



45700 TWELVE MILE LLC JSP15-49

45700 TWELVE MILE LLC JSP 15-49

Consideration at the request of 45700 Twelve Mile Road, LLC for approval of the Preliminary Site Plan and Stormwater Management Plan. The subject property is located in Section 9, on the north side of Twelve Mile Road between West Park Drive and the railroad tracks. The applicant is currently proposing Phase 2 improvements including: pave area for outdoor storage, restore the existing wetland buffer area, install storm water management facilities, install fencing and screening for outdoor storage area and provide curbing for parking and outdoor storage areas throughout the site.

Required Action

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

| REVIEW | RESULT | DATE | COMMENTS |
|-------------|----------------------|----------------------------------|--|
| Planning | Approval recommended | 08-06-15 | <ul style="list-style-type: none"> Existing deviations with regards to building setbacks, parking setbacks and end islands authorized to remain as indicated in the Stipulated Order to be entered Items to be addressed on the final site plan submittal |
| Engineering | Approval recommended | 07-29-15 | <ul style="list-style-type: none"> Administrative variance for absence of sidewalk along Twelve Mile Road frontage Items to be addressed on the final site plan submittal |
| Landscaping | Approval recommended | 07-29-15 Revised: 08-18-15 | <ul style="list-style-type: none"> Existing deviations with regards to right-of-way trees, berm and buffer along public roads and maximum number of spaces for each parking bay authorized to remain as indicated in the Stipulated Order to be entered Items to be addressed on the final site plan submittal |
| Traffic | Approval recommended | 07-20-15 | <ul style="list-style-type: none"> Items to be addressed on the final site plan submittal |
| Wetlands | Approval recommended | 07-28-15 Revised: 08-19-15 | <ul style="list-style-type: none"> The site plan requires a City of Novi authorization to encroach the 2 foot natural features setback is required Wetland buffer restoration measures are required Items to be addressed on the final site plan submittal |
| Woodlands | Approval recommended | 07-28-15 | <ul style="list-style-type: none"> The site plan do not require a City of Novi Woodland Permit Items to be addressed on the final site plan submittal |
| Facade | Not Applicable | | Occupying an existing building |
| Fire | Approval recommended | 07-14-15 | <ul style="list-style-type: none"> All Comments addressed |

Motion Sheet

Approval –Preliminary Site Plan

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to **approve** the Preliminary Site Plan based on and subject to entry of the Stipulated Order in *City of Novi v Twelve West Properties, LLC*, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and the following:

- a) Existing deviation with regards to deficient building side yard setback for Building 3 per section 3.1.18.D authorized to remain as indicated in the Stipulated Order to be entered (For I-2, 50 ft. required, 43.73 ft. existing)
- b) Existing deviation with regards to deficient parking side yard setback per section 3.1.18.D and section 3.1.19.D authorized to remain as indicated in the Stipulated Order to be entered (For I-1: 10ft. required, I-2: 20 ft. required, 2ft. existing on the west side)
- c) Existing deviation with regards to absence required end islands with landscaping and raised curbs at the end of all parking bays that abut traffic circulation aisles authorized to remain as indicated in the Stipulated Order to be entered (raised end islands required, painted islands existing)
- d) Existing landscape deviation with regards to absence of required berm and buffer adjacent to Public right of way per section 5.5.3.B.ii and iii authorized to remain as indicated in the amendment to the Stipulated Order to be entered or the applicant to propose the required berm with the Final Site Plan
- e) Existing landscape deviation with regards to absence of required Right of way trees along Twelve Mile road frontage per section 5.5.3.E.i.c and LDM 1.d to remain as indicated in the Stipulated Order to be entered (8 trees required, 0 existing) or the applicant to propose the required trees with the Final Site Plan
- f) Existing landscape deviation with regards to exceeding the minimum allowed parking spaces between planning islands by 1 space per section 5.5.3.C.ii authorized to remain as indicated in the Stipulated Order to be entered (15 spaces allowed, 19 existing)
- g) *Provide a payment to the City equal to the cost of the pathway (as approved by the City Engineer) for City use to construct pathways elsewhere in the City, due to applicants request for administrative variance for absence of a pedestrian pathway along 12 mile frontage, due to no existing pathways within 300 feet of the property*
- h) 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
- i) (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 45700 Twelve Mile LLC, JSP 15-49, motion to **approve** the Stormwater Management Plan based on and subject to entry of the Stipulated Order in *City of Novi v Twelve West Properties, LLC*, Oakland County Circuit Court Case No. 2012-114324-CE, the terms and conditions thereof, and 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 –Preliminary Site Plan

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to **deny** the Preliminary Site Plan, *for the following reasons... (because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

