



THE LEARNING EXPERIENCE JSP16-19

The Learning Experience JSP16-19

Public Hearing at the request of Lockard Development, Inc. on behalf of The Learning Experience for Special Land Use, Preliminary Site Plan, and Stormwater Management Plan. The subject property is in Section 14 on 2.2 acres in the City of Novi. It is located on the northeast corner of Eleven Mile Road and Town Center Drive in the OSC (Office Service Commercial) zoning district. The applicant is proposing a 10,000 square foot daycare facility for 150 children and 24 employees with associated site improvements.

Required Action

Approve/Deny the Special Land Use Permit, Preliminary Site Plan, and Stormwater Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	12-7-16	<ul style="list-style-type: none"> Contingent on ZBA approvals Ingress/Egress issues has been resolved Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval recommended	12-22-16	<ul style="list-style-type: none"> Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	12-13-16	<ul style="list-style-type: none"> Waivers for less perimeter trees than required and shortage of building foundation landscaping Items to be addressed by the applicant prior to Final Site Plan approval
Traffic	Approval recommended	12-22-16	<ul style="list-style-type: none"> PC waiver for opposite and same side driveway distance required Items to be addressed by the applicant prior to Final Site Plan approval
Wetland	No review required		
Woodland	No review required		
Façade	Approval recommended	12-27-16	<ul style="list-style-type: none"> Section 9 Façade Waiver for overage of asphalt shingles Items to be addressed by the applicant prior to Final Site Plan approval
Fire	Approval recommended	12-13-16	<ul style="list-style-type: none"> Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Special Land Use Permit

In the matter of The Learning Experience, JSP16-19, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*as no new driveways are proposed on Eleven Mile Road or Town Center Drive*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*as this area was already planned for development*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*because the plan will not impact any existing natural features*);
- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the standards of the district and the requirements of daycare facilities*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*this project meets the economic/fiscal goal to continue to be a desirable place for business investment*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*as there is a need for childcare in a growing family-oriented community*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. (*additional comments here if any*)

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

- AND -

Approval – Preliminary Site Plan

In the matter of The Learning Experience, JSP16-19, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.C.(3) to permit fewer parking lot perimeter canopy trees than required (18 required, 3 provided) due to required play area and the site is well-landscaped despite the shortage, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D to permit less building foundation landscaping and to allow foundation landscaping to be located away from the building foundation and play area due to conflict with children in the play area, which is hereby granted;
- c. Traffic waiver from Section 11-216.D of the City of Novi Code of Ordinances for same-side/opposite-side driveway spacing to permit less distance between entrances on the private drive (150 feet on the same side, 200 feet for opposite drive, 92 feet provided) than required due to site constraints, which is hereby granted;
- d. Section 9 Façade waiver from Section 5.15 to permit the overage of asphalt shingles on all sides (25% maximum, 40% - 42% provided) because of the consistency with the overall design of the building and being in context with an existing single story office building located to the east, which is hereby granted;
- e. Zoning Board of Appeals variance from Section 4.12.2.i.a to allow a reduced outdoor recreation area (22,500 square feet required, 7,227 square feet provided) due to site constraints and franchise needs;
- f. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- g. (*additional conditions here if any*)

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

- AND -

Approval – Stormwater Management Plan

In the matter of The Learning Experience, JSP16-19, 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.)

- OR -

Denial – Special Land Use Permit

In the matter of The Learning Experience, JSP16-19, motion to **deny** the Special Land Use Permit...*(because the plan is not in compliance with Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Preliminary Site Plan

In the matter of The Learning Experience, JSP16-19, motion to **deny** the Preliminary Site Plan...*(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 -

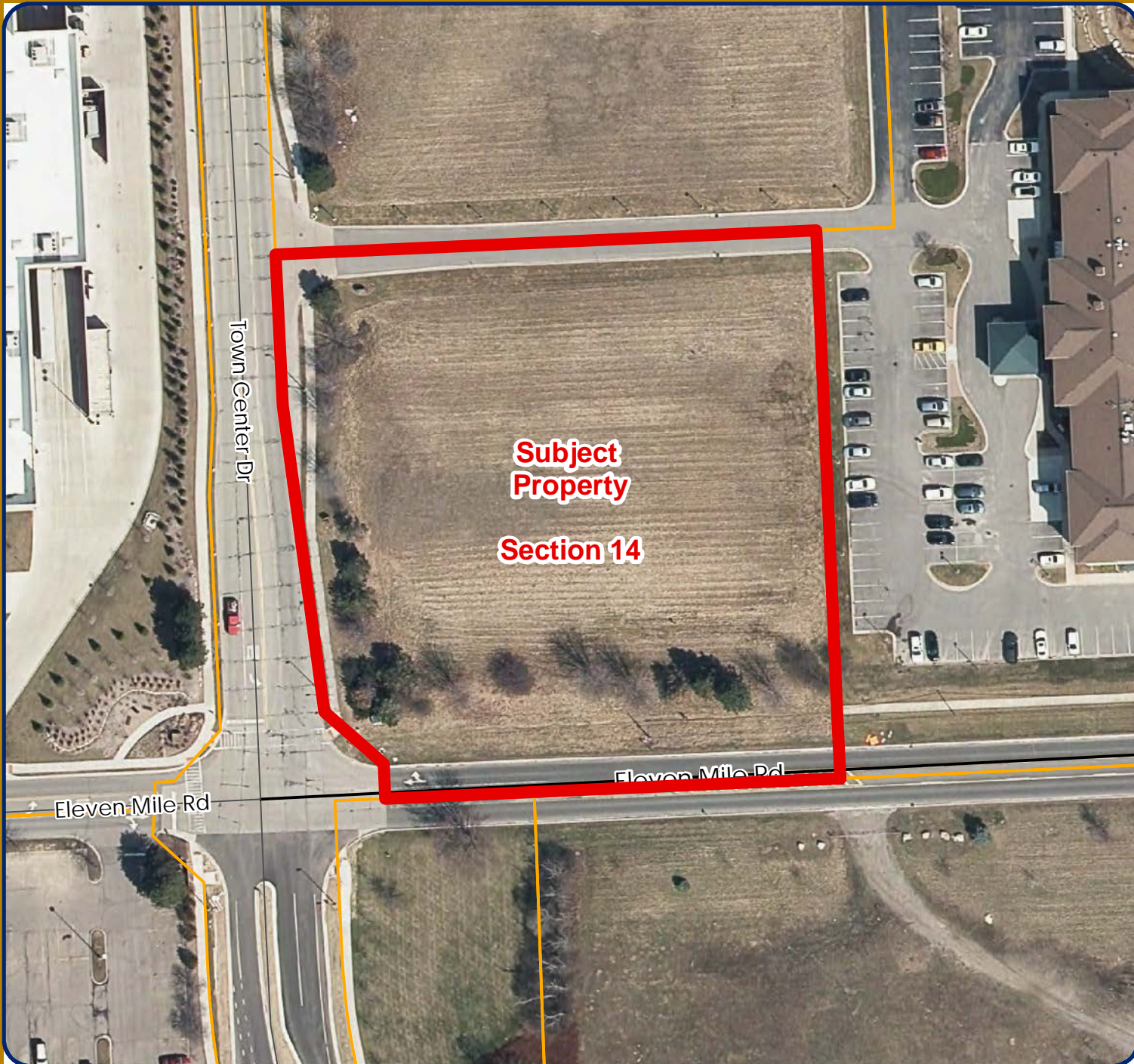
Denial – Stormwater Management Plan

In the matter of The Learning Experience, JSP16-19, motion to **deny** the Stormwater Management Plan...*(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

JSP16-19: The Learning Experience

Location Map



LEGEND

 Sections



City of Novi

Community Development Department
Civic Center
45175 W Ten Mile Road
Novi, MI 48375
www.cityofnovi.org

Map Author: Kirsten Mellem
Date: 01/119/2017
Project: JSP16-19 The Learning Experience - SLU
Version #: 1

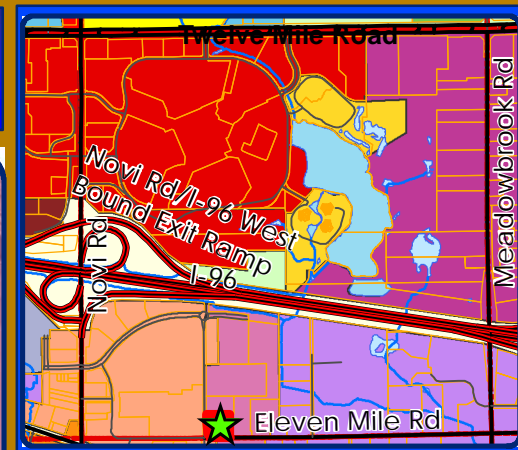
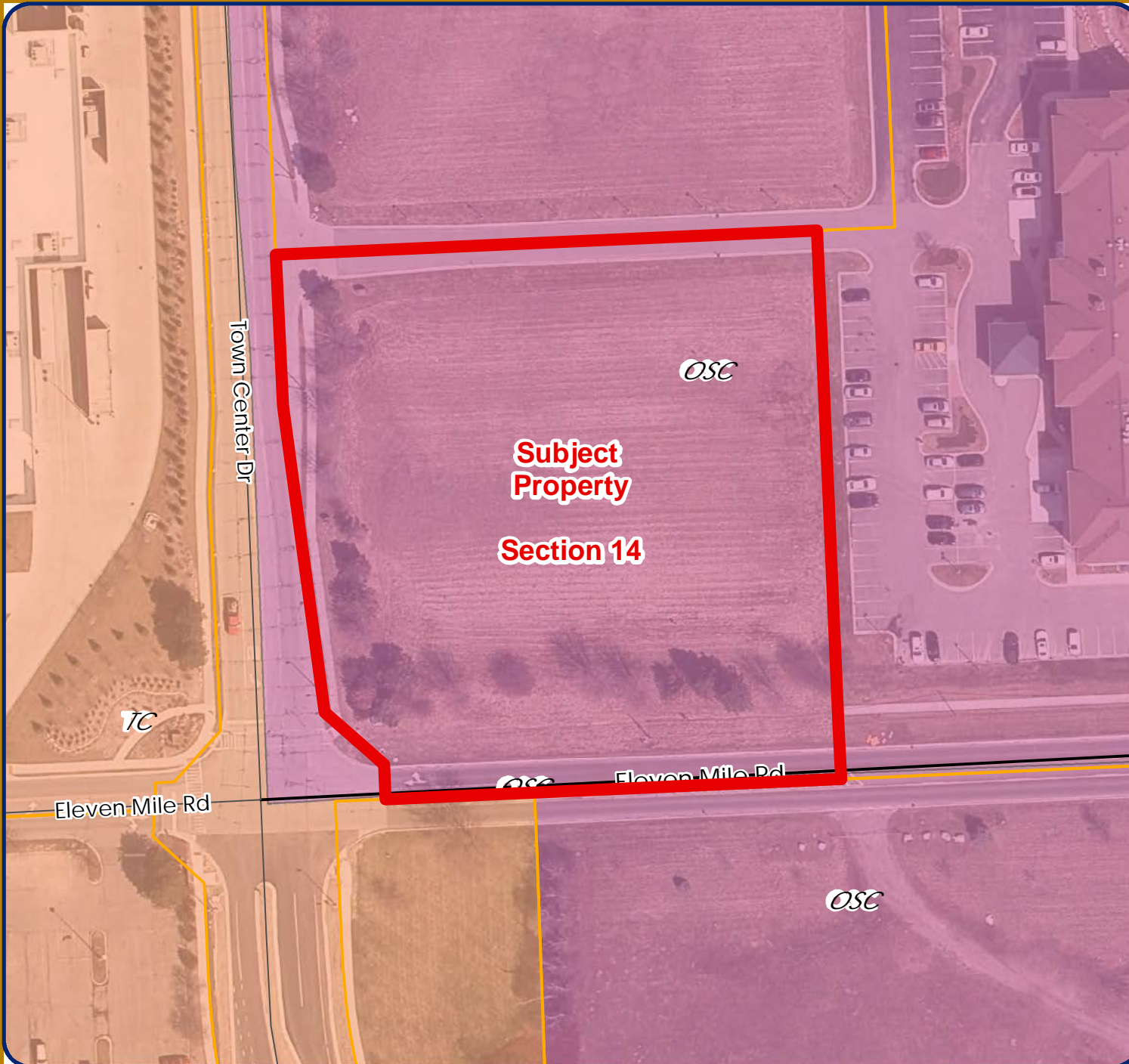


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City of Novi GIS Manager to confirm source and accuracy information related to this map.

JSP16-19: The Learning Experience

Zoning Map



LEGEND

- Sections
- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- C: Conference District
- EXPO: EXPO District
- I-1: Light Industrial District
- OS-1: Office Service District
- OSC: Office Service Commercial
- OST: Office Service Technology
- RC: Regional Center District
- TC: Town Center District
- TC-1: Town Center -1 District

CITY OF NOVI
 Community Development Department
 Civic Center
 45175 W Ten Mile Road
 Novi, MI 48375
www.cityofnovi.org

Map Author: Kirsten Mellem
 Date: 01/119/2017
 Project: JSP16-19 The Learning Experience - SLU
 Version #: 1

