 PM to 4 PM	5.7%
4 PM to 5 PM	8.8%
5 PM to 6 PM	16.0%
6 PM to 7 PM	10.2%
7 PM to 8 PM	1.3%
8 PM to 6 AM	1.7%

Highlighted in yellow are times when Ally's Bistro Restaurant is typically the busiest. The data shows that the hours highlighted in yellow are times when the proposed child care center is expected to generate the least amount of traffic. For example, if we assume the weekday daily ITE trips of 504, then that would translate to 25 trips (12 vehicles in and 13 vehicles out) during the 11 AM to Noon hour and 50 trips (20 vehicles in and 30 vehicles out) during the 6 PM to 7 PM hour and only 5 trips (5 employees exiting) from 7 PM to 8 PM. According to the Rainbow Child Care Center site plan, 28 new parking spaces are proposed to be added to the site. Based on the ITE data and the Rainbow Child Care Center data, all vehicles would be able to be contained in these new parking spaces from 11:00 AM to 4:00 PM and after 6:30 PM. The only time when the Rainbow Child Care Center parking is expected to utilize the shared parking area outside of the new 28 parking spaces is from 7 AM to 9 AM and from 4 PM to 6 PM. It is TADI's understanding that the bank and Ally's Bistro is busiest from 11 AM to 1:30 PM and then after 6 PM, which is not expected to result in any parking shortages or parking circulation congestion. The different peak times of these land uses (restaurant, bank, child care center) results in a proper use of shared parking and provide a good complementary mix of land uses and traffic generation.