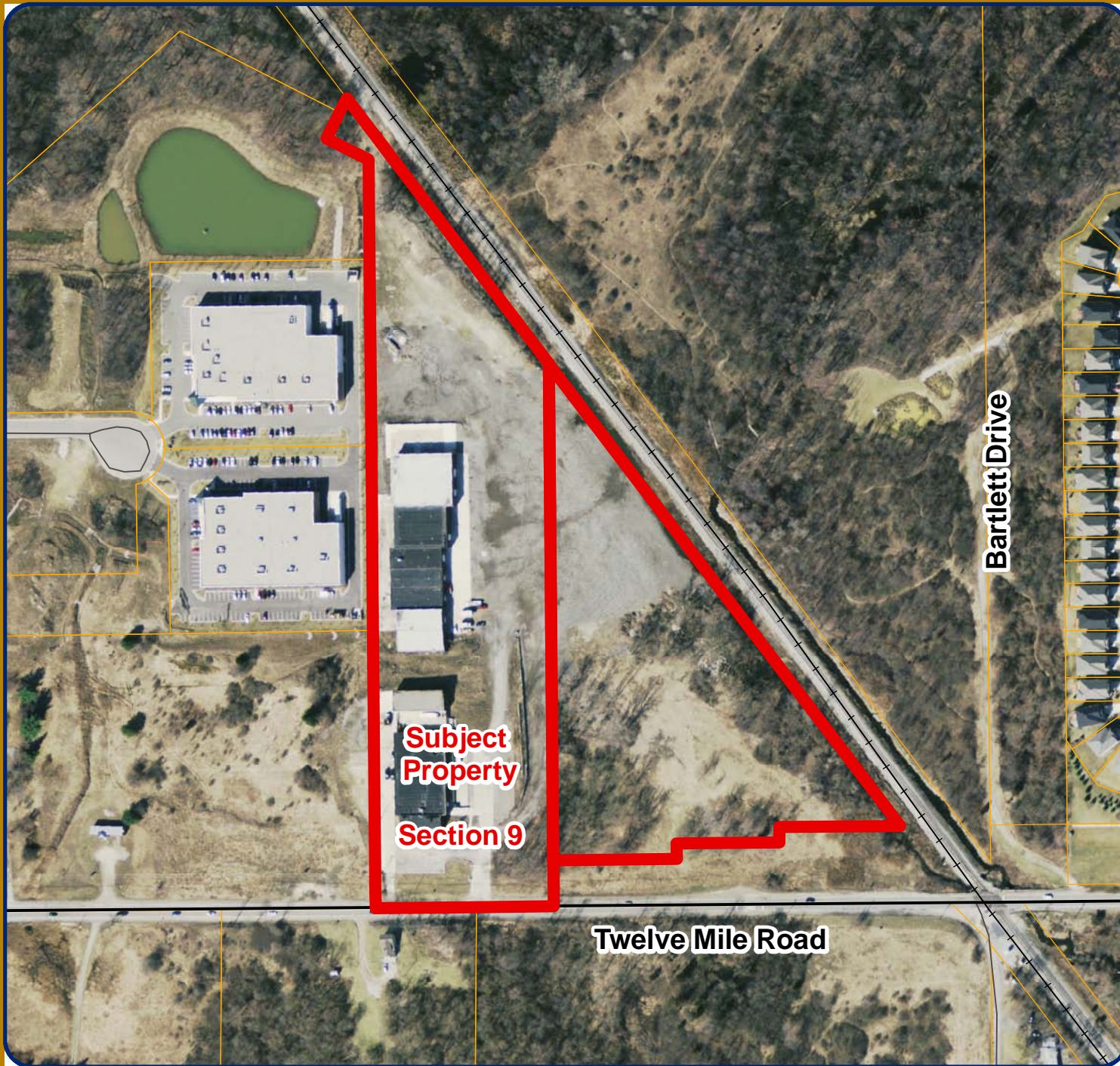
Denial –Stormwater Management Plan

In the matter of 45700 Twelve Mile LLC, JSP 15-49, motion to **deny** the Storm water Management Plan, *for the following reasons... (because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 15-49 45700 Twelve Mile LLC

Location

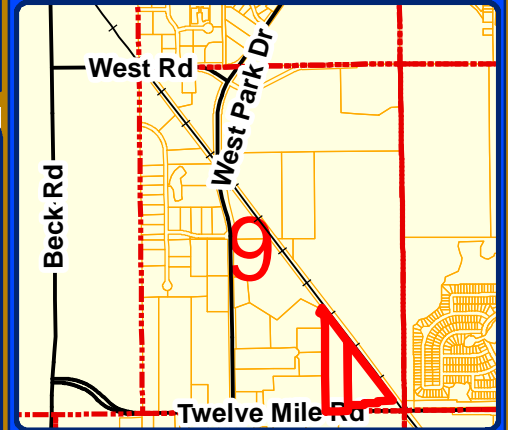


**Subject
Property**

Section 9

Twelve Mile Road

Bartlett Drive



Legend

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 08/20/15
Project: JSP15-49 45700 Twelve Mile LLC
Version #: 1

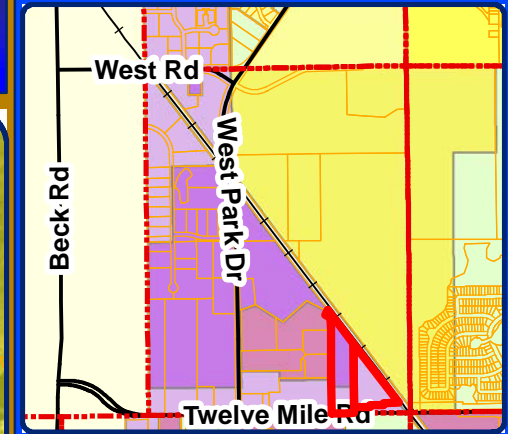
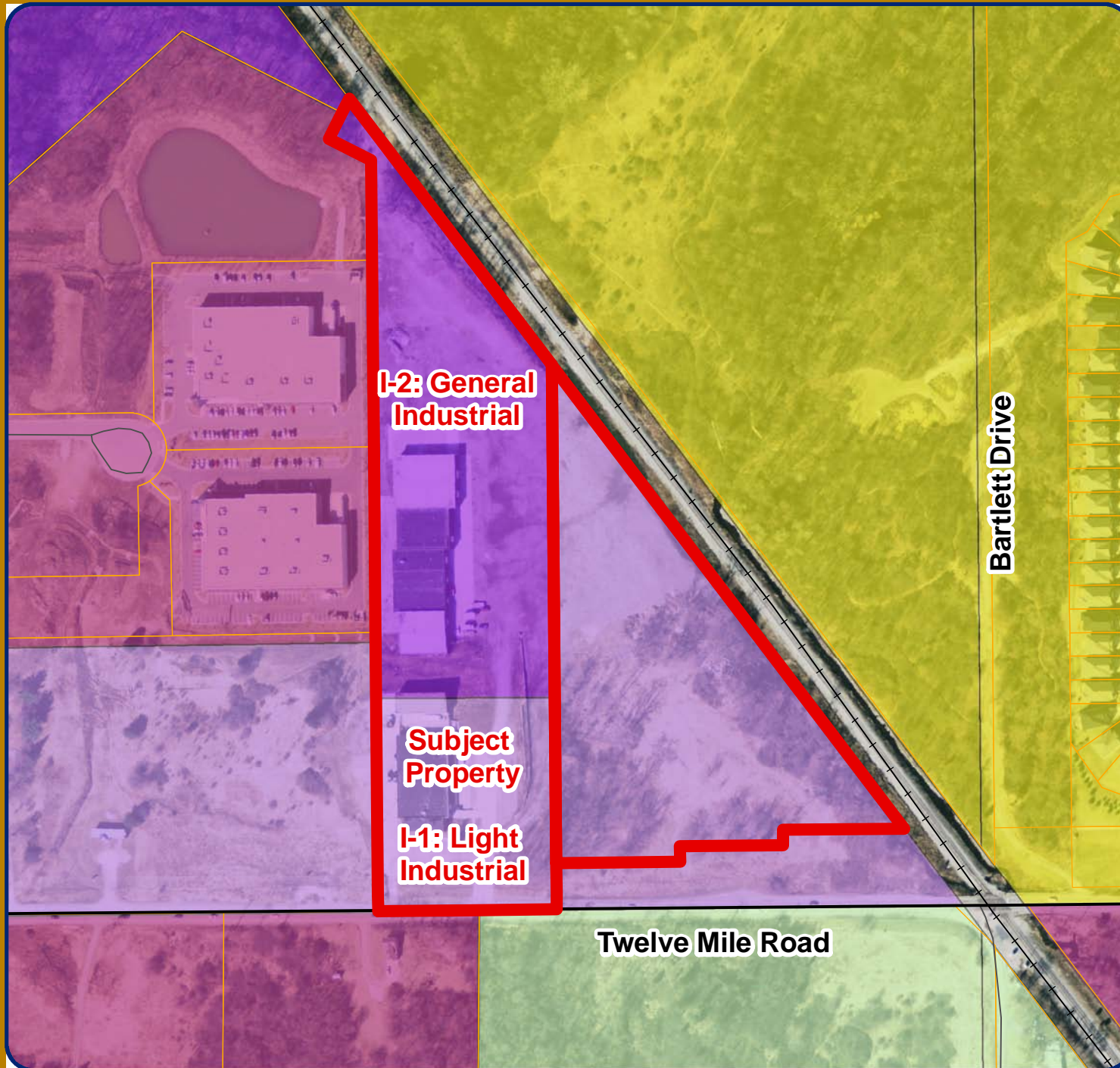