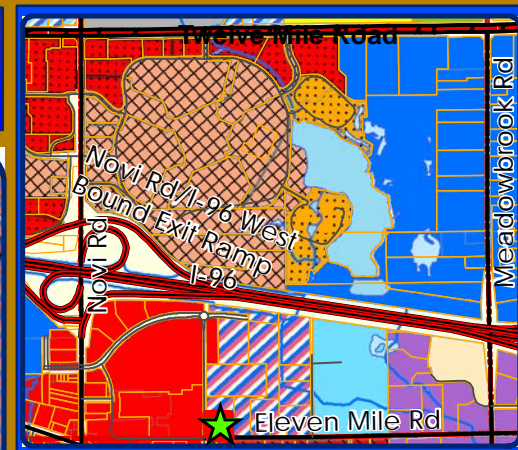
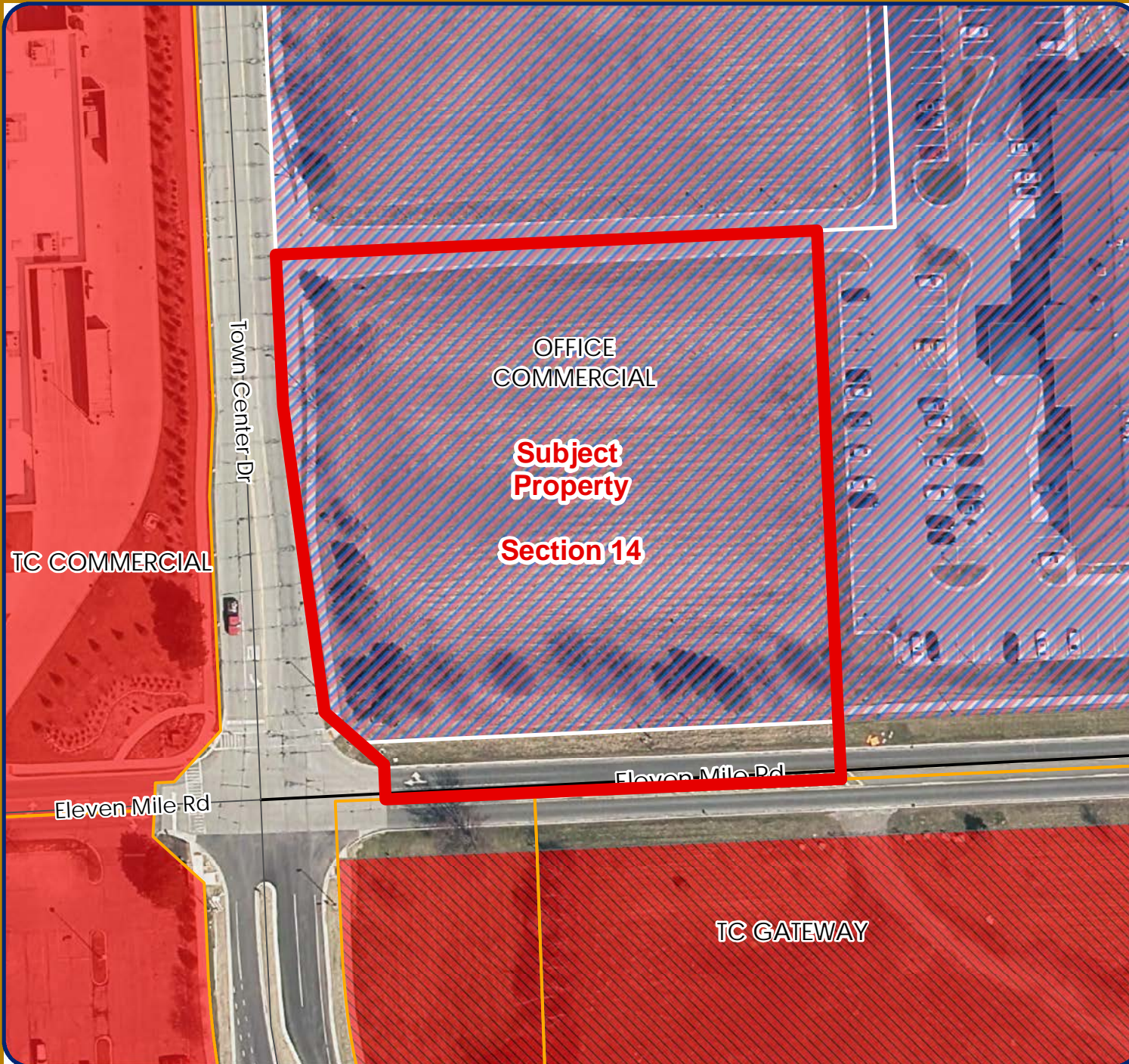
0 20 40 80 120 Feet
 1 inch = 83 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City of Novi GIS Manager to confirm source and accuracy information related to this map.

JSP16-19: The Learning Experience

Future Land Use Map



LEGEND

	Sections
FUTURE LAND USE	
	Single Family
	PD1
	Community Office
	Office RD Tech
	Office Commercial
	Industrial RD Tech
	Regional Commercial
	TC Commercial
	TC Gateway
	PD2
	Educational Facility
	Public
	Cemetery

CITY OF NOVI

NOVI
cityofnovi.org

City of Novi
 Community Development Department
 Civic Center
 45175 W Ten Mile Road
 Novi, MI 48375
www.cityofnovi.org

Map Author: Kirsten Mellem
 Date: 01/119/2017
 Project: JSP16-19 The Learning Experience - SLU
 Version #: 1

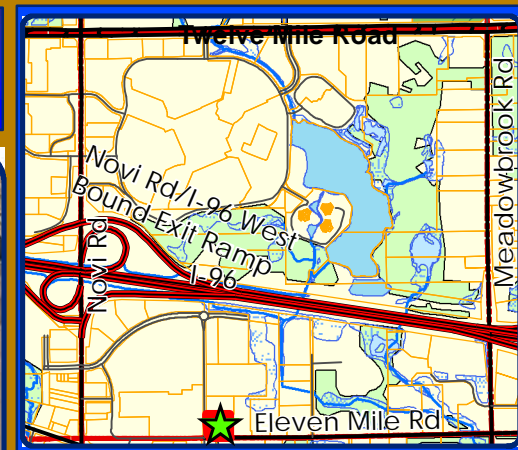
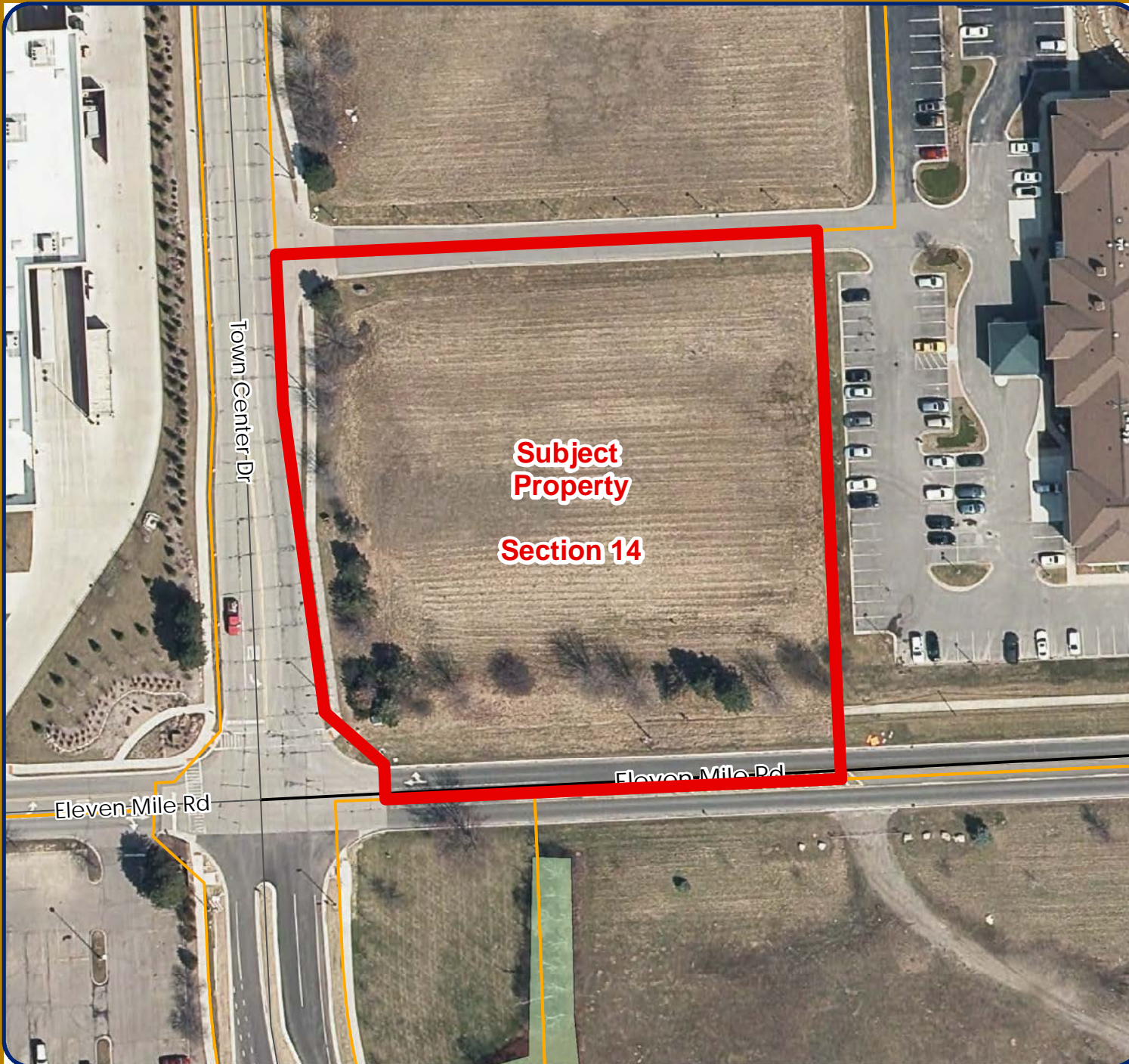
0 20 40 80 120 Feet
 1 inch = 83 feet

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City of Novi GIS Manager to confirm source and accuracy information related to this map.

JSP16-19: The Learning Experience

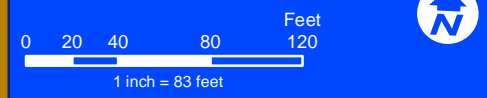
Natural Features Map



- LEGEND**
- Sections
 - WETLANDS
 - WOODLANDS

 **City of Novi**
Community Development Department
Civic Center
45175 W Ten Mile Road
Novi, MI 48375
www.cityofnovi.org

Map Author: Kirsten Mellem
Date: 01/119/2017
Project: JSP16-19 The Learning Experience - SLU
Version #: 1



MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City of Novi GIS Manager to confirm source and accuracy information related to this map.

SITE PLAN

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

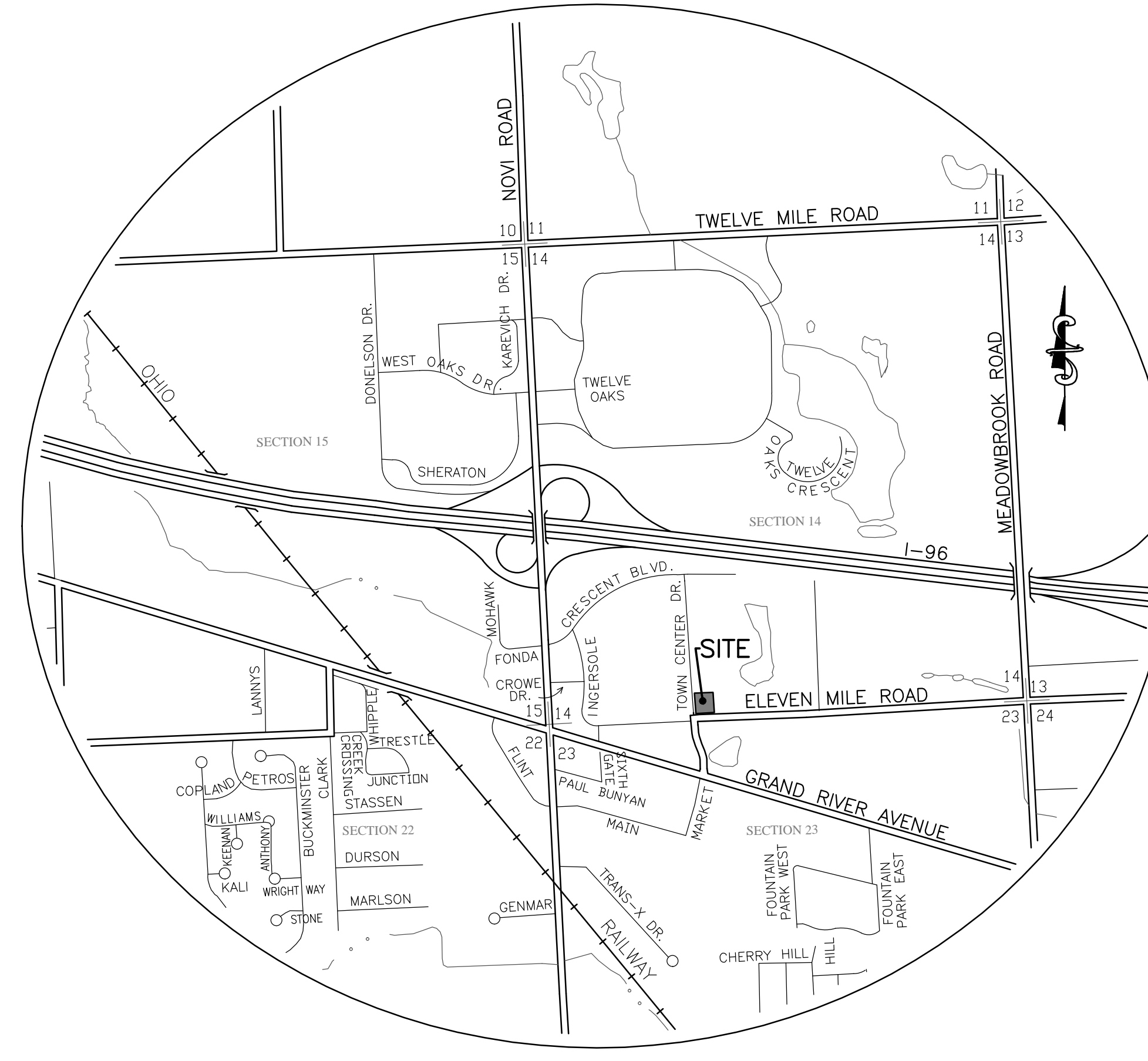
THE LEARNING EXPERIENCE

PRELIMINARY SITE PLAN

NORTHEAST CORNER OF 11 MILE ROAD AND TOWN CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

LEGEND:

- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. END SECTION
- EX. SANITARY MANHOLE
- EX. CLEANOUT
- EX. WATER GATE VALVE
- EX. COMMUNICATIONS MANHOLE
- EX. HYDRANT
- EX. WATER VALVE
- EX. WATER SHUTOFF
- EX. GAS SHUTOFF
- EX. GAS VENT
- EX. ELECTRIC MANHOLE
- EX. HANDHOLE
- EX. PEDESTAL
- EX. TRANSFORMER
- EX. LIGHTPOLE
- EX. UTILITY POLE
- EX. GUY ANCHOR
- EX. COMMUNICATION MANHOLE
- EX. GENERIC MANHOLE
- EX. TREE AND TREE TAG
- EX. TREE LINE
- EX. SANITARY SEWER
- EX. STORM SEWER
- EX. WATER MAIN
- EX. ELECTRIC CABLE
- EX. COMMUNICATION
- EX. SIGN
- EX. POST/BOLLARD
- EX. FLAGPOLE
- EX. OVERFLOW STRUCTURE
- EX. WATER WELL
- EX. RAILROAD SIGNAL
- EX. SOIL BORING
- EX. MAILBOX
- EX. MONITOR WELL
- EX. AIR CONDITIONER
- EX. TRAFFIC SIGNAL
- EX. FENCE
- F.F. PROP. FINISH FLOOR ELEVATION
- PROP. LIGHT POLE
- PROP. CURB & GUTTER (PITCH IN)
- PROP. CURB & GUTTER (PITCH OUT)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATER MAIN
- PROP. STRUCTURE
- PROP. END SECTION
- PROP. CLEAN-OUT
- PROP. HYDRANT
- PROP. GATE VALVE
- PROP. CURB BOX
- PROP. GUTTER ELEV.
- PROP. TOP OF CURB ELEV.
- PROP. TOP OF WALK ELEV.
- PROP. TOP OF PAVEMENT ELEV.
- PROP. SPOT ELEV.
- PROP. DRAINAGE ARROW
- PROP. SILT FENCE
- PROP. TREE PROTECTION FENCE
- PROP. INLET FILTER
- PROP. ASPHALT
- PROP. CONCRETE



LOCATION MAP:
SCALE: 1" = ±1,150 FEET

FLOODPLAIN NOTE:

SUBJECT AREA IS LOCATED IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD", AS DEPICTED ON FIRM COMMUNITY PANEL NUMBER 26125C0626F AND 26125C0627F, EFFECTIVE DATES SEPTEMBER 29, 2006.