MAP INTERPRETATION NOTICE

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 GIS Manager to confirm source and accuracy information related to this map.

JSP 15-49 45700 Twelve Mile LLC

Zoning



Legend

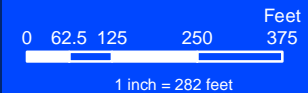
- Sections
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- I-1: Light Industrial District
- I-2: General Industrial District
- OST: Office Service Technology



City of Novi

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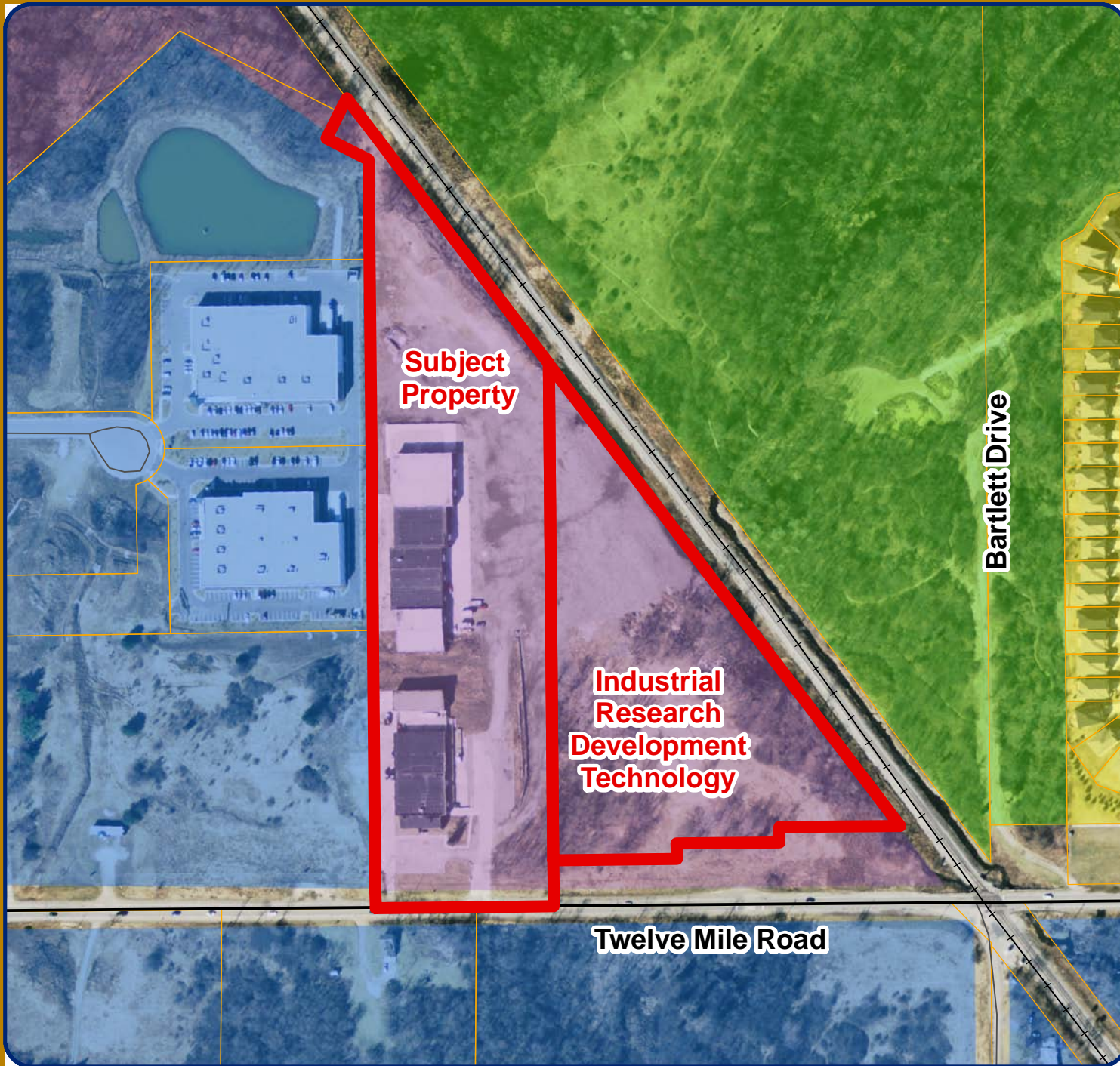


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JSP 15-49 45700 Twelve Mile LLC

Future Landuse

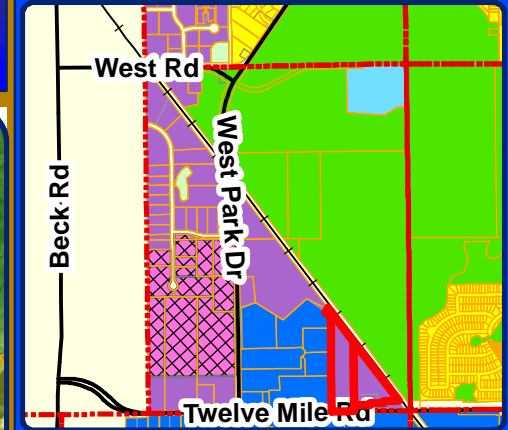


**Subject
Property**

**Industrial
Research
Development
Technology**

Bartlett Drive

Twelve Mile Road



Legend

- Sections
- SINGLE FAMILY
- MULTIPLE FAMILY
- OFFICE RES DEV TECH
- INDUSTRIAL RES DEV TECH
- HEAVY INDUSTRIAL
- PUBLIC
- PUBLIC PARK
- PRIVATE PARK



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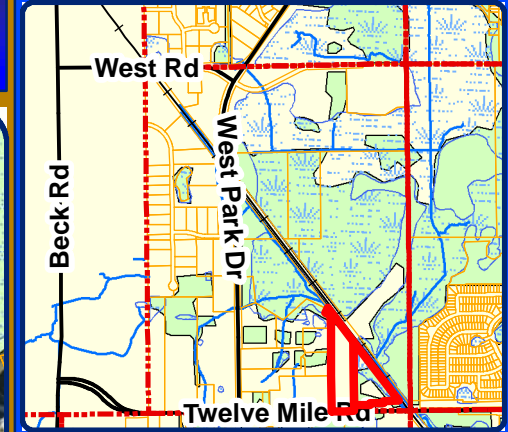
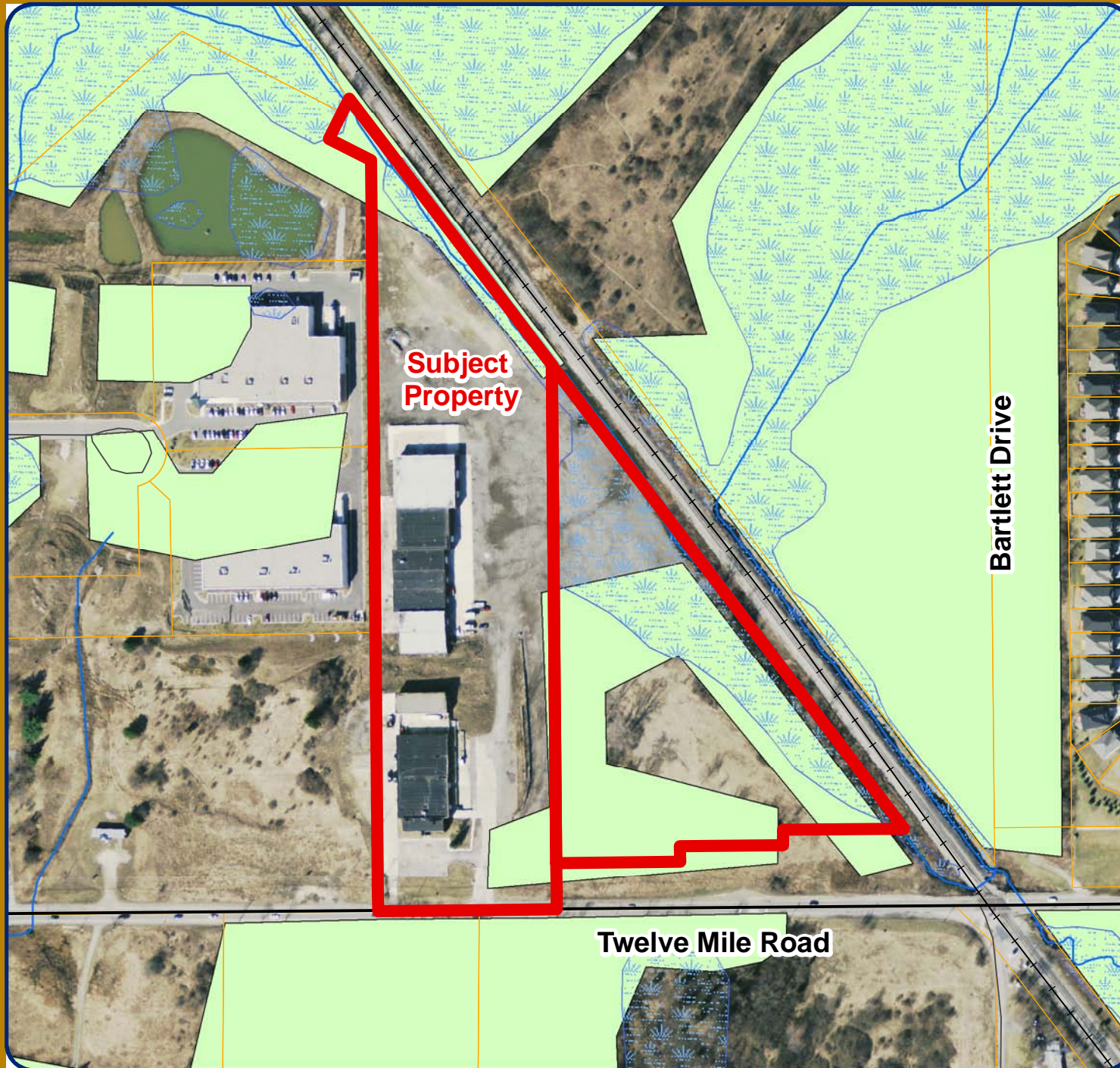


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JSP 15-49 45700 Twelve Mile LLC