DESCRIPTION:

A PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE SOUTH 87 DEGREES 28 MINUTES 51 SECONDS WEST, 740.64 FEET, ALONG THE SOUTH LINE OF SAID SECTION 14 AND THE CENTERLINE OF ELEVEN MILE ROAD, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 28 MINUTES 51 SECONDS WEST, 261.77 FEET, ALONG THE SOUTH LINE OF SAID SECTION 14 AND THE CENTERLINE OF SAID ELEVEN MILE ROAD; THENCE NORTH 02 DEGREES 31 MINUTES 09 SECONDS WEST, 20.00 FEET; THENCE NORTH 48 DEGREES 53 MINUTES 45 SECONDS WEST, 45.59 FEET; THENCE NORTH 07 DEGREES 41 MINUTES 19 SECONDS WEST, 177.40 FEET, ALONG THE EASTERLY RIGHT-OF-WAY OF TOWN CENTER DRIVE; THENCE NORTH 02 DEGREES 40 MINUTES 33 SECONDS WEST, 87.22 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 51 SECONDS EAST, 311.00 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 09 SECONDS EAST, 315.35 FEET, TO THE POINT OF BEGINNING.

BENCHMARKS:

CITY OF NOVI BM#1432 - CUT "X" IN NORTH RIM OF GATEWELL, NORTHEAST CORNER OF W. 11 MILE RD. AND TOWN CENTER DR. ELEVATION 920.72 (CITY OF NOVI DATUM)
BM#1 - BOX IN WEST SIDE OF CONCRETE LIGHT POLE BASE, NORTHEAST CORNER OF PARCEL. ELEVATION 911.14 (CITY OF NOVI DATUM)
BM#2 - ARROW ON HYDRANT, WEST SIDE OF TOWN CENTER DR., ±315' NORTH OF 11 MILE RD. ELEVATION 923.68 (CITY OF NOVI DATUM)

SHEET INDEX

1	COVER SHEET
2	PRELIMINARY SITE PLAN
3	TOPOGRAPHIC SURVEY
4	PRELIMINARY GRADING, UTILITY, AND SESC PLAN
5	PRELIMINARY STORM WATER MANAGEMENT PLAN
6	SITE DETAILS
JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.	
SA-3.1	SPACE PLAN
SA-3.2	ELEVATIONS
ALLEN DESIGN	
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS
L-3	WOODLAND PLAN
GASSER BUSH	
P1	PHOTOMETRICS PLAN

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

APPLICANT:

LOCKARD DEVELOPMENT, INC.
4501 PRAIRIE PARKWAY
CEDAR FALLS, IA 50613
PHONE: (319) 227-8000
FAX: (319) 227-8080

ARCHITECT:

JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NJ 07039
PHONE: (973) 994-9669
FAX: (973) 994-4069

SURVEYOR/ENGINEER:

ALPINE ENGINEERING, INC.
46892 WEST ROAD, SUITE 109
NOVI, MI 48377
PHONE: (248) 926-3701
FAX: (248) 926-3765

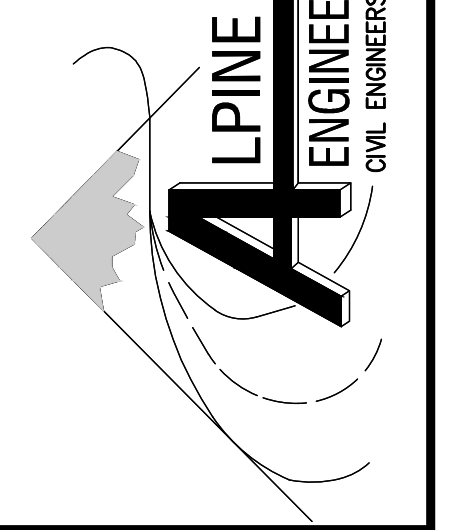
LANDSCAPE ARCHITECT:

ALLEN DESIGN
557 CARPENTER
NORTHVILLE, MI 48167
PHONE: (248) 467-4668

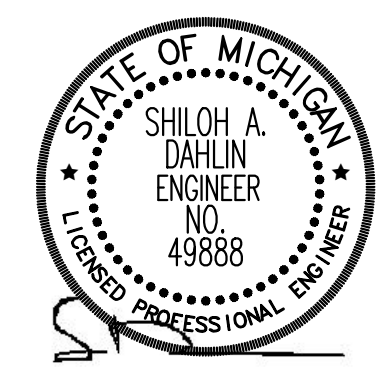
COMMERCIAL
SITE PLANNING
SITE ENGINEERING
INDUSTRIAL & MULTI-UNIT
LAND SURVEYING
CONSTRUCTION LAYOUT

SURVEYING
ALTA SURVEYS
BOUNDARY SURVEYS
TOPOGRAPHIC SURVEYS
PARCEL SPLITS

RESIDENTIAL
SUBDIVISIONS
SITE CONDOMINIUM
MULTI-FAMILY
PLOT PLANS
CONSTRUCTION LAYOUT

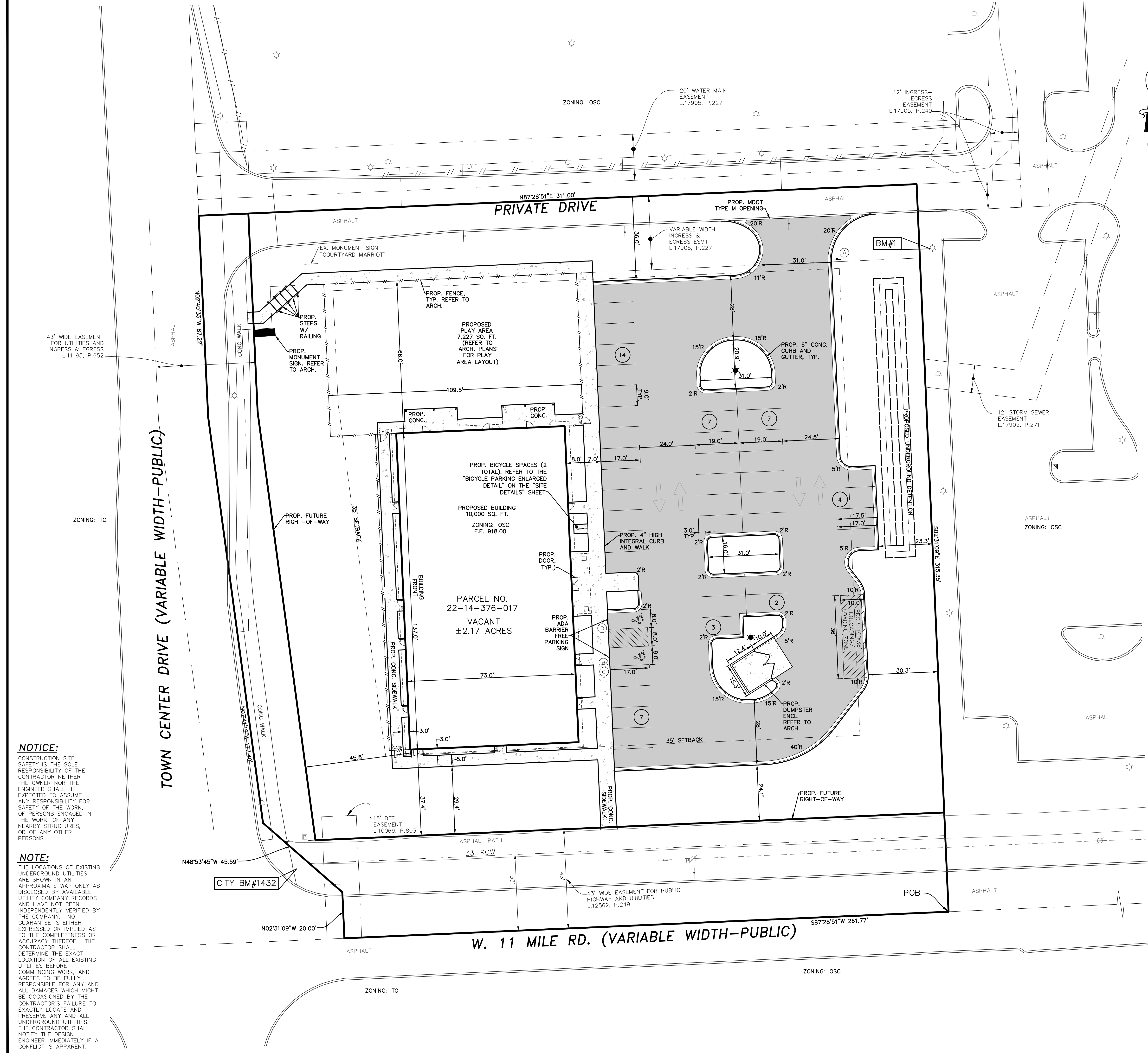


CLIENT: LOCKARD CONSTRUCTION
COVER SHEET
THE LEARNING EXPERIENCE
TOWNSHIP 14N
RANGE 8E
SECTION 14
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN



REVISED	
12-01-2016 SITE PLAN SUBMITTAL	
DATE:	09-02-2016
DRAWN BY:	SD
CHECKED BY:	TG
NOT TO SCALE	
FBK:	
CHF:	
SCALE	HOR 1" = FT. VER 1" = FT.
	1
	16-218

NOT FOR CONSTRUCTION



- LEGEND:**
- EX. CATCH BASIN
 - EX. STORM MANHOLE
 - EX. SANITARY MANHOLE
 - EX. CLEANOUT
 - EX. WATER GATE VALVE
 - EX. COMMUNICATIONS MANHOLE
 - EX. HYDRANT
 - EX. WATER VALVE
 - EX. WATER SHUTOFF
 - EX. GAS SHUTOFF
 - EX. GAS VENT
 - EX. ELECTRIC MANHOLE
 - EX. HANDHOLE
 - EX. PEDESTAL
 - EX. TRANSFORMER
 - EX. LIGHTPOLE
 - EX. UTILITY POLE
 - EX. GUY ANCHOR
 - EX. COMMUNICATION MANHOLE
 - EX. GENERIC MANHOLE
 - EX. SIGN
 - EX. POST/BOLLARD
 - EX. TRAFFIC SIGNAL
 - EX. FENCE
 - PROP. FENCE
 - PROP. FINISH FLOOR ELEVATION
 - PROP. LIGHT POLE
 - PROP. CURB & GUTTER (PITCH IN)
 - PROP. CURB & GUTTER (PITCH OUT)
 - PROP. ASPHALT
 - PROP. CONCRETE

SITE DATA:
 PARCEL NO. 22-14-376-017
 SITE AREA ±1.8 AC (NET)
 ZONING: OSC (OFFICE SERVICE COMMERCIAL DISTRICT)
 LOT COVERAGE (BUILDING): ±0.23 ACRES / 1.91 ACRES THEREFORE 12%
 PARKING IN SIDE YARDS:
 FRONT (WEST SIDE): 0%
 SIDE YARD (NORTH SIDE): 7%
 SIDE YARD (SOUTH SIDE): 2%
 PARKING LOT - INTERIOR LANDSCAPE AREA REQUIREMENTS:
 REFER TO THE LANDSCAPE PLAN
 PROPOSED:
 REFER TO THE LANDSCAPE PLAN
 REQUIRED PARKING:
 1 SPACE PER 350 SQ. FT. OF USABLE FLOOR AREA + 1 SPACE PER EACH EMPLOYEE
 USABLE FLOOR AREA = 7,083 SQ. FT.
 ESTIMATED 24 EMPLOYEES = (7,083 / 350 + 24 = 44 SPACES)
 PROVIDED PARKING:
 44 SPACES (INCLUDING 2 ADA)

- FIRE DEPARTMENT NOTES:**
1. WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE FOUNDATION.
 2. THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3" HIGH ON A CONTRASTING BACKGROUND.
 3. FIRE APPARATUS ACCESS DRIVES TO AND FROM BUILDINGS THROUGH PARKING LOTS SHALL HAVE A MINIMUM FIFTY (50) FEET OUTSIDE TURNING RADIUS AND DESIGNED TO SUPPORT A MINIMUM OF THIRTY-FIVE (35) TONS.
 4. IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS OR ANY OTHER OBJECT FOR A MINIMUM OF 3 FEET.
 5. IN ANY BUILDING OR STRUCTURE REQUIRED TO BE EQUIPPED WITH A FIRE DEPARTMENT CONNECTION, THE CONNECTION SHALL BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT.

- GENERAL SITE NOTES:**
1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 2. STORM WATER TREATMENT WILL BE ACCOMMODATED VIA UNDERGROUND PIPES. STORM WATER DETENTION WILL BE ACCOMMODATED AS PART OF THE REGIONAL DETENTION BASIN.
 3. ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
 4. EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOW CODE.
 5. RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOVI FOR ANY WORK IN THE TOWN CENTER DRIVE/11 MILE ROAD RIGHTS-OF-WAY.
 6. ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOVI, AND WHERE REQUIRED SHALL BE RENEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED. NO SIGNS (OTHER THAN TYPICAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
 7. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (2011 MMUTCD).
 8. NOTIFY THE CITY OF NOVI A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
 9. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 10. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
 11. ALL EXCAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDT).
 12. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 13. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
 14. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
 15. DIMENSIONS OF PARKING STALLS (LENGTH AS WELL AS WIDTH) ABUTTING A CURB OR SIDEWALK ARE TO THE FACE OF CURB OR WALK. ALL OTHER DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE INDICATED.
 16. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
 17. FLASHING LIGHT SHALL NOT BE PERMITTED.
 18. OUTSIDE STORAGE AND DISPLAY SHALL NOT BE PERMITTED.
 19. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
 20. CONTRACTOR TO PLACE BOLLARDS PER ARCHITECTURAL DRAWINGS.
 21. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES, CURB, SIDEWALK, ETC.
 22. ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND.

- TRAFFIC SIGNING AND STRIPING REQUIREMENTS**
1. ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE 2011 MMUTCD.
 2. SIGNS SHALL BE MOUNTED ON 1 1/2" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS, LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
 3. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ABUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
 4. AN END PARKING SPACE ABUTTING A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. PER GENERAL SITE NOTE 15, THESE WIDTHS ARE REFERENCED TO THE FACE OF CURB OR WALK.
 5. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE.
 6. SOLID ARROWS INDICATE WHERE ARROWS ARE PROPOSED AS PART OF THE STRIPING PLAN; HOLLOW ARROWS ARE PROVIDED TO DENOTE TRAFFIC FLOW DIRECTION.