Natural Features



Legend

-  Sections
-  Wetlands
-  Woodlands



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1 inch = 282 feet



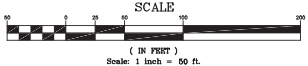
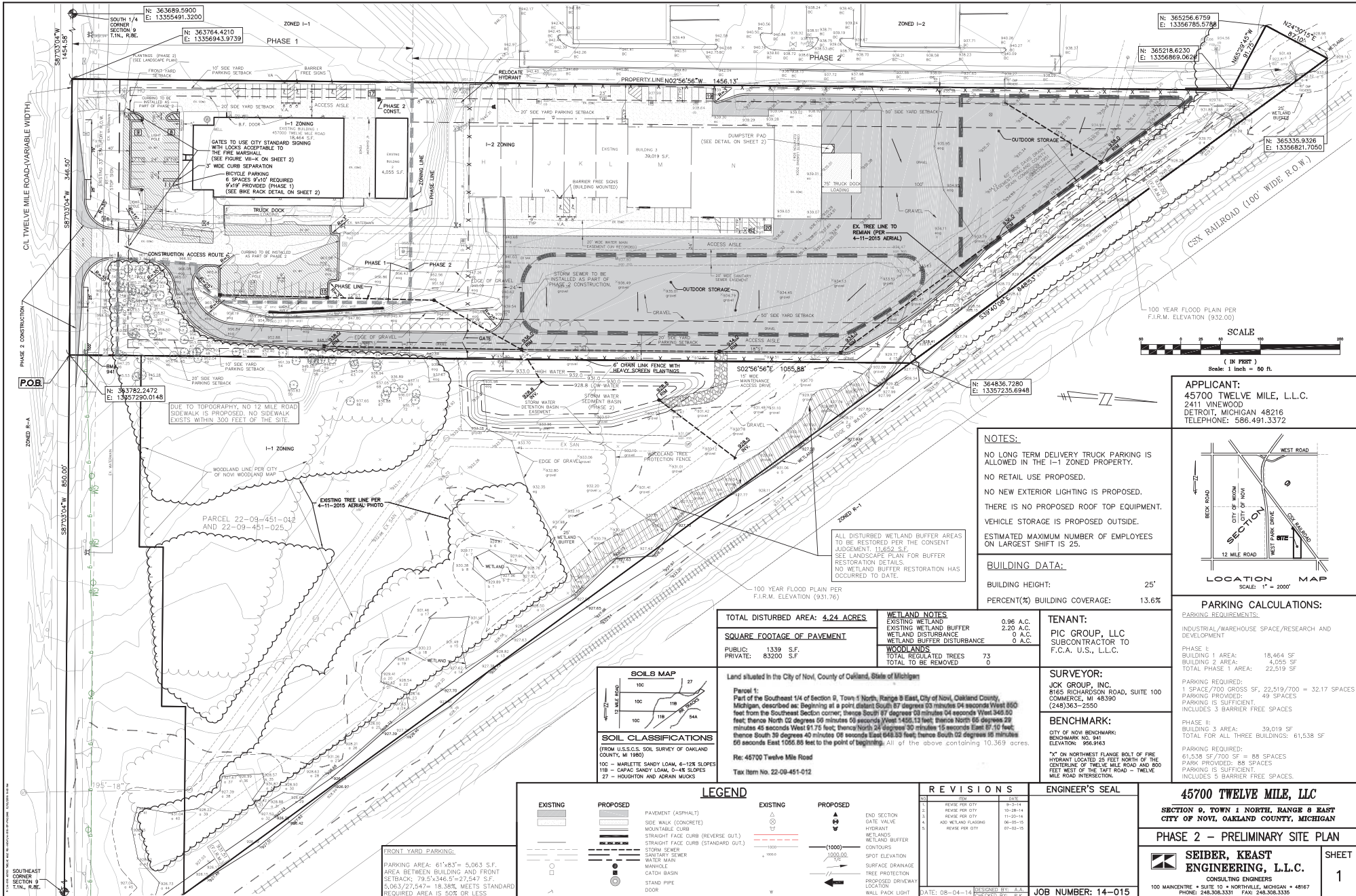
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SITE PLAN

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

As submitted for Revised Preliminary Site Plan on August 13, 2015



APPLICANT:
 45700 TWELVE MILE, L.L.C.
 2411 VINWOOD
 DETROIT, MICHIGAN 48216
 TELEPHONE: 586.491.3372



NOTES:
 NO LONG TERM DELIVERY TRUCK PARKING IS ALLOWED IN THE I-1 ZONED PROPERTY.
 NO RETAIL USE PROPOSED.
 NO NEW EXTERIOR LIGHTING IS PROPOSED.
 THERE IS NO PROPOSED ROOF TOP EQUIPMENT.
 VEHICLE STORAGE IS PROPOSED OUTSIDE.
 ESTIMATED MAXIMUM NUMBER OF EMPLOYEES ON LARGEST SHIFT IS 25.

BUILDING DATA:
 BUILDING HEIGHT: 25'
 PERCENT(%) BUILDING COVERAGE: 13.6%

TENANT:
 PIC GROUP, LLC
 SUBCONTRACTOR TO
 F.C.A. U.S., L.L.C.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 1 | 08-04-14 | REVISE PER CITY |
| 2 | 08-04-14 | REVISE PER CITY |
| 3 | 08-04-14 | REVISE PER CITY |
| 4 | 08-04-14 | ADD WETLAND PLANNING |
| 5 | 08-04-14 | REVISE PER CITY |

BENCHMARK:
 CITY OF NOVI BENCHMARK
 BENCHMARK NO. 941
 ELEVATION: 956.9163

ENGINEER'S SEAL

PARKING CALCULATIONS:

PARKING REQUIREMENTS:
 INDUSTRIAL/WAREHOUSE SPACE/RESEARCH AND DEVELOPMENT

PHASE 1:
 BUILDING 1 AREA: 18,464 SF
 BUILDING 2 AREA: 4,056 SF
 TOTAL PHASE 1 AREA: 22,519 SF

PARKING PROVIDED:
 1 SPACE/700 GROSS SF = 22,519/700 = 32.17 SPACES
 PARKING PROVIDED: 49 SPACES
 PARKING IS SUFFICIENT.
 INCLUDES 3 BARRIER FREE SPACES

PHASE 2:
 BUILDING 3 AREA: 39,019 SF
 TOTAL FOR ALL THREE BUILDINGS: 61,538 SF

PARKING PROVIDED:
 61,538 SF/700 SF = 88 SPACES
 PARK PROVIDED: 88 SPACES
 PARKING IS SUFFICIENT.
 INCLUDES 5 BARRIER FREE SPACES.

TOTAL DISTURBED AREA: 4.24 ACRES

| | |
|----------------------------|------------------|
| EXISTING WETLAND | 0.96 A.C. |
| WETLAND DISTURBANCE | 2.20 A.C. |
| WETLAND BUFFER DISTURBANCE | 0 A.C. |
| TOTAL | 3.16 A.C. |

SQUARE FOOTAGE OF PAVEMENT

| | |
|----------|------------|
| PUBLIC: | 1339 S.F. |
| PRIVATE: | 83200 S.F. |

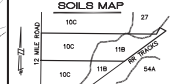
WETLAND NOTES
 EXISTING WETLAND BUFFER: 0.96 A.C.
 WETLAND DISTURBANCE: 2.20 A.C.
 WETLAND BUFFER DISTURBANCE: 0 A.C.

WOODLANDS
 TOTAL REGULATED TREES: 73
 TOTAL TO BE REMOVED: 0

Land situated in the City of Novi, County of Oakland, State of Michigan

Parcel 1:
 Part of the Southeast 1/4 of Section 9, Town 1 North, Range 9 East, City of Novi, Oakland County, Michigan, described as: Beginning at a point distant South 87 degrees 00 minutes 04 seconds West 650 feet from the Southeast Section corner; thence South 87 degrees 00 minutes 04 seconds West 342.50 feet; thence North 02 degrees 59 minutes 59 seconds West 1458.13 feet; thence North 66 degrees 20 minutes 45 seconds West 81.75 feet; thence North 24 degrees 20 minutes 15 seconds East 67.10 feet; thence South 39 degrees 40 minutes 08 seconds East 642.53 feet; thence South 02 degrees 08 minutes 50 seconds East 1056.88 feet to the point of beginning. All of the above containing 10.369 acres.