TRAFFIC SIGNING REQUIREMENTS

ITEM	MMUTCD CODE	QUANTITY	SIZE	DESCRIPTION
(A)	R1-1	1	24"x24"	STOP
(B)	R7-8	2	12"x18"	RESERVED PARKING ONLY
(C)	R7-8P	1	12"x6"	VAN ACCESSIBLE

NOTICE:
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

ALPINE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 46892 WEST ROAD SUITE 108 NOVI, MICHIGAN 48377
 (248) 896-3701 (BUS) (248) 896-3765 (FAX) WWW.ALPINE-INC.NET

811
 Know what's below
 Call before you dig.

LOCKARD CONSTRUCTION

PRELIMINARY SITE PLAN

SECTION: 14
 TOWNSHIP-1N
 CITY OF NOVI
 OAKLAND COUNTY
 MICHIGAN

RANGE-8E

CLIENT: REVISED

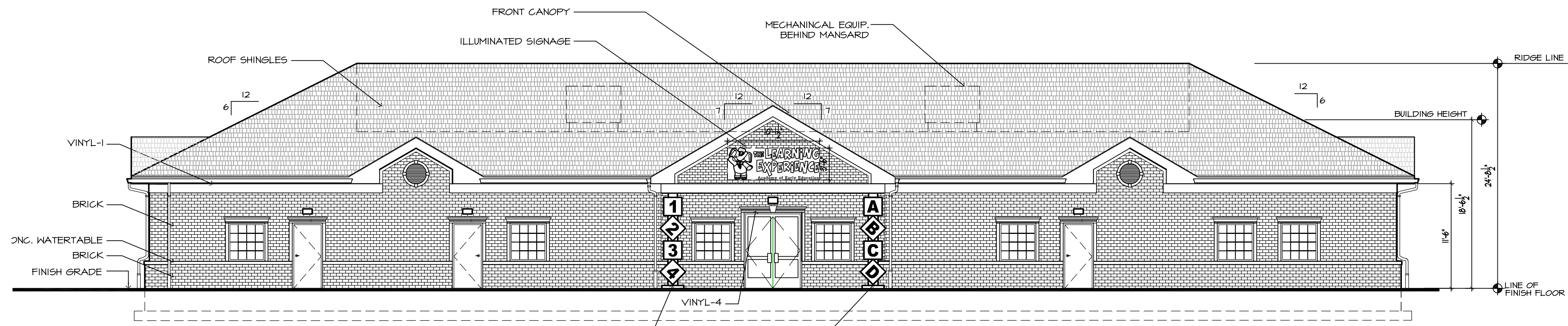
DATE: 09-02-2016
 DRAWN BY: SD
 CHECKED BY: TG

FBK:
 CHF:

SCALE: HOR 1"=20 FT.
 VER 1"=20 FT.

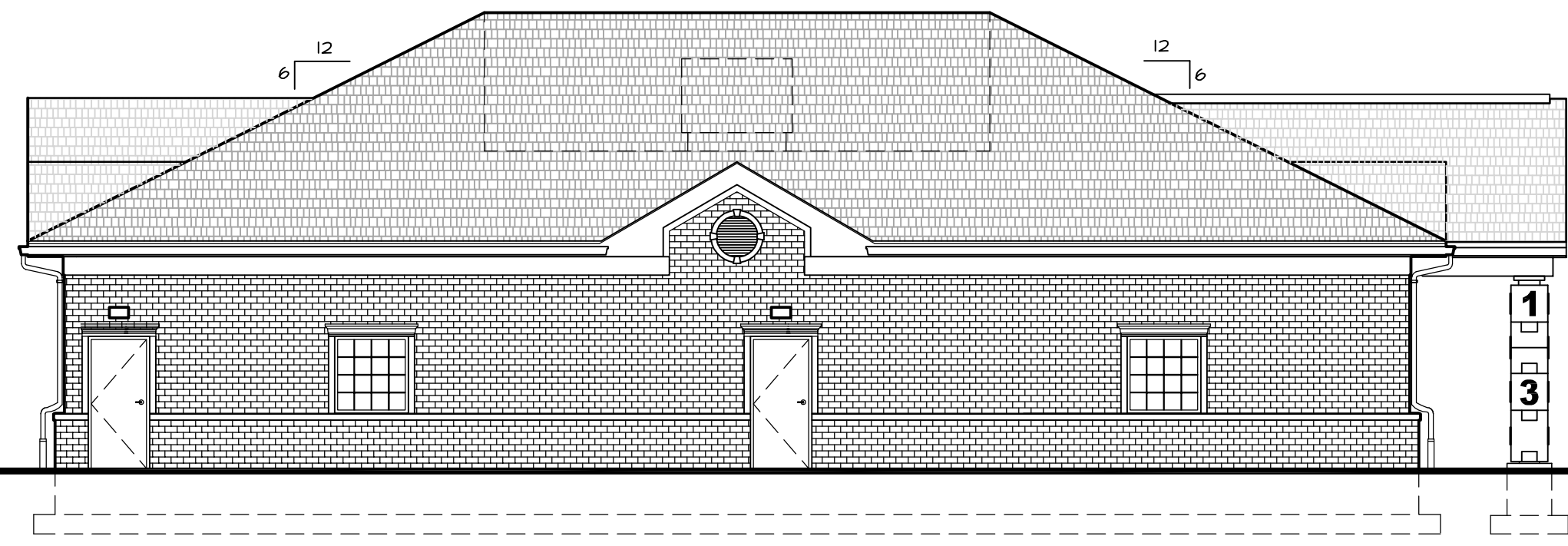
2
 16-218

NOT FOR CONSTRUCTION

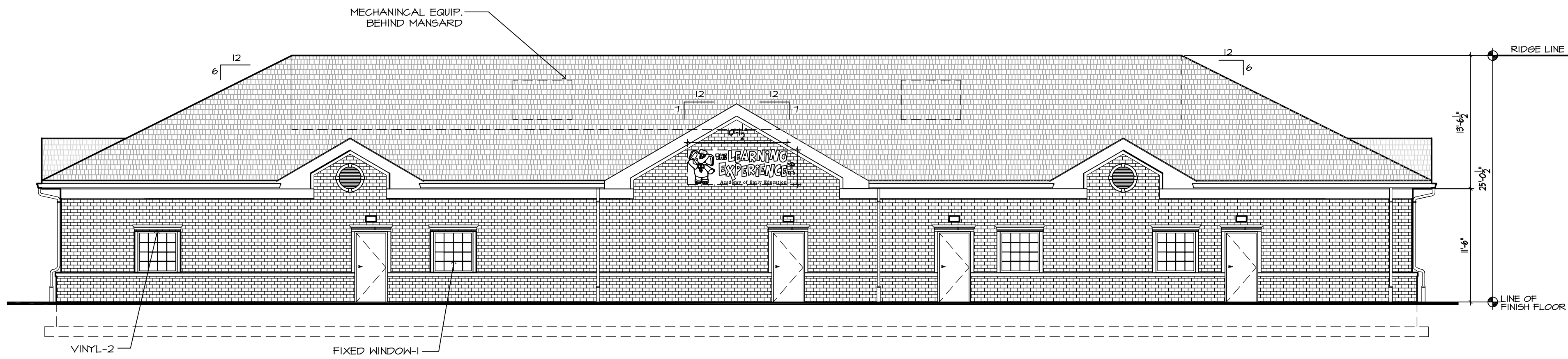


1 WEST ELEVATION
scale: 1/8" = 1'-0"

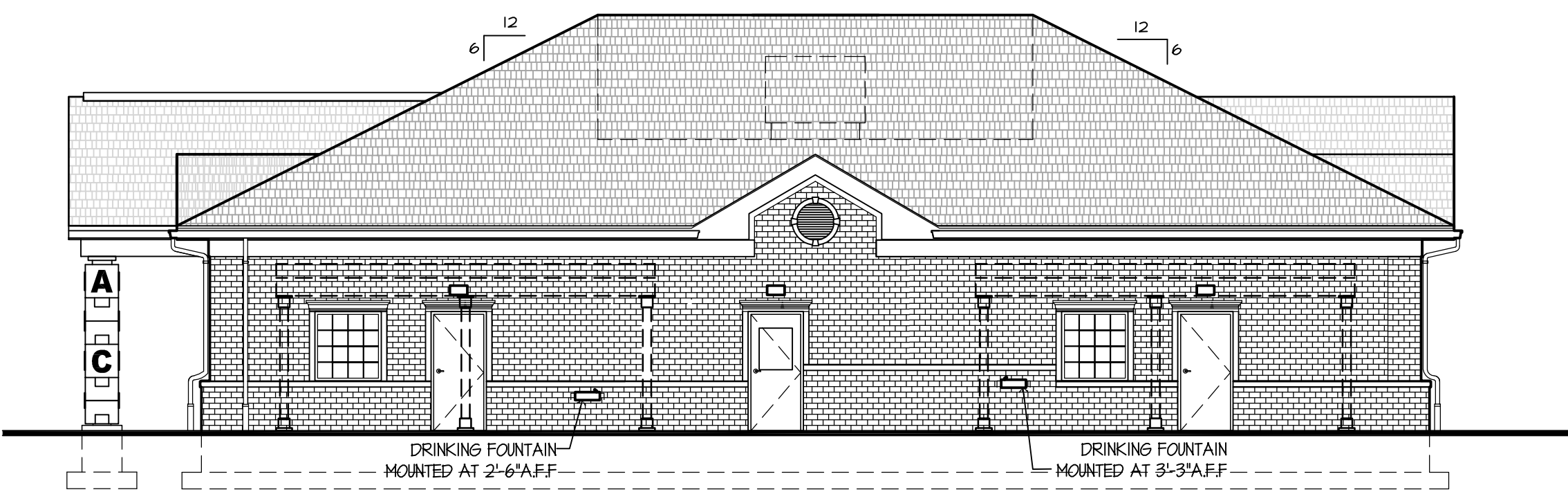
DECORATIVE COLUMN COVERS
SEE SCHEDULE FOR:
A 4 1 BLOCKS: EIFS-1
B 4 2 BLOCKS: EIFS-2
C 4 3 BLOCKS: EIFS-3
D 4 4 BLOCKS: EIFS-4



2 SOUTH ELEVATION
scale: 1/8" = 1'-0"



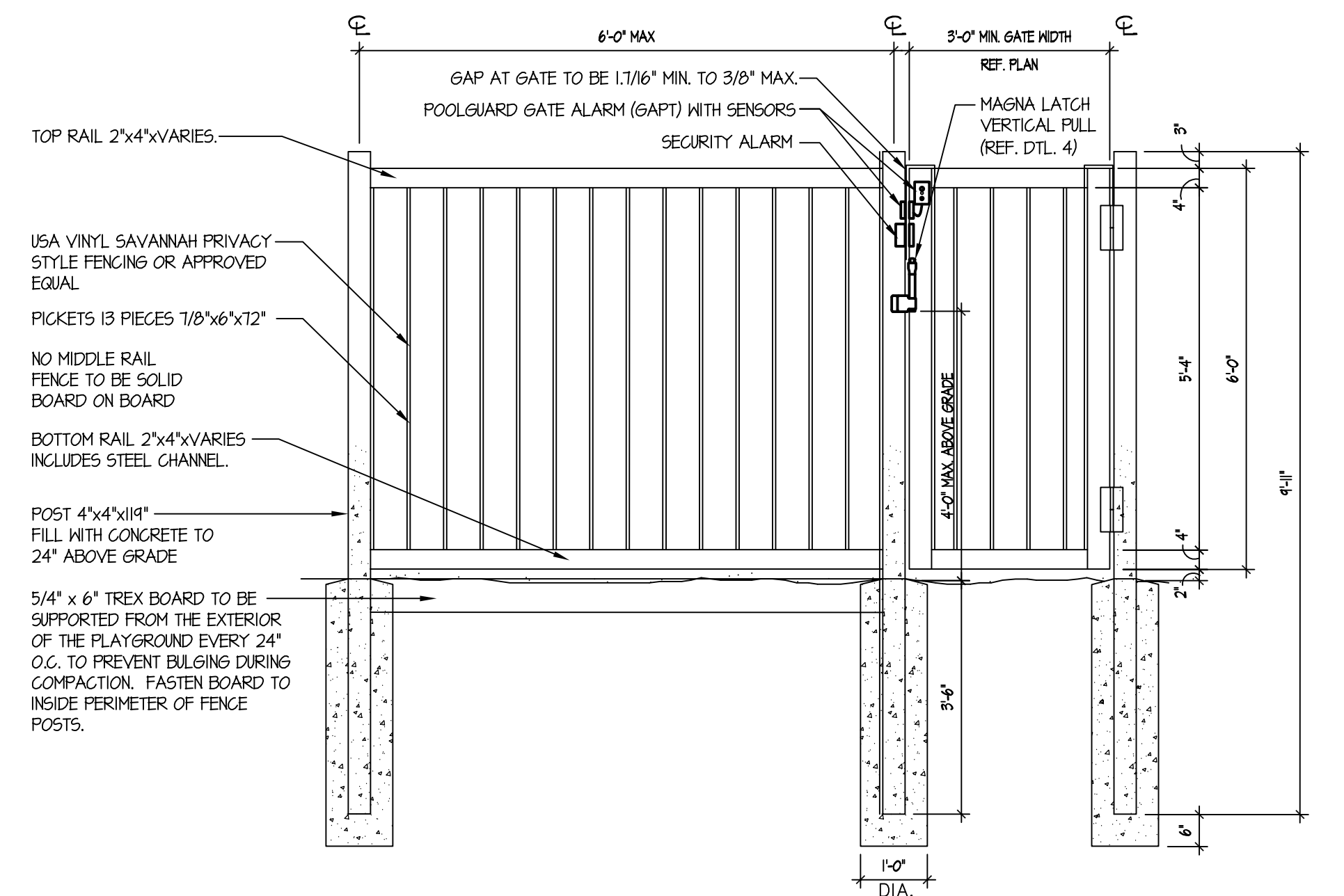
3 EAST ELEVATION
scale: 1/8" = 1'-0"



4 NORTH ELEVATION
scale: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	SIZE / TYPE	COLOR
EIFS-1	DRYVIT	-	COLOR: BENJAMIN MOORE, RED
EIFS-2	DRYVIT	-	COLOR: BENJAMIN MOORE, YELLOW
EIFS-3	DRYVIT	-	COLOR: BENJAMIN MOORE, BLUE
EIFS-4	DRYVIT	-	COLOR: BENJAMIN MOORE, GREEN
COLUMN ENCLOSURE	-	-	COLOR: BENJAMIN MOORE, WHITE
LETTERING	-	-	-
BRICK	LAURENCEVILLE BRICK	MODULAR	COLOR: RED WIRECUT
CONCRETE WATERTABLE	ANCHOR	-	COLOR: LITE GREY
VINYL-1	FLASTICLAD	VINYL FRIEZE BOARD, 5/4"x10" 1"x3-1/4" (NET 9)Z, 18" PVC BOARD	-
VINYL-2	FYFON	TRADITIONAL WINDOW CROSS HEAD WIDTH: 55", HEIGHT: 9-11/16" PROJECTION: 4-3/16"	COLOR: WHITE PRODUCT: FRLV30MTK
VINYL-3	FYFON	DOORS CROSSHEAD WIDTH: 50", HEIGHT: 9"	COLOR: WHITE PRODUCT: DCH80X3
VINYL-4	FYFON	DOORS CROSSHEAD WIDTH: 86", HEIGHT: 9"	COLOR: WHITE PRODUCT: DCH86X3
LOUVER	FYFON	30" DIA	COLOR: WHITE PRODUCT: FRLV30MTK
ROOF SHINGLES	GAF	TIMBERLINE ULTRA ASPHALT SHINGLES 30 YEAR WARRANTY	COLOR: WEATHERED WOOD PRODUCT:
STOREFRONT-1	-	-	-
FIXED WINDOW-1	SILVERLINE	-	-



5 TYPICAL PVC FENCE AND GATE DETAIL
SCALE: 1/2" = 1'-0"



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA NJ LIC 40-12787
AZ LIC 48159 MN LIC 46404
CO LIC 401483 NC LIC 10720
CT LIC 46010849 NH LIC 3501
DE LIC 55-0007256 NY LIC 02467
FL LIC 4894034 OH LIC A-991-2444
GA LIC R4011484 PA LIC RA-014851-9
IA LIC 03577 RI LIC AR-0004765
IL LIC 001-020069 SC LIC AR 9163
MA LIC AR10266 TN LIC 103850
MD LIC 12662 TX LIC 20992
MI LIC 1301052189 VA LIC 0401 014089
VT LIC 2453