Rec: 45700 Twelve Mile Road
 Tax Item No. 22-09-451-012



SOIL CLASSIFICATIONS
 FROM U.S.S.C.S. SOIL SURVEY OF OAKLAND COUNTY, MI (1980)

10C - MARLETTE SANDY LOAM, 4-12% SLOPES
 11B - CAPAC SANDY LOAM, 0-4% SLOPES
 27 - HOUGHTON AND ADRIAN MUCKS

LEGEND

| EXISTING | PROPOSED |
|-----------------------------------|-----------------------------------|
| PAVEMENT (ASPHALT) | PAVEMENT (ASPHALT) |
| SIDE WALK (CONCRETE) | SIDE WALK (CONCRETE) |
| MOUNTAIN CURB | MOUNTAIN CURB |
| STRAIGHT FACE CURB (REVERSE OUT) | STRAIGHT FACE CURB (REVERSE OUT) |
| STRAIGHT FACE CURB (STANDARD OUT) | STRAIGHT FACE CURB (STANDARD OUT) |
| STORM SEWER | STORM SEWER |
| SANITARY SEWER | SANITARY SEWER |
| WATER MAIN | WATER MAIN |
| MANHOLE | MANHOLE |
| CATCH BASIN | CATCH BASIN |
| STAND PIPE | STAND PIPE |
| DOOR | DOOR |
| END SECTION | END SECTION |
| GATE VALVE | GATE VALVE |
| HYDRANT | HYDRANT |
| WETLANDS | WETLANDS |
| WETLAND BUFFER | WETLAND BUFFER |
| CONTOURS | CONTOURS |
| SPOT ELEVATION | SPOT ELEVATION |
| SURFACE DRAINAGE | SURFACE DRAINAGE |
| TREE PROTECTION | TREE PROTECTION |
| PROPOSED DRIVEWAY | PROPOSED DRIVEWAY |
| WALL PACK LIGHT | WALL PACK LIGHT |

FRONT YARD PARKING:
 PARKING AREA: 61'x83' = 5,063 S.F.
 AREA BETWEEN BUILDING AND FRONT SETBACK: 70.6'x346.5' = 27,547 S.F.
 5,063/27,547 = 18.38%. MEETS STANDARD REQUIRED AREA IS 50% OR LESS

45700 TWELVE MILE, LLC
 SECTION 9, TOWN 1 NORTH, RANGE 9 EAST
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

PHASE 2 - PRELIMINARY SITE PLAN

SEIBER, KEAST ENGINEERING, L.L.C.
 CONSULTING ENGINEERS
 100 MANCINTRE • SUITE 10 • NORTHVILLE, MICHIGAN • 48167
 PHONE: 248.308.3331 FAX: 248.308.3330

SHEET 1

JOB NUMBER: 14-015

PLANNING REVIEW

Review based on Preliminary Site Plan on July 08, 2015

| PRELIMINARY SITE PLAN SUBMITTAL SCHEDULE | | |
|--|-------------------|-----------------------------|
| Type of Submittal | Date of Submittal | Reviewed by |
| Preliminary Site Plan | July 08, 2015 | All Agencies |
| Revised Preliminary Site Plan | August 13, 2015 | Landscape and Wetlands only |



PLAN REVIEW CENTER REPORT

August 06, 2015

Planning Review

45700 Twelve Mile LLC

JSP15-49

Petitioner

45700 Twelve Mile Road, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: 45700 Twelve Mile Road, north side of Twelve Mile Road between West Park Drive and the railroad tracks (Section 9)
- Site Zoning: I-1, Light Industrial and I-2, General Industrial
- Adjacent Zoning: North: R-1 (beyond railroad tracks; East: I-1; West: I-1 and OST; South (opposite side of Twelve Mile Road): OST and RA
- Current Site Use(s): Vacant industrial (3 buildings)
- Adjoining Uses: North and East: vacant; West: various office/industrial and single-family home; South: vacant and single-family home
- School District: Novi Community Schools
- Site Size: 10.3 acres
- Plan Date: 07-02-15

Project Summary

The applicant is proposing occupancy of the vacant industrial site at 45700 Twelve Mile Road. Few of the site improvement in the front part of the property were completed last year as part of Phase 1 improvements. The applicant is currently proposing Phase improvements including: pave area for outdoor storage, restore the existing wetland buffer area, install storm water management facilities, install fencing and screening for outdoor storage area and provide curbing for parking and outdoor storage areas throughout the site

The improvements require an amendment to the City of Novi v. Twelve West and Twelve West II Consent Judgment to incorporate the Phase 2 site plan.

Recommendation

Provided the applicant submits the required photometric plan and landscape plan generally complying with Ordinance requirements prior to City Council's consideration of the Consent Judgment Amendment, **staff recommends approval of the Preliminary Site Plan and Phasing Plan**. The applicant will need to address the outstanding items as part of the Final Site Plan submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3.1.23 OST District, Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant prior to the Final Site Plan Approval.

1. Building Setbacks: All three buildings on the site are existing. Building 3 does not meet the required I-2 side yard setback (50 feet required, 43 feet provided). **This existing deviation should be included in the Amended Consent Judgment.**
2. Parking Setbacks: In the I-1 District, parking is permitted in the front yard subject to a number of conditions:
 - a. The site must be a minimum of 2 acres. The subject property is approximately 10.3 acres.
 - b. The parking cannot extend into the required front yard setback (40 feet). The existing parking area is setback 5 feet from the property line. **This existing deviation should be included in the Amended Consent Judgment.**
 - c. The parking cannot occupy more than 50% of the area between the front setback and the building façade. The current parking occupies 18.38% of the front yard
 - d. Parking must be screened with a brick wall or landscaped berm. Recognizing it may not be possible to construct a berm within the current front yard space, **the applicant should include a 2 ½ ft. brick screen wall with plantings on the plan.**
 - e. The Planning Commission must make a finding that the parking is compatible with the surrounding area.