IRWIN H. KIZEL, AIA, PP NJ LIC 21400794700
CT LIC 08522 NJ PP LIC 33800243100
NY LIC 37491

RICHARD A. JARMEL, PE MN LIC 47482
CT LIC PEN0027735 NJ LIC 023895-1
FL LIC 70134 NY LIC 023895-1
MI LIC 6201052339 PA LIC PED70600
DE LIC 18754 MA LIC 50445
VT LIC 88498 TX LIC 123822

ASSOCIATES
RONALD A. BROKENSHIRE, PE NJ LIC GE45511
TX LIC 123888

DAVID L. LESSENE, RA NJ LIC M 12201
CT LIC 6843011748 NH LIC 024719
MICHAEL J. VORLAND, RA PA LIC RA-405081
NY LIC 036993
GERARD P. GESARIO, PE NJ LIC GE038255
FREDRICK KINCAID, RA NJ LIC 21A1018294

NJ State Board Of Architects Registration No. 161
NJ State Board Of Engineers & Land Surveyors Registration No. GA-278177

Project:
**THE LEARNING EXPERIENCE
TOWN CENTER DRIVE
NOVI, MICHIGAN**

Project Number: **TLEM-S-16-054** Scale: **1/8" = 1'-0"**

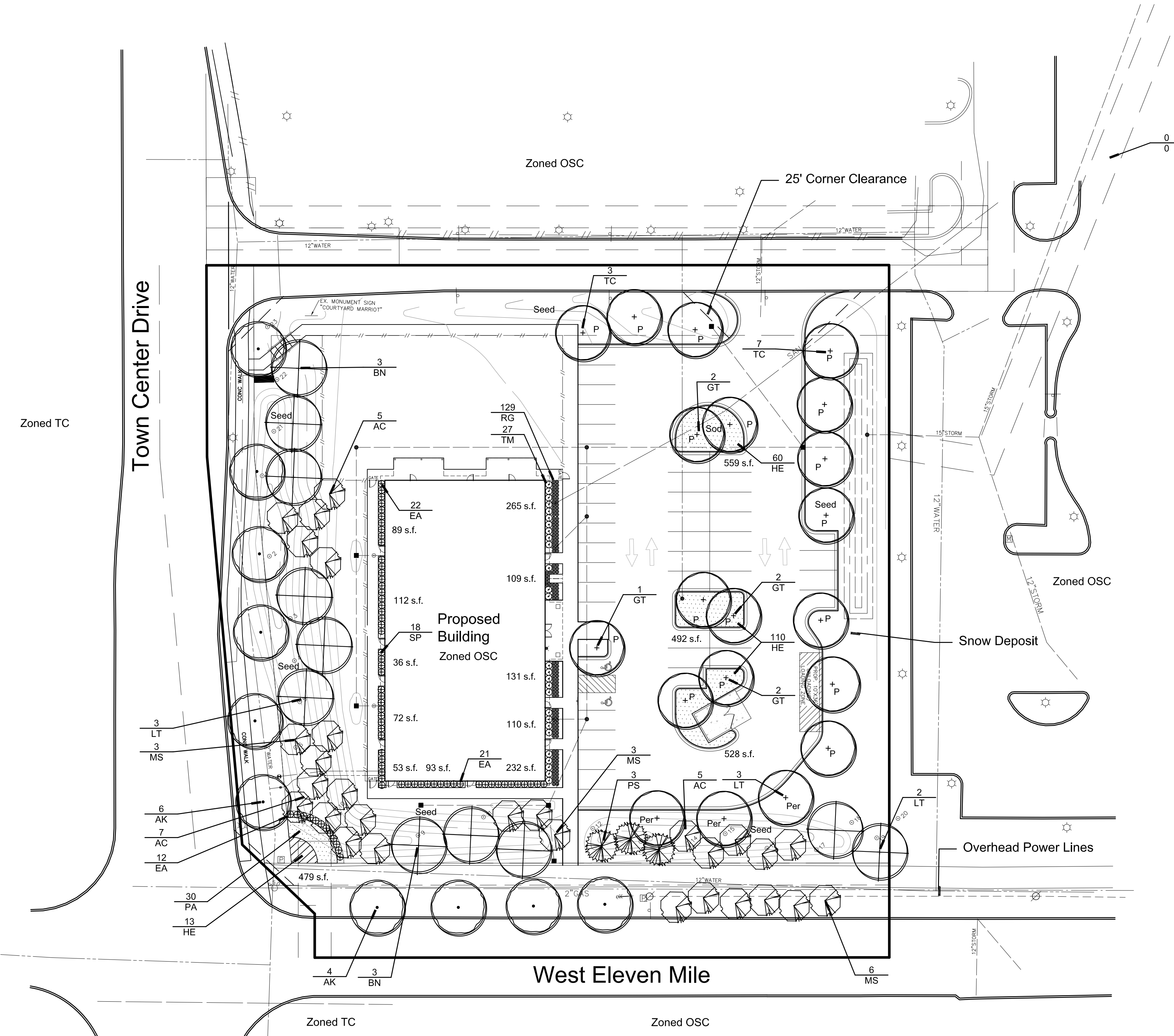
Drawn By: **CS** Approved By: **MBJ**

Drawing Name: **ELEVATIONS**

Drawing Number: **SA-3.2**

Initial Date: **11/29/16**

DRAWINGS TITLE: THE LEARNING EXPERIENCE TITLE: MICHIGAN NOV EDIT.DWG: SA-3.2.DWG CALIBRANE PLOTTED: 11/29/2016



Landscape Summary

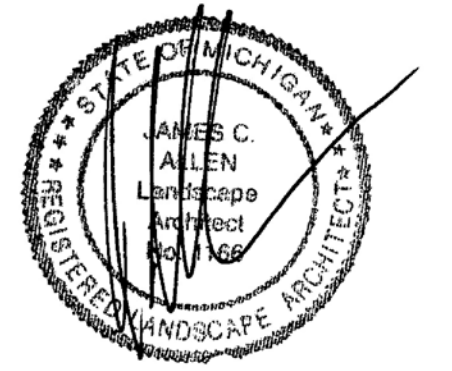
Existing Zoning	OSC
Parking Lot Landscaping	
Parking Space Area	5,896 s.f.
Vehicular Use Area	13,037 s.f.
Landscape Area Required	1,249 s.f.
5,896 s.f. x 10% = 597 s.f.	
13,037 s.f. x 5% = 652 s.f.	
Landscape Area Shown	1,579 s.f.
Canopy Trees Required	17 Trees (1,249/ 75)
Canopy Trees Shown	17 Trees
Parking Lot Perimeter	
Perimeter	620 l.f.
Trees Required	18 Trees (210 l.f. / 35')
Trees Shown	3 Trees
Building Foundation Landscaping	
Perimeter of Building	420 l.f.
Landscape Area Required	3,360 s.f. (420 l.f. x 8')
Landscape Area Shown	1,302 s.f.
Greenbelt Plantings	
11 Mile Adjacent to Parking	
Street Frontage	101 l.f.
Trees Required	3 Trees (101 l.f. / 35')
Trees Shown	3 Trees
Sub-Canopy Trees Required	5 Trees (101 l.f. / 20')
Sub-Canopy Trees Shown	5 Trees
Streets not Adjacent to Parking	
Street Frontage	456 l.f.
Trees Required	11 Trees (456 l.f. / 40')
Trees Shown	11 Trees
Sub-Canopy Trees Required	18 Trees (456 l.f. / 25')
Sub-Canopy Trees Shown	18 Trees
Street Lawn	
11 Mile Adjacent to Parking	
Street Frontage	101 l.f.
Trees Required	3 Trees (101 l.f. / 35')
Trees Shown	3 Trees
Streets not Adjacent to Parking	
Street Frontage	456 l.f.
Trees Required	10 Trees (456 l.f. / 45')
Trees Shown	10 Trees
Requested Waivers:	
Parking Lot Perimeter Trees cannot be Planted Due to Walk, Building Locations and Overlap with Required Parking Lot Trees. A Waiver of 15 Trees is Requested.	
Building Perimeter Landscaping of 2,058 s.f. This is Due to Perimeter Walks and Play Area. This Landscape Area is Accounted for Elsewhere on the Site.	

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total
AC	17	Amelanchier canadensis 'Shadblow'	Shadblow Serviceberry	2.5"	as shown	B&B		\$ 250.00	\$ 4,250.00
AK	10	Acer x. 'freemani' 'Autumn Blaze'	Autumn Blaze Maple	3.0"	as shown	B&B		\$ 400.00	\$ 4,000.00
BN	6	Betula nigra	River Birch	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00
EA	55	Euonymus alata 'Compacta'	Dwarf Burningbush		as shown		30"-36"	\$ 50.00	\$ 2,750.00
HE	183	Hemerocallis 'Lemon Mint'	Lemon Mint Daylily		as shown		No. 2 Cont.	\$ 15.00	\$ 2,745.00
GT	7	Gleditsia triacanthos v. 'Inermis'	Honeylocust	3.0"	as shown	B&B		\$ 400.00	\$ 2,800.00
LT	8	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 400.00	\$ 3,200.00
MS	12	Malus 'Royal Raindrops'	Royal Raindrops Crab	2.5"	as shown	B&B		\$ 250.00	\$ 3,000.00
PA	30	Pennisetum a. 'Hamel'	Dwarf Fountain Grass		as shown		No. 2 Cont.	\$ 15.00	\$ 450.00
PS	3	Pinus strobus	White Pine		as shown	B&B	8'	\$ 350.00	\$ 1,050.00
RG	129	Rudbeckia l. 'Goldstrum'	Black Eyed Susan		as shown		No. 2 Cont.	\$ 15.00	\$ 1,935.00
SP	18	Spiraea x. 'bumalda' 'Anthony Waterer'	Anthony Waterer Spirea		as shown		30"-36"	\$ 50.00	\$ 900.00
TC	10	Tilia cordata 'Chancolle'	Chancellor Linden	3.0"	as shown	B&B		\$ 400.00	\$ 4,000.00
TM	27	Taxus x. media 'Densiflomis'	Dense Yew		as shown		30"-36"	\$ 50.00	\$ 1,350.00
		3,028 Kentucky Blue Grass Seed (S.Y.)						\$ 3.00	\$ 9,084.00
Mulch									
	70	4" Deep Shredded Hardwood Bark Mulch						\$35/s.y.	\$ 2,450.00
		Irrigation							\$ 10,000.00
							Total		\$ 56,364.00

Notes:
 Transformer to be Screened per Detail on Sheet L-2.
 Plantings Shall be Located no Closer than 4' to Property Lines.

Seal:



Title:

Landscape Plan

Project:

The Learning Experience
 Novi, Michigan

Prepared for:

Alpine Engineering
 46892 West Road
 Novi, Michigan 48377
 248.926.3701

Revision:

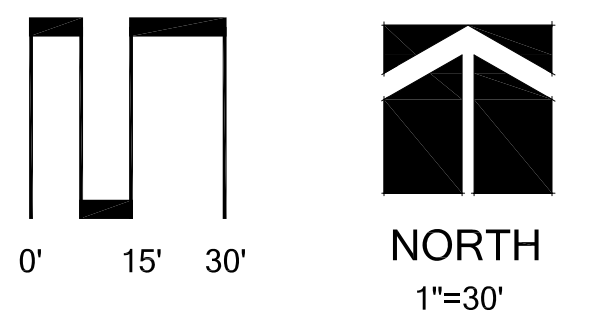
Issued:

Submission Revised September 1, 2016
 November 1, 2016

Job Number:
 16-055

Drawn By: Checked By:

jca jca



Sheet No.



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

December 7, 2016

Planning Review

The Learning Experience

JSP 16-19

Petitioner

Lockard Development, Inc. on behalf of The Learning Experience

Review Type

Preliminary Site Plan

Property Characteristics

Section	14	
Site Location	Northeast corner of Eleven Mile Road and Town Center Drive	
Site School District	Novi Community School District	
Site Zoning	OSC: Office Service Commercial	
Adjoining Zoning	North	OSC: Office Service Commercial
	East	OSC: Office Service Commercial
	West	TC: Town Center
	South	TC: Town Center and OSC: Office Service Commercial
Current Site Use	Vacant	
Adjoining Uses	North	Hotel – Homewood Suites (under construction)
	East	Hotel – Courtyard Marriott
	West	Novi Town Center/Walmart
	South	Vacant
Site Size	2.2 Acres	
Plan Date	December 1, 2016	

Project Summary

The applicant is proposing a 10,000 sq. ft. daycare facility for 150 children and 24 employees. Associated site improvements of parking, outdoor recreation, landscaping, and sidewalks are included. This use is classified as a special land use in the OSC district.

Recommendation

Approval of the *Preliminary Site Plan is recommended contingent on resolution of the ingress/egress easement on and adjacent to this parcel.* The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations listed in this and other review letters. **Planning Commission's approval for Preliminary Site Plan, Special Land Use, and Stormwater Management Plan is required.**

Special Land Use Considerations

The applicant is proposing a daycare facility in the OSC: Office Service Commercial district. Section 3.1.22.C classifies this use as a special land use and must be approved by the Planning Commission in accordance with requirements of Section 6.1.2.C for special land uses and subject to the public hearing requirements set forth and regulated in Section 6.2.

Section 6.1.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of any Special Land Use:

- i. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress,

- acceleration/deceleration lanes, off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
- ii. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal and police and fire protection to service existing and planned uses in the area.
 - iii. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats.
 - iv. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
 - v. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
 - vi. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
 - vii. Whether, relative to other feasible uses of the site, the proposed use is
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

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 chart for information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal:

1. Outdoor Recreation (Sec. 4.12.2.i.a): 150 square feet for each person cared for is required with a minimum of 3,500 square feet. This site plan requires 22,500 square feet. The applicant is providing 7,227 square feet. **The outdoor recreation space provided is 15,273 square feet less than required by ordinance. The applicant is seeking a ZBA variance.**
2. Vehicle Access (4.12.2.ii.b): Vehicular access to site shall not be directly to or from a major arterial or arterial. Access is provided via a private drive. **City Attorney is required to review the ingress/egress easement at Final Site Plan review in order to confirm compliance with City Code.**
3. Exterior Lighting (Sec. 5.7): **Provide updated photometric plan that reflects the updated site plan.**
4. General Layout and Dimensions: **Provide updated Zoning Ordinance reference for Sheet 2 – General Notes - #4 – Section 2511 should be changed to Section 5.7.**

Other Reviews

- a. Engineering Review: **Engineering recommends approval.** Additional detail is requested on the Final Site Plan submittal.
- b. Landscape Review: **Landscape recommends approval.** Several variances may be required: less perimeter trees than required and shortage of building foundation landscaping.
- c. Traffic Review: **Traffic recommends approval.** A PC waiver for opposite and same side driveway distance is required, compliance with turning radii for emergency vehicles, and compliance with parking space dimension and curb height standards.
- d. Facade Review: **Façade recommends approval.** A Section 9 Façade Waiver is required for overage of asphalt. **A sample board is required prior to Planning Commission meeting.**
- e. Fire Review: **Fire does not recommend** due to not meeting turning radius for fire apparatus.