The proposed parking area (currently paved, proposed to be striped) in the eastern side yard does meet not the required setback (10 feet and 20 feet required, 2 feet provided). **This existing deviation should be included in the Amended Consent Judgment.**

3. Sidewalks and Pathways: A six foot sidewalk is required along Twelve Mile frontage. A walkway to connect the building exit to the existing Twelve Mile road sidewalk should be provided. Applicant intends not to build the sidewalk due to topographic constraints. **Please refer to Engineering review letter for further details regarding payment into City sidewalk fund in lieu of building a sidewalk.**
4. Outdoor Storage: The applicant has provided a letter explaining the type of outdoor storage proposed. Please include some of the details on the site plan itself.
 - a. **Please add the following note to the site plan:** The vehicles are stored and staged in an orderly fashion, and may be fully operable or in varying stages of assembly or disassembly while awaiting work or other use. The storage cannot be used for a junkyard or for a purpose not otherwise authorized under the Zoning Ordinance.
 - b. There is a six foot fence along the boundary line which is used partly to screen the outdoor storage. **Please indicate the maximum height of the storage materials on the plan. The maximum height shall not exceed the maximum height of screening fence.**
 - c. **Outdoor storage appears to potentially lie in an Oakland County Davis Drain easement along the north property line. The applicant should clarify this before consideration by the Planning Commission.**
5. Narrative: The applicant referred to a narrative in the response letter. A narrative was not provided along with the submittal. **Please provide the above mentioned narrative to verify conformance with the requirements with performance standards per section 3.14.3.C and economic impact information.**
6. Exterior Lighting: The current site plan has provided information for Phase 1 site plan only. **Is the lighting for Phase 1 currently installed or proposed to be installed? If it is proposed, please refer to lighting chart for additional comments.** The applicant response letter indicates that no new exterior lighting is proposed other than the existing building mounted lighting. **Please indicate whether and how the proposed loading spaces and outdoor spaces will be lit.**
7. Wetlands: At a minimum impacts to the existing wetland buffer are proposed for Phase 2 and wetland restoration work will be required as part of Phase 2. See the wetland review letter for additional information.
8. Exterior Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland at 248.347.0438 or jniland@cityofnovi.org for information regarding sign permits.

9. Other Reviews:

- a. Engineering Review: Additional Comments to be addressed with Final Site Plan. Engineering recommends approval
- b. Landscape Review: Additional Comments to be addressed with revised Preliminary Site Plan submittal. Landscape does not recommend approval.
- c. Wetland Review: Additional Comments to be addressed with revised Preliminary Site Plan submittal. Wetlands do not recommend approval.
- d. Woodland Review: Additional Comments to be addressed with Final Site Plan. Engineering recommends approval
- e. Traffic Review: Additional Comments to be addressed with Final Site Plan. Traffic recommends approval
- f. Facade Review: No exterior changes to the existing building are proposed. Façade did not review the Site Plan.
- g. Fire Review: Additional Comments to be addressed with Final Site Plan. Fire recommends approval

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters that are not recommending approval is required along with four copies of site plan with a site plan revision submittal form with the next submittal.

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.

Pre-Construction Meeting

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

Street and Project Name

This project name will need approval of the Street and Project Naming Committee. Please contact Richelle Leskun (248-347-0579 or rleskun@cityofnovi.org) in the Community Development Department for additional information.

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





PLANNING REVIEW CHART: I-2: General Industrial District

Review Date: July 28, 2015
Review Type: Preliminary Site Plan Review
Project Name: JSP 15-49: 45700 Twelve Mile LLC
Plan Date: July 02, 2015
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