NEXT STEPS

Planning Commission Meeting

This Site Plan is scheduled to go before Planning Commission for public hearing on January 25, 2017. Please provide the following **no later than 9:00am, January 18, 2017** if you wish to keep the schedule.

1. Original Site plan submittal in PDF format. **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters.
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials if requested by our Façade Consultant. (Required for projects with Section 9 Waiver request).

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **9 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set 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.

Pre-Construction Meeting

A Pre-Construction meeting is required for this project. 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.

Site Addressing

A new address is required for this project. 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 by clicking on this [link](#). Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

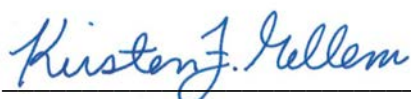
Signage

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

Chapter 26.5

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or kmellem@cityofnovi.org.



Kirsten Mellem, Planner



PLANNING REVIEW CHART

Review Date: December 7, 2016
Review Type: Preliminary Site Plan
Project Name: The Learning Experience – Day Care Center
Plan Date: 12-1-2016
Prepared by: Kirsten Mellem, Planner
E-mail: kmellem@cityofnovi.org **Phone:** 248.347.0484

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. Items underlined need to be addressed prior to the approval of the Final Site Plan.

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted Aug. 25, 2010)</i>	Office Commercial	Day Care Center	Yes	
Area Study Town Center Area Study (2014)	Hotel/Office Area	Day Care Center	Yes	The Town Center Study recommends hotel/office for this parcel
Zoning <i>(effective Dec. 25, 2013)</i>	OSC: Office Service Commercial	OSC	Yes	
Uses Permitted (Sec 3.1.22)	Sec. 3.1.22.B. - Principal Uses Permitted. Sec. 3.1.22.C. – Special Land Uses Permitted.	Day Care Center	Yes	Special Land Use approval by Planning Commission is required
Daycare Use Standards (Sec. 4.12)				
Outdoor Recreation (Sec. 4.12.2.i.a)	- 150 sq. ft. per person cared for with a min. of 3,500 sq. ft. - Fenced with self-closing gates - May extend into exterior side yard up to 25% of the distance between the building façade and property line	150 children = 22,500 sq. ft. required for outdoor recreation area. 7,227 sq. ft. provided	No	Deficient by 15,273 sq. ft. of outdoor recreation space. Applicant is seeking a ZBA variance for the underage of outdoor recreation space.
Hours of Operation (Sec. 4.12.2.i.b)	Hours of operation shall be limited to 6 am – 7 pm for facilities abutting residential zoning	Not abutting residential	Yes	
Location (Sec. 4.12.2.i.c)	Located in permitted office or commercial structure, or in a freestanding building on a site coordinated with surrounding development	Free standing building proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	(i.e. traffic flow, parking access, drop off areas, architecture, and relationship to other buildings.			
Screening and Landscaping (Sec. 4.12.2.i.d)	Screening and landscaping of outdoor recreation areas, recreation area fences, and parking lots shall comply with Sec. 5.5.	None proposed	Yes	
Parking in Side Yard (Sec. 4.12.2.ii.a)	Not more than 50% of front yard or exterior side yard setback between the minimum required parking setbacks (35') and building façade line may be used for parking. The balance of this area shall be maintained in lawn and landscaping.		NA	Parking is provided in the interior side yard
Vehicle Access (Sec. 4.12.2.ii.b)	Vehicular access to site shall not be directly to or from a major arterial or arterial.	Proposed onto private drive.	Yes	Eleven Mile and Town Center Dr. are non-residential collectors and can be accessed for this site.
Façade Standards (Sec. 4.12.2.ii.c)	Facilities abutting residential zoning districts shall be reviewed under the façade standards in Section 4.12.1.B.vii.	Does not abut residential	Yes	
Height, bulk, density, and area limitations (Sec 3.1.22.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 is fronted onto Town Center Drive, a public road	Yes	
Minimum Zoning Lot Area (Sec 3.6.2.D)	Except where otherwise provided, the min. lot area and width, and the max. % of lot coverage shall be determined on the basis of off-street parking, loading,		Yes	
Minimum Zoning Lot Width (Sec 3.6.2.D)			Yes	

Item	Required Code	Proposed	Meets Code	Comments
Maximum % of Lot Area Covered (By All Buildings) (Sec 3.6.2.D)	greenbelt screening, yard setback or usable open space	12% lot coverage	Yes	
Open Space Area	----	---		
Building Height (Sec. 3.1.22.D)	65 ft. or 5 stories	25 ft. in height	Yes	
Building Setbacks (Sec 3.1.22.D)				
Front (west)	35 ft.	67.3 ft.	Yes	
Interior Side (east)	35 ft.	156 ft.	Yes	
Exterior Side (north)	35 ft.	97.5 ft.	Yes	
Front (south)	35 ft.	37.4 ft.	Yes	
Parking Setback (Sec 3.1.22.D) Refer to applicable notes in Sec 3.6.2.E				
Front (west)	20 ft.	155 ft.	Yes	
Interior Side (east)	20 ft.	23.3 ft.	Yes	
Exterior Side (north)	20 ft.	36 ft.	Yes	
Front (south)	20 ft.	24.1 ft.	Yes	
Note To District Standards				
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.	37.4 ft. provided 35 ft. required	Yes	
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	Off-street parking shall be permitted within the side and rear yards.	Proposed in side yards.	Yes	
Yard Setbacks (Sec 3.6.2.H)	The distance between buildings shall be governed by Sec. 3.8.2	None proposed	Yes	
Wetland/ Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft. from wetlands and from high watermark course shall be maintained	None on site	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec. 5.5.3.	Some proposed	Yes	
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q	None proposed	NA	
OSC District Required Conditions (Sec 3.18)				

Item	Required Code	Proposed	Meets Code	Comments
Operation of Use (Sec. 3.18.1)	Do not create any significant objectionable influences. The normal operation incident to the use shall in no way diminish or impair property values within the district.		Yes	
Enclosed Building, Outdoor Storage, and Display (Sec. 3.18.2)	Located within a completely enclosed building except for outdoor restaurant seating, off-street parking, and public open space or park areas. Outdoor storage and display shall be prohibited.		Yes	Note #18
Off-Street Parking in Front Yard (Sec 3.6.2.E)				
Required Parking Setback	Parking does not extend into min. front yard setback unless - Min. 2 acres in size - Site is in OSC - Fronting on a private road - At least 100 ft. away from public road - Parking Screening Then the minimum parking area front yard requirement may be reduced to 25 ft.	None proposed	NA	
Maximum area covered by parking	Parking area does not occupy more than 50% of area between the minimum front yard setback line and the building facade setback line.	None proposed	NA	
Parking Area Screening (Sec 5.5.3)	It is screened from all public rights-of-way by an ornamental brick-on-brick wall, or landscaped berm that is two and one-half (2½) feet in height (as measured from the parking lot surface).	None proposed	NA	
Planning Commission Finding	The parking area and lighting is compatible with surrounding development.	None proposed	NA	
Parking, Loading, and Dumpster Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Number of Parking Spaces Child Care Centers (Sec.5.2.12.B)	One for each 350 sq. ft. of usable floor area plus one for each employee 7,083/350 = 20 # of employees = 24 Total Req. Spaces = 44	44 spaces provided	Yes	
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90°: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks with 4" curb and landscaping	Proposed Proposed Proposed	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	36 ft. from private road	Yes	
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 be at least 8 ft. wide, outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall.	End islands proposed	Yes	
Barrier Free Spaces <i>Barrier Free Code</i>	- 1 accessible parking space for every 25 parking spaces provided - For every 6 or fraction of six accessible parking spaces, at least one shall be van- accessible 2 spaces required; 1 van-accessible	Proposed 2 accessible parking spaces	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with 8' wide access aisle for van spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Proposed	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	2 signs proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Minimum number of Bicycle Parking (Sec. 5.16.1)	<u>Day Care Centers: Two Spaces</u>	2 spaces, 1 rack proposed	Yes	
Bicycle Parking General requirements (Sec. 5.16)	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance - 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 	Proposed NA Proposed Proposed	Yes	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Proposed	Yes	
Loading Spaces (Sec. 5.4.1)	<ul style="list-style-type: none"> - Within the OS districts, loading space shall be provided in the rear yard or - in the case of a double frontage lot, in the interior side yard, - In the ratio of five (5) square feet per front foot of building up to a total area of three-hundred sixty (360) sq. ft. per building. 	Proposed in the interior side yard. 360 sq. ft. required and proposed.	Yes	
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft., from property line. - Away from Barrier free Spaces 	Proposed in interior side yard. More than 10 ft. Not in parking setback. Away from Barrier free	Yes	The dumpster is an accessory structure and located in the interior side yard, which is a permitted location.

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure <i>Sec. 21-145. (c)</i> <i>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 	Yes 8 ft. in height " Posts proposed Concrete pad Masonry and metal gate materials match	Yes	
Lighting and Other Equipment Requirements				
Exterior lighting <i>Sec. 5.7</i>	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Provided	Yes	
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		Yes	Note #3
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.		Yes	Shown on elevations under mansard roof
Non-Motorized Facilities				
Off-Road Non-Motorized Facilities (City Ordinance, Article XI)	Non-motorized facilities shall be placed across the frontage of all streets and roadways (public or private) for all projects in accordance with the "Bicycle and Pedestrian Master Plan ", as well as at those locations specified in the City of Novi Subdivision Ordinance (Appendix C) and the City of Novi Zoning Ordinance.	Sidewalks provided that connect to private drive, town center drive, and eleven mile road.	Yes	
Pedestrian Connectivity	Whether the traffic circulation features within	Internal sidewalks proposed.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets			
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	Proposed	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	Proposed	Yes	
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> ▪ Photometric data ▪ Fixture height ▪ Mounting & design ▪ Glare control devices ▪ Type & color rendition of lamps ▪ Hours of operation Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Proposed	Yes	
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)	25 ft. max proposed	Yes	
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> ▪ Electrical service to light fixtures shall be placed underground ▪ Flashing light shall not be permitted ▪ Only necessary lighting 		Yes	Notes provided

Item	Required Code	Proposed	Meets Code	Comments
	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	Average is 1.43:1	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 proposed	Yes	
Min. Illumination (Sec. 5.7.3.k)	<ul style="list-style-type: none"> ▪ Parking areas: 0.2 min ▪ Loading & unloading areas: 0.4 min ▪ Walkways: 0.2 min ▪ Building entrances, frequent: 1.0 min ▪ Building entrances, infrequent: 0.2 min 	0.7 1.3 0.0 4.8 3.3	No	Walkway from building to Town Center Drive on the north side of the building does not meet minimum standards.
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	0.4 max	Yes	
Cut off Angles (Sec. 5.7.3.L)	<ul style="list-style-type: none"> ▪ All cut off angles of fixtures must be 90° when adjacent to residential districts ▪ Maximum illumination at the property line shall not exceed 0.5 foot candle 	Proposed Proposed	Yes	
Building Code and Other Design Standard Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk	Yes	
Design and Construction Standards Manual (See Preliminary Site Plan Checklist)	Land description, Sidwell number (metes and bounds, acreage parcel, lot number(s), etc.		Yes	

Item	Required Code	Proposed	Meets Code	Comments
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq. ft.), location of proposed parking and layout, streets and drives, and indicate square footage of pavement area (indicate public or private).		Yes	Sheet 2 General Site Notes #4 should reflect Sec. 5.7 instead of Sec. 2511.
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	\$2,500,00 cost of construction 40 during construction 24 permanent jobs	Yes	
Signage	Signage if proposed requires a permit. Signage is not regulated by the Planning Division or Planning Commission.		Submit a <u>Sign Permit Application</u> to Jeannie Niland, 248-347-0438.	
Street Addressing	The applicant should contact the Building Division for an address prior to applying for a building permit.		Submit an <u>Application for Addresses</u> to Jeannie Niland, 248-347-0438.	
Project and Street Naming	Some projects may need approval from the Street and Project Naming Committee.	The Learning Experience – corporate name No app required	Yes	Submit a <u>Project and Street Name Request Form</u> to Richelle Leskun, 248-735-0579
Parcel Split or Combination or Condominium approval	Property split or combination must occur before Final Stamping Sets can be approved.	None proposed	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. 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 Division with future submittals.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

12/22/2016

Engineering Review

LEARNING EXPERIENCE

JSP16-0019

Applicant

Lockard Development

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: E. of Town Center Dr. and N. of 11 Mile Rd.
- Site Size: 2.17 acres
- Plan Date: 09/02/16
- Design Engineer: Alpine – Shiloh Dahlin, P.E.

Project Summary

- Construction of an approximately 10,000 square-foot commercial building and associated parking. Site access would be provided by connecting to the existing private drive to the north that outlets to Town Center Dr.
- Water service would be provided by a domestic lead and a fire lead would be provided to serve the building from the existing 12-inch water main along the east side of Town Center Dr.
- Sanitary sewer service would be provided connecting to the existing sanitary sewer sanitary sewer manhole on-site.
- Storm water would be collected by a single storm sewer collection system, the bankfull volume will be detained in an underground system on site and the 100-year volume will be directed to the Bishop regional detention basin.

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 the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, 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. 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.
2. Provide location dimensions for all proposed water main, sanitary sewer, and storm sewer from a proposed fixed point.
3. Show and label the master planned 43-foot half right-of-way width for 11 Mile Road and Town Center Drive. The dedication of the master-planned half right-of-way up to forty three (43) feet in width is required for the project. Show the additional right-of-way width to be dedicated along 11 Mile Road and Town Center Drive labeled as "proposed" right-of-way.
4. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
5. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
6. 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

7. Provide a profile for all proposed water main 8-inch and larger.
8. Provide a 20-foot wide public easement over the proposed water main and hydrant.
9. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
10. Provide three (3) signed and sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction. 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

11. Provide a 20-foot wide access easement to the sanitary monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).
12. Provide the length of the proposed sanitary sewer lead.

Storm Sewer

13. Provide a profile for all proposed storm sewer 12-inches or larger.
14. 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. A

- Design and Construction Standards variance application shall be provided where the cover depth cannot be provided.
15. 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.
 16. Match the 0.80 diameter depth above invert for pipe size increases.
 17. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
 18. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the underground storage.
 19. An easement is required over the storm sewer accepting and conveying off-site drainage.
 20. 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.
 21. Show and label all roof conductors, and show where they will tie into the storm sewer system on the layout and on the profile.

Storm Water Management Plan

22. 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.
23. Show the areas tributary to each storm structure.
24. Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
25. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided.
26. Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high water elevation of the groundwater table.
27. Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
28. Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
29. Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) of the detention system on the underground detention system cross-section. Insure there is at least 1 ft. of freeboard between the 100-year elevation and the subgrade elevation under the pavement.
30. Provide release rate calculations for the bank full design storm events.
31. Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high water elevation of the groundwater table.

32. The underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access.

Paving & Grading

33. Provide detailed grading for the existing pathway along 11 Mile Road and the proposed swale.
34. Provide a note on the Grading Plan stating the right-of-way pathway will match existing grades at both ends.
35. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
36. Revise the sidewalk detail to show a maximum cross-slope of 2%.

Off-Site Easements

37. 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.

Soil Erosion and Sediment Control

38. A SESC permit is required. A full review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter. Please 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:

39. 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.
40. 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).
41. 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:

42. 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.
43. 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.
44. A 20-foot wide easement where storm sewer must be submitted to the Community Development Department.
45. 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:

46. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
47. 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.
48. 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.
49. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the water main plans have been approved.
50. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the sanitary sewer plans have been approved.
51. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
52. Unrestricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
53. 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.

54. 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.

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
George Melistas, Engineering
Kirsten Mellem, Community Development
Tina Glenn, Treasurers
Ben Croy, Water and Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

December 13, 2016

Preliminary Site Plan - Landscaping

The Learning Experience

Review Type

Preliminary Site Plan Landscape Review

Project Number

JSP16-0019

Property Characteristics

- Site Location: Northeast corner of Town Center and Eleven Mile Rd
- Site Zoning: OSC
- Adjacent Zoning: OSC north, east and south, TC west
- Plan Date: December 1, 2016

Recommendation:

This project is **recommended for approval** with the understanding that the items listed below will be addressed satisfactorily in the Final Site Plans.

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. Underlined items should be addressed in the Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance.

Please also respond to comments limited to the attached Landscape Chart.

EXISTING ELEMENTS

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

Provided.

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

Existing and proposed utilities are shown on landscape plans.

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

1. All existing trees are shown on Sheet L-3.
2. All trees on the site are scheduled to be removed.

LANDSCAPING REQUIREMENTS

Adjacent to Residential (Zoning Sec 5.5.3.A)

The site is not adjacent to residential so no screening berm is required.

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

1. The required greenbelt widths, berms and landscaping are provided along both Town Center and Eleven Mile Roads.
2. A total of 14 large evergreen or deciduous canopy trees are required and are provided.
3. A total of 18 subcanopy trees are required and are provided.

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

1. A total of 13 deciduous canopy trees are required along Town Center and Eleven Mile roads.
2. 6 canopy trees are provided along Town Center and 4 canopy trees are provided along Eleven Mile Road.
3. As there is an overhead wire along part of the Eleven Mile Road frontage, 6 subcanopy trees were used in that area in place of 3 canopy trees. This is acceptable.

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

1. Based on the paved vehicular use areas in the parking lots, 9 canopy trees are required (1 per 75 sf of paved area) within the boundaries of the parking lot. 9 are provided, some around the periphery.
2. **Please move the canopy tree from the 120 sf island near the building to a location that will give the tree a better chance of survival.**

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

1. Based on the perimeter noted, 18 canopy trees are required and 3 are provided.
2. **A landscape waiver is requested for the 15 perimeter trees not provided. Approximately 6 of these could not be planted because of the play area and building. As the perimeter and parking lot are well-landscaped, even with this shortage, the waiver is supported by staff. To plant more canopy trees around the perimeter of the site than are already provided would be to the detriment of the trees.**

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. The requirement for at least 60% of the building visible from public roads has greenscape is greatly exceeded by the provided landscaping.
2. Based on the building perimeter, 3,360 sf of landscaped area is required around the building foundation. 1302 sf is provided at the building, 479 sf is provided at the southwest corner of the site and the interior parking islands, totaling 1579 sf, are planted with daylilies as extra landscaping.
3. A waiver is requested for the shortage in landscaping, and to place supplemental landscaping elsewhere on the site.
4. **The waiver request is supported by staff but more preferable locations for the daylilies, where they would experience less wear and stress would be along the front(s) of the berm(s) along the road(s). Please consider locating the daylilies along the fronts of the berms.**

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

No above-ground storm detention system is part of this project so no storm basin landscaping is required.

Transformer/Utility Box and Fire Hydrant Plantings (LDM 1.3 from 1-5, Zoning Sec 5.5.3.C.ii.d)

1. The required utility box screening detail and a note regarding the need for screening are provided.
2. All plantings are at least 10 feet away from hydrants and utility structures on the plan.
3. **Please add call-outs to the trees nearest the hydrant or utility structure stating that they are to be at least 10 feet away from the hydrant or structure.**

General

All areas are shown as seed, and the cost for the seed is included in the plant list/cost estimate.

OTHER REQUIREMENTS

Plant List, Notations and Details (LDM 2.h. and t.)

All have been provided satisfactorily.

Cost estimates for Proposed Landscaping (LDM 2.t.)

Cost estimates are provided.

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

An irrigation plan for all landscaped areas is required as part of the Final Site Plans.

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

Proposed spot elevations are provided on the Grading Plan and proposed berm contours are shown on the grading plan and landscape plan. This is acceptable.

Snow Deposit (LDM.2.q.)

Snow deposit areas have been noted on the plans.

Corner Clearance (Zoning Sec 5.9)

Required corner clearances are provided.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: December 13, 2016
Project Name: LEARNING EXPERIENCE
Plan Date: December 1, 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.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ 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	
Project Information (LDM 2.d.)	Name and Address	Name only	No	Please add site address on Landscape Plan
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Required for Final Site Plan</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	Yes	Yes	Site: OSC N, E and S: OSC W: TC
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Yes	Yes	Description on cover, topography on Sheet 3
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none 	Yes	Yes	1. All existing trees and removals are shown on Sheet L-3. 2. All trees on the site

Item	Required	Proposed	Meets Code	Comments
	exists.			are being removed but there are no regulated woodlands on the site so no woodland tree replacements are required.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Yes	Yes	Sheet 4
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	1. Contours and spot elevations are provided on Sheet 4. 2. Contours also shown on Sheet L-1
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)	<ul style="list-style-type: none"> ▪ 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	Seed everywhere on site but parking lot interior islands (daylilies).
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 300 SF to qualify ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	Yes	Yes	1. Most of the proposed islands are the correct dimensions. 2. The island area closest to the building is only about 120sf. If it can be done, please increase the non-paved area of this island to improve the growing conditions for the tree or move

Item	Required	Proposed	Meets Code	Comments
				the tree to a different location with more space.
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	Maximum bay is 14 spaces long.
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	<ol style="list-style-type: none"> Please add a callout to the tree nearest the hydrant, stating it should be at least 10 feet from hydrant, to assist installers. Please do the same with tree(s) near catch basin(s) or manhole(s).
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 5.9	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%	<ul style="list-style-type: none"> A = x 10% = sf 5896 sf x 10% = 590sf 			
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	<ul style="list-style-type: none"> B = x 5% = sf Paved Vehicular access area includes loading areas 13037 sf x 5% = 652sf 			
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		

Item	Required	Proposed	Meets Code	Comments
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	$B = 2\% \times \text{xx sf} = \text{xx sf}$	NA		
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	$C = 0.5\% \times 0 \text{ sf} = 0 \text{ SF}$	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	$590 + 652 = 1242 \text{ SF}$	1579 SF	Yes	
E = D/75 Number of canopy trees required	<ul style="list-style-type: none"> 1242/75 = 17 Trees 	17 trees	Yes	Please move the honeylocust in the small island near the building to a location where it will have greater space to grow.
Perimeter Green space	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf; $620/35 = 18 \text{ trees}$ Sub-canopy trees can be used under overhead utility lines. 	3 trees	No	<ol style="list-style-type: none"> A waiver is requested to allow the shortage in perimeter trees provided. As site parking lot perimeter is heavily treed, and adding more would be to the detriment of the trees' health, staff supports this waiver request.
Parking land banked	<ul style="list-style-type: none"> NA 	No		
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> 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 of loam with 6" top layer of top soil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Refer to Residential Adjacent to Non-residential berm requirements chart	NA		Property is not adjacent to residential
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		No buffering planting required
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				

Item	Required	Proposed	Meets Code	Comments
Berm requirements (Zoning Sec 5.5.3.A.(5))	<ul style="list-style-type: none"> ▪ 11 Mile: 3 feet tall ▪ Town Center: 3 feet tall 	Yes	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Min. 5 feet flat horizontal area 	Yes	Yes	Please add a callout to the provided detail showing berm is constructed of loam.
Type of Ground Cover		Lawn	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	Subcanopy trees used below overhead power lines along 11 Mile Rd
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	None		
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)	<ul style="list-style-type: none"> ▪ Parking: 20 ft. ▪ Not adjacent to parking: 25 ft 	11 Mile Rd: 24/38' Town Center: 52' min	Yes	
Min. berm crest width	<ul style="list-style-type: none"> ▪ Parking: 2 ft. ▪ Not adjacent to parking: 3 ft 	11 Mile Rd: 3 ft min Town Center: 5 ft min	Yes	
Minimum berm height (9)	<ul style="list-style-type: none"> ▪ Parking: 3 ft. ▪ Not adjacent to parking: 3 ft 	11 Mile Rd: 3 ft min Town Center: 3 ft min north to end of building	Yes	Berm along Town Center has been extended north to walkway.
3' wall	<ul style="list-style-type: none"> ▪ (4)(7) 	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 35 lf ▪ 101/35= 3 trees ▪ No Parking: 1 tree per 40 lf ▪ 456/40= 11 trees 	3 large evergreen trees 11 deciduous canopy trees	Yes	
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 20 lf ▪ 101/20 = 5 trees ▪ No Parking: 1 tree per 25 lf ▪ 456/25 = 18 trees 	23 subcanopy trees	Yes	
Canopy deciduous trees in area between	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 35 lf ▪ 101/35 = 3 trees 	10 canopy trees 6 subcanopy trees	Yes	

Item	Required	Proposed	Meets Code	Comments
sidewalk and curb (<i>Novi Street Tree List</i>)	<ul style="list-style-type: none"> No Parking: 1 tree per 45 lf 456/45 = 10 trees 	under power lines		
Miscellaneous Landscaping Requirements				
Screening of outdoor storage, loading/unloading (<i>Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5</i>)		Dumpster in interior island, loading zone at eastern edge of parking lot	Yes	Parking lot perimeter trees help screen the loading area from the east and south.
Transformers/Utility boxes (<i>LDM 1.e from 1 through 5</i>)	<ul style="list-style-type: none"> A minimum of 2 ft. 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 utility boxes shown		Please add a note to the plan stating that any utility boxes and/or transformers need to be screened per the city standard detail on Sheet L-2.
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. 420 lf x 8ft = 3,360 SF 	3360 SF	No	<ol style="list-style-type: none"> 479sf of Additional landscaping has been added at the southwest corner to mimic the Town Center mall landscaping across Town Center and daylilies have been added in the interior islands to provide a total of 3360 sf. As the island daylilies will be in a very stressed environment, they may not survive well. Please consider moving them to locations along the front of the berm(s) facing 11 Mile Road and/or Town Center.
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	<ul style="list-style-type: none"> If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space 	Yes	Yes	
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				

Item	Required	Proposed	Meets Code	Comments
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> ▪ 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 	None	TBD	No above-ground detention basin is proposed so no detention basin 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)	Spring or Fall 2017	Yes	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	No	<u>Need 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. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
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	Yes	Yes	<u>Please include on Final Site Plans.</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	Please add a note to all tree details stating that

Item	Required	Proposed	Meets Code	Comments
				root ball dirt extending above the root flare should be removed to expose the root flare.
Evergreen Tree		Yes	Yes	See above
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)	No		No trees are preserved so detail is not necessary.
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	All existing trees are to be removed.
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	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 (LDM 3.d)	No plants on City Invasive Species List	No	Yes	Burning bush can be invasive in Michigan. Please replace at least some with another species, preferably native to Michigan.
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	Yes	Yes	Subcanopy trees proposed under power lines along 11 Mile Road.
Collected or Transplanted trees (LDM 3.f)		No		

Item	Required	Proposed	Meets Code	Comments
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ 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



AECOM
 27777 Franklin Road
 Southfield
 MI, 48034
 USA
 aecom.com

Project name:
 JSP16-0019 The Learning Experience
 Preliminary Traffic Review

From:
 AECOM

Date:
 December 22, 2016

To:
 Barbara McBeth, AICP
 City of Novi
 45175 10 Mile Road
 Novi, Michigan 48375

CC:
 Sri Komaragiri, Kirsten Mellem, George Melistas,
 Adrianna Jordan, Jeremy Miller, Richelle Leskun

Memo

Subject: The Learning Experience Preliminary Traffic Review

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. The applicant, Lockhard Development, Inc., is proposing a daycare center located on the north side of Eleven Mile Road east of Town Center Drive.
2. Eleven Mile Road and Town Center Drive are under the jurisdiction of the City of Novi.
3. The development is zoned OSC (Office Service Commercial). There are no proposed zoning changes.
4. The applicant should consider applying for a planning commission (PC) waiver on the following items:
 - a. The opposite and same side driveway distance (**AECOM Supports**)

TRAFFIC IMPACTS

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

ITE Code: 565 (Day Care Center)
 Development-specific Quantity: 10,000 sq. ft. gross floor area
 Zoning Change: N/A

Trip Generation Summary			
	City of Novi Threshold	Estimated Trips	Analysis
AM Peak-Hour, Peak-Direction Trips	100	65	Average Rate

PM Peak-Hour, Peak-Direction Trips	100	66	Average Rate
Daily (One-Directional) Trips	750	741	Average Rate

- The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City’s requirements:

Traffic Impact Study Recommendation	
Type of Study	Justification
None	N/A

EXTERNAL SITE ACCESS AND OPERATIONS

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

- The entrance is located off of a private drive that is located north of Eleven Mile Road and east of Town Center Drive.
- The proposed driveway to the site is dimensioned in compliance with City standards.
- Town Center Drive includes a right turn lane and entrance and exit taper for the private drive that the site entrance is located on. There are no requirements for modifications to the private drive.
- The dimensioned sight distance for the site driveway is in compliance with City standards.
- The proposed driveway is spaced 92 feet to the west of existing driveways. However, this does not meet the required spacing of 105 feet for driveways on the same side of the roadway nor the required spacing of 200 feet for the driveway on the opposite side of the roadway. **The applicant should consider applying for a PC waiver for this deviation.**
- The applicant has provided an adequate number of site access driveways.

INTERNAL SITE OPERATIONS

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

- General Traffic Flow
 - The radius of 11 feet on the landscape area on the west side of the site driveway is below the required minimum of 15 feet in order to ensure that large trucks and emergency vehicles can maneuver throughout the site. The applicant should increase the radius to be compliant.
 - The proposed loading zone and dumpster enclosure are in compliance with City standards and are not expected to interfere with parking operations.
- Parking Facilities
 - The City requires one space for every 350 square feet of usable floor area and one space for every employee. The applicant has provided details that indicate a usable floor area of 7,083 square feet, which is roughly 71% of the gross floor area and 24 employees. The calculation results in 44 total required parking spaces and the applicant has provided 44 total parking spaces.
 - The proposed parking space dimensions and curb heights are in compliance with City and MMUTCD standards, with the exception of the following:

- i. The parking bay of four spaces on the east side of the site indicates a curb height of 6 inches and a stall length of 17 feet. The curb height should be reduced to 4 inches in this location or the parking space length should be increase to 19 feet.
 - c. The applicant has provided two total handicap spaces, one of which is van accessible. The number of handicap spaces and handicap parking dimensions are in compliance with the 2010 ADA design manual.
 - i. The proposed location of the handicap parking signs are within the required 2 foot overhang area of the sidewalk and should be relocated.
 - d. Provide a detail for the International Symbol for Accessibility in order to ensure MMUTCD compliance.
 - e. The applicant should provide ADA ramp details for all ramp locations throughout the site.
 - f. Parking end islands are in compliance with City standards.
 - g. The applicant has provided two bicycle parking spaces, which meets the City's requirements.
3. Parking aisle widths are in compliance with City standards.
4. Sidewalk Requirements
- a. Sidewalks are in compliance with City of Novi standards.
5. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices.

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



December 27, 2016

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

Façade Review Status Summary:
Approved; Section 9 Waiver for overage of Asphalt Shingles recommended.

Re: FACADE ORDINANCE – Revised Final Site Plan
Learning Experience, PSP16-0189
 Façade Region: 1, Zoning District: OSC

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project. This review is based on the drawings prepared by Jarmel Kizel Architects, dated 11/29/16. The percentages of materials proposed for each façade are as shown below. Materials that are not in compliance with the Ordinance Section 5.15, if any, are shown on bold.

Façade Region 1	West (Front)	South	East	North	Ordinance Maximum (Minimum)
Brick	43%	43%	43%	45%	100% (30% MIN.)
EIFS	5%	5%	5%	0%	25%
Asphalt Shingles	40%	40%	40%	42%	25%
Trim, Cornice & Surrounds (Vinyl)	10%	10%	10%	11%	15%
Cast Stone (Watertable)	2%	2%	2%	2%	50%

As shown above the percentage of Asphalt Shingles exceeds the maximum percentage allowed by the Façade Ordinance. In this case the use of Asphalt Shingles is consistent with the overall design of the building and is in context with the existing single story office building located approximately 800' to the east. The drawings indicate that the dumpster enclosure will be constructed of brick to match the building. The applicant should clarify the materials to be used on the canopy located on the north elevation (indicated as dashed lines).

Recommendation – For the reasons stated above it is our recommendation that the proposed design is consistent with the intent and purpose of the Façade Ordinance Section 5.15, and that a Section 9 Waiver be granted for the overage of Asphalt Shingles.

Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. 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”.

2. The Façade Ordinance requires screening of roof top equipment from all vantage points both on and off site. It is assumed that the parapets are raised sufficiently to screen any roof top equipment. If roof equipment screens are used they must be consistent with the Façade Ordinance.

<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

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over the printed name below.

Douglas R. Necci, AIA

FIRE REVIEW



December 13, 2016

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

**Director of Public Safety
Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrold S. Hart

RE: The Learning Experience

PSP# 16-0189

Project Description:

Build a 10000 sq ft building on the corner of Eleven Mile and Town Center Dr.

Comments:

- 1) Turning Radius on south end of parking lot doesn't meet fire department standards.

Recommendation:

Not Approved

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



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

January 17, 2017

Kirsten Mellem
City of Novi Community Development Department
45175 West 10 Mile Road
Novi, MI 48375

**Re: The Learning Experience – Day Care Center
Pre-Application Response to Review Comments
Alpine Engineering Inc. Project #16-218
JSP16-19**

Dear Kirsten:

On behalf of our client, Lockard, please find the following responses to the reviews received on January 4, 2017 via email for the above referenced project:

PLANNING REVIEW CHART (DATED DECEMBER 7, 2016)

- **Comment:** *Special Land Use approval by Planning Commission is required.*
Response: It is understood that Special Land Use approval is required.
- **Comment:** *Outdoor Recreation: Deficient by 15,273 sq. ft. of outdoor recreation space. Applicant is seeking a ZBA variance for the underage of outdoor recreation space.*
Response: It is the Applicant's intention to seek a ZBA variance in regards to the area deficiency of the outdoor recreation space
- **Comment:** *Min. Illumination: Walkway from building to Town Center Drive on the north side of the building does not meet minimum standards.*
Response: Additional lighting will be provided to increase the lighting levels in the area indicated.
- **Comment:** *Sheet 2 General Site Notes #4 should reflect Sec. 5.7 instead of Sec. 2511.*
Response: General Site Notes - note #4 on Sheet 2 will be revised to Sec. 5.7.
- **Comment:** *Submit a Sign Permit Application to Jeannie Niland, 248-347-0438.*
Response: No comment.
- **Comment:** *Submit an Application for Addresses to Jeannie Niland, 248-347-0438.*
Response: No comment.
- **Comment:** *Submit a Project and Street Name Request Form to Richelle Leskun, 248-735-0579.*
Response: No comment.

ENGINEERING REVIEW (DATED DECEMBER 22, 2016)

1. **Comment:** *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.*
Response: No comment. This form was included in the December 1, 2016 Preliminary Site Plan package.
2. **Comment:** *Provide location dimensions for all proposed water main, sanitary sewer, and storm sewer from a proposed fixed point.*
Response: This information will be provided on the Final Site Plan submittal.
3. **Comment:** *Show and label the master planned 43-foot half right-of-way width for 11 Mile Road and Town Center Drive. The dedication of the master planned half right-of-way up to forty-three (43) feet in width is required for the project. Show the additional right-of-way width to be dedicated along 11 Mile Road and Town Center Drive labeled as "proposed" right-of-way.*
Response: The master planned half right-of-way for 11 Mile Road and Town Center Drive have been indicated.

Refer to the Preliminary Site Plan dated 12-01-2016.

4. **Comment:** Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary, and storm) being proposed.

Response: This information will be provided on the Final Site Plan submittal.

5. **Comment:** Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.

Response: This information will be provided on the Final Site Plan submittal.

6. **Comment:** 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)

Response: This information will be provided on the Stamping Set submittal.

Water Main

7. **Comment:** Provide a profile for all proposed water main 8-inch and larger.

Response: This information will be provided on the Final Site Plan submittal.

8. **Comment:** Provide a 20-foot wide public easement over the proposed water main and hydrant.

Response: This information will be provided on the Final Site Plan submittal.

9. **Comment:** Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.

Response: This information will be provided on the Final Site Plan submittal.

10. **Comment:** Provide three (3) signed and sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction. 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.

Response: This information will be provided on the Final Site Plan submittal.

Sanitary Sewer

11. **Comment:** Provide a 20-foot wide access easement to the sanitary monitoring manhole from the right-of-way (rather than a public sanitary sewer easement).

Response: This information will be provided on the Final Site Plan submittal.

12. **Comment:** Provide the length of the proposed sanitary sewer lead.

Response: This information will be provided on the Final Site Plan submittal.

Storm Sewer

13. **Comment:** Provide a profile for all proposed storm sewer 12-inches or larger.

Response: This information will be provided on the Final Site Plan submittal.

14. **Comment:** 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. A Design and Construction Standards variance application shall be provided where the cover depth cannot be provided.

Response: Additional information will be provided on the Final Site Plan submittal.

15. **Comment:** 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.

Response: This information will be provided on the Final Site Plan submittal.

16. **Comment:** Match the 0.80 diameter depth above invert for pipe size increases.

Response: This information will be provided on the Final Site Plan submittal.

17. **Comment:** Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.

Response: This information will be provided on the Final Site Plan submittal.

18. **Comment:** Provide a four (4)-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the underground storage.
Response: This information will be provided on the Final Site Plan submittal.
19. **Comment:** An easement is required over the storm sewer accepting and conveying off-site drainage.
Response: This information will be provided on the Final Site Plan submittal.
20. **Comment:** 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.
Response: This information will be provided on the Final Site Plan submittal.
21. **Comment:** Show and label all roof conductors, and show where they will tie into the storm sewer system on the layout and on the profile.
Response: This information will be provided on the Final Site Plan submittal.

Storm Water Management Plan

22. **Comment:** 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.
Response: This information will be provided on the Final Site Plan submittal.
23. **Comment:** Show the areas tributary to each storm structure.
Response: This information will be provided on the Final Site Plan submittal.
24. **Comment:** Provide the overland routing that would occur in the event the underground system cannot accept flow. This route shall be directed to a recognized drainage course or drainage system.
Response: This information will be provided on the Final Site Plan submittal.
25. **Comment:** An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided.
Response: This information will be provided on the Final Site Plan submittal.
26. **Comment:** Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high water elevation of the groundwater table.
Response: This information will be provided on the Final Site Plan submittal.
27. **Comment:** Provide a table or note addressing the required bedding depth vs. bearing capacity of the underlying soils in the vicinity of the underground detention system per the manufacturer's specifications.
Response: This information will be provided on the Final Site Plan submittal.
28. **Comment:** Provide a note on the plans stating the City's inspecting engineers shall verify the bearing capacity of the native soils to verify an adequate bedding depth is provided.
Response: This information will be provided on the Final Site Plan submittal.
29. **Comment:** Provide critical elevations (low water, first flush, bank full, 100-year, and pavement elevation) of the detention system on the underground detention system cross-section. Insure there is at least 1 ft. of freeboard between the 100-year elevation and the subgrade elevation under the pavement.
Response: This information will be provided on the Final Site Plan submittal.
30. **Comment:** Provide release rate calculations for the bank full design storm events.
Response: This information will be provided on the Final Site Plan submittal.
31. **Comment:** Provide a soil boring in the vicinity of the proposed underground detention system to determine bearing capacity and the high water elevations of the groundwater table.
Response: This information will be provided on the Final Site Plan submittal.
32. **Comment:** The underground storage system shall include 4-foot diameter manholes at one end of each row for maintenance access.
Response: This information will be provided on the Final Site Plan submittal.

Paving & Grading

33. **Comment:** Provide detailed grading for the existing pathway along 11 Mile Road and the proposed swale.
Response: This information will be provided on the Final Site Plan submittal.
34. **Comment:** Provide a note on the Grading Plan stating the right-of-way pathway will match existing grades at

both ends.

Response: This information will be provided on the Final Site Plan submittal.

35. **Comment:** *Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.*

Response: This information will be provided on the Final Site Plan submittal.

36. **Comment:** *Revise the sidewalk detail to show a maximum cross-slope of 2%.*

Response: This information will be provided on the Final Site Plan submittal.

Off-Site Easements

37. **Comment:** *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 easement 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.*

Response: This information will be provided on the Final Site Plan submittal.

Soil Erosion and Sediment Control

38. **Comment:** *A SESC permit is required. A full review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter. Please 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>.*

Response: This information will be provided on the Final Site Plan submittal.

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

39. **Comment:** *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.*

Response: This information will be provided on the Final Site Plan submittal.

40. **Comment:** *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)*

Response: This information will be provided on the Final Site Plan submittal.

41. **Comment:** *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.*

Response: This information will be provided on the Final Site Plan submittal.

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

42. **Comment:** *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.*

Response: This information will be provided on the Stamping Set submittal.

43. **Comment:** *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.*

Response: This information will be provided on the Stamping Set submittal.

44. **Comment:** *A 20-foot wide easement where storm sewer must be submitted to the Community Development Department.*

Response: This information will be provided on the Stamping Set submittal.

45. **Comment:** Executed copies of any required off-site utility easements must be submitted to the Community Development Department.
Response: This information will be provided on the Stamping Set submittal.

The following must be addressed prior to construction:

46. **Comment:** A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
Response: No comment.
47. **Comment:** 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.
Response: No comment.
48. **Comment:** 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.
Response: No comment.
49. **Comment:** A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the water main plans have been approved.
Response: No comment.
50. **Comment:** A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the sanitary sewer plans have been approved.
Response: No comment.
51. **Comment:** Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
Response: No comment.
52. **Comment:** Unrestricted discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
Response: No comment.
53. **Comment:** 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.
Response: No comment.
54. **Comment:** 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.
Response: No comment.

LANDSCAPE REVIEW LETTER (DATED DECEMBER 13, 2016)

Refer to the response to review letter prepared by Allen Design and dated January 16, 2017.

AECOM – TRAFFIC REVIEW (DATED DECEMBER 22, 2016)

- **Comment:** The applicant should consider applying for a planning commission (PC) waiver on the following items:
 - *The opposite and same side driveway distance (AECOM Supports)***Response:** **As recommended and supported by City staff, the Applicant wishes to apply for a Planning Commission waiver for the opposite and same side driveway distance.** Due to the grading constraints of the site it would be difficult to move the proposed driveway farther to the west. Also, we would respectfully request some leniency with the spacing requirements as this driveway dead ends into an existing parking and therefore the traffic speed would more likely be less than the assumed value of twenty-five (25) mph.
- **Comment:** The proposed driveway is spaced 92 feet to the west of existing driveways. However, this does not meet the required spacing of 105 feet for driveways on the same side of the roadway nor the required spacing

of 200 feet for the driveway on the opposite side of the roadway. The Applicant should consider applying for a PC waiver for this deviation.

Response: See response and request above.

- *Comment: The radius of 11 feet on the landscape area on the west side of the site driveway is below the required minimum of 15 feet in order to ensure that large trucks and emergency vehicles can maneuver throughout the site. The applicant should increase the radius to be compliant.*

Response: The radius will be increased to meet the minimum requirements.

- *Comment: Parking facilities*
 - *The proposed parking space dimensions and curb heights are in compliance with City and MMUTCD standards, with the exception of the following:*
 - *Comment: The parking bay of four spaces on the east side of the site indicates a curb height of 6 inches and a stall length of 17 feet. The curb height should be reduced to 4 inches in this location or the parking space length should be increase to 19 feet.*

Response: The layout will be revised to meet the requirements.
 - *Comment: The proposed locations of the handicap parking signs are within the required 2-foot overhang area of the sidewalk and should be relocated.*

Response: The proposed locations of the barrier free parking signs will be relocated.
 - *Comment: Provide a detail for the International Symbol for Accessibility in order to ensure MMUTCD compliance.*

Response: A detail for the above will be included in the plan set.
 - *Comment: The applicant should provide ADA ramp details for all ramp locations throughout the site.*

Response: ADA ramp details will be provided.

CITY OF NOVI FIRE DEPARTMENT REVIEW (DATED DECEMBER 13, 2016)

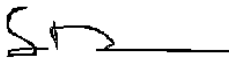
- *Comment: Turning Radius on south end of parking lot doesn't meet fire department standards.*

Response: The radius will be increased to meet the minimum requirements.

If you have any questions/comments, please feel free to contact me at (248) 941-5624 or shiloh@alpine-inc.net.

Thank you.

Sincerely,
Alpine Engineering, Inc.



Shiloh Dahlin
Senior Project Engineer

Cc: Jamie Fekkether (Lockard) via email
Dustin Whitehead (Lockard) via email
Paul Riordan (Lockard) via email
Sam Brandt (Lockard) via email
Cheryl Schweiker (Jarmel Kizel Architects and Engineers, Inc.) via email

January 16, 2017

Mr. Rick Meader, Landscape Architect
City of Novi Community Development
45175 West 10 Mile
Novi, MI 48375

RE: The Learning Experience

Dear Mr. Meader:

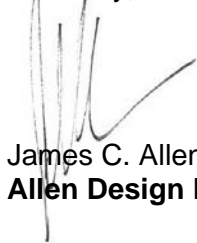
Below are our responses to your review of plans dated November 1, 2016.

Landscape Review

- The tree near the front door will be relocated.
- A call-out will be added stating trees near hydrants and utility structures will be located a minimum of 10' away.
- The site address will be added to the plans.
- The berm note will be revised stating the berm will be constructed of loam.
- A note will be added stating the transformer boxes will be screened per the City standard detail.
- The plant details will be revised showing the root flare above grade.
- The proposed burning bush will be substituted.

If you have any questions or comments regarding this response, please contact me at your convenience.

Sincerely,



James C. Allen
Allen Design L.L.C.