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

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|---|------------|---|
| Zoning and Use Requirements | | | | |
| Master Plan <i>(adopted August 25, 2010)</i> | Industrial Research Development and Technology | No Change | Yes | |
| Area Study | The site does not fall under any special category | NA | NA | |
| Zoning <i>(Effective December 25, 2013)</i> | I-2:General Industrial District I-1: Light Industrial District | No Change | Yes | |
| Uses Permitted (Sec 3.1.18.B & C) (Sec 3.1.19.B & C) | Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses Sec 3.1.19.B Principal Uses Permitted. Sec 3.1.19.C Special Land Uses | Existing buildings with proposed outside storage and parking improvements for Vehicle Scrap and reclaiming Center Phase 1 Building Area: 22,519 SF Phase 2 Building Area: 39,019 SF Total Building: 61,538 SF | Yes | Additional Information provided in the cover letter. |
| Height, bulk, density and area limitations (Sec 3.1.19) | | | | |
| Frontage on a Public Street. <i>(Sec. 5.12)</i> | Frontage on a Public Street is required | Frontage on Twelve Mile Road | Yes | |
| Access to Major Thoroughfare <i>(Sec. 5.13)</i> | vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive | Access to Twelve Mile Road is existing | Yes | |
| Minimum Zoning Lot Size for each Unit in Ac <i>(Sec 3.6.2.D)</i> | Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be | | NA | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|---|--|--|---|
| Minimum Zoning Lot Size for each Unit: Width in Feet | determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space | | NA | |
| Open Space Area | ---- | | NA | --- |
| Maximum % of Lot Area Covered (By All Buildings) | (Sec 3.6.2.D) | 13.6 % | Yes | |
| Building Height (Sec. 3.1.18.D) | 60 ft. | 25 ft. No changes are proposed to existing building | Yes | |
| Building Setbacks (Sec 3.1.19.D) | | | | |
| | I-1 | I-2 | Yes | Building 3 in the I-2 portion of the site has a deficient side yard setback. |
| Front | 40 ft., | 100 ft. | Appears to comply Yes | |
| Rear | 20 ft. | 50 ft. | Yes | |
| Side | 20 ft. | 50 ft. | 43.73 ft. No | |
| Parking Setback (Sec 3.1.19.D) & Refer to applicable notes in Sec 3.6.2 | | | | |
| | I-1 | I-2 | Yes | This existing deviation for the deficient side yard setback should be included in the amended consent judgment |
| Front | 3.6.2.E | 3.6.2.E | Appears to comply Yes | |
| Rear | 10 ft. | 20 ft. | Yes | |
| Side | 10 ft. | 20 ft. | 2 ft. on west 10 ft. on east near the proposed drive in I-2 No | |
| Note To District Standards (Sec 3.6.2) | | | | |
| Exterior Side Yard Abutting a Street (Sec 3.6.2.C) | All exterior side yards abutting a street shall be provided with a setback equal to front yard. | No side yard abutting street | NA | |
| Off-Street Parking in Front Yard (Sec 3.6.2.E) | Development is 2 acres in size | 10.34 Acres | Yes | Label the site acreage on plans |
| | Parking does not extend into required setback (40 ft.) | | | Is setback measured from future ROW? |
| | Parking does not occupy more than 50% of area b/w front setback and bldg. façade | Parking occupies 18.38% of the area | Yes | |
| | Parking is screened with brick wall or landscape berm | | | Refer to landscape review |
| | Planning Commission finds parking is compatible with surrounding area | | | |
| Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F) | Off-street parking is allowed inside and rear yards if the site does not abut residential. If it does, additional conditions apply. | Not adjacent to residential districts | NA | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|---|------------|---|
| Setback from Residential District (Sec 3.6.2.H) | Building shall be setback 3 feet for each foot of building height | Not abutting a residential district | NA | |
| Wetland/Watercourse Setback (Sec 3.6.2.M) | A setback of 25ft from wetlands and from high watermark course shall be maintained | Show Wetlands buffer on the plan. Plan does not impact wetlands or buffer impacts | No | Refer to Wetlands review letter for additional comments |
| Additional Height (Sec 3.6.2.O) | Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O | Applicant not requesting | NA | |
| Parking setback screening (Sec 3.6.2.P) | Required parking setback area shall be landscaped per sec 5.5.3. | Parking lot is screened | Yes | |
| Modification of parking setback requirements (Sec 3.6.2.Q) | The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q | Parking setbacks do not conform to the minimum required on the west | No | This existing deviation for the deficient side yard setback should be included in the amended consent judgment |
| Parking, Loading and Dumpster Requirements | | | | |
| Number of Parking Spaces Industrial or research establishments and related accessory offices (Sec.5.2.12.E) | One (1) space for each 700 square feet of usable floor area or Five (5) plus one (1) for each one and one-half (1 ½) employees in the largest working shift, whichever is greater. Space on site shall also be provided for all construction workers during periods of plant construction For 61,538 SF, required spaces = 88 | Total Proposed = 88 spaces Maximum number of employees if 25 | Yes | |
| Parking Space Dimensions and maneuvering Lanes (Sec. 5.3.2) | 90°: 9 ft. x 19 ft. parking spaces with 24 ft. drives 9 ft. x 17 ft. parking spaces along 7 ft. interior sidewalks, provided a 4 in. curb at these locations & along landscaping 0°: 8 ft. x 23 ft. parking spaces with 13 ft. drives | A combination of three types of parking spaces is provided. The dimensions appear to be in compliance | Yes | Label the width and depth wherever applicable. |
| Parking stall adjacent to entrance (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 | Minimum distance is maintained | Yes | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|---|---|------------|----------|
| End Islands (Sec. 5.3.12) | <ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance | <p>Painted islands are provided in some areas.</p> <p>The applicant is not interested in providing any additional end islands and would like to include this in consent judgement</p> | Yes | |
| Barrier Free Spaces <i>Barrier Free Code</i> | 3 barrier free parking spaces (for total 76 to 100)& 1 van barrier free parking space are required | 3 regular barrier Free parking & 1 van barrier free space are provided | Yes | |
| Barrier Free Space Dimensions <i>Barrier Free Code</i> | <ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces | Two types of accessible spaces are provided | Yes | |
| Barrier Free Signs <i>Barrier Free Code</i> | One sign for each accessible parking space. | Existing or proposed?? | Yes | |
| Minimum number of Bicycle Parking (Sec. 5.16.1) | Five (5) percent of required automobile spaces, minimum two (2) spaces. For 88 spaces, 4 bike spaces are required | 6 spaces are provided | Yes | |
| Bicycle Parking General requirements (Sec. 5.16) | No farther than 120 ft. from the entrance being served | | | |
| | When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations | 4 spaces are required. All proposed in one location as no traffic is expected at other locations | Yes | |
| | Spaces to be paved and the bike rack shall be inverted "U" design | 3 loop bike rack design | Yes | |
| | Shall be accessible via 6 ft. paved sidewalk | Accessible via driveway. | | |
| 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 | Layout provided on sheet 2 | Yes | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|---|------------|----------|
| Loading Spaces (Sec. 5.4.1) | Loading area in the rear yard Loading area in interior side yard if it is adjacent to I, EXPO or EXO district | Loading zones and overhead doors located in interior side and rear yard | Yes | |
| Accessory Structures | | | | |
| 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 | <ul style="list-style-type: none"> Yes No Yes Yes Yes. Located away from barrier free spaces | Yes | |
| Dumpster Enclosure (Sec. 21-145. (c)) | <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 | <ul style="list-style-type: none"> - Brick enclosure proposed, to match the building - A 6 foot wall is proposed - Wall is 6 ft on all sides - Yes - Concrete Pad - Masonry | Yes | |
| Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii) | 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 | No rooftop equipment proposed | Yes | |
| 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. | No rooftop equipment proposed | Yes | |
| I-1 District Required Conditions (Sec 3.14) | | | | |
| Outdoor Storage of above ground storage tanks (Sec. 3.14.1.B.ii) | Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply | Not proposed | NA | |
| Outdoor Storage of recreational | | Not Proposed | NA | |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|--|------------|---|
| equipment (Sec. 3.14.1.B.iii) | | | | |
| Other (Sec 3.14.2) | Unless otherwise provided, dealing directly with consumer at retail, is prohibited. | Note added to the plan | Yes | |
| Adjacent to Freeway ROW (Sec 3.14.4) | Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply | Not adjacent to Freeway ROW | NA | |
| Adjacent to Residential district (Sec 3.14.5) | Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.5 apply | Not adjacent to residential district | NA | |
| I-2 District Required Conditions (Sec. 3.15) | | | | |
| Outdoor Storage | Storage cannot extend to a greater height than the obscure on-site screen | The applicant provided a letter which indicates the type of storage. But it does not provide additional details such as screening and maximum height | No | <p>Applicant should provide a detail of the proposed plantings and confirm materials will not exceed height of proposed fence at time of Phase 2 site plan.</p> <p>Applicant should indicate on the plans what types of material are to be stored outdoors and confirm the outdoor storage area will be paved at time of Phase 2 site plan.</p> <p>Outdoor storage appears to potentially lie in an Oakland County drain easement. The applicant should clarify this at time of Phase 2 site plan.</p> |
| Planning Commission findings for permitted uses for I-1 district (Sec 3.14.3) | | | | |
| Sec 3.14.3.A | Protecting current and future residential uses from development impact | Not adjacent to residential districts | NA | |
| Long term truck parking Sec 3.14.3.B | No long term delivery truck parking on site | Note added to the plan | Yes | |
| Performance standards Sec 3.14.3.C | The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14 | Speculative building, specific use unknown | Yes | Applicant referred to a narrative in the response letter. Narrative is not attached. Provide additional information. |
| Storage and/use of material Sec 3.14.3.D | The storage and/or use of any volatile, flammable or other materials shall be fully | Hazardous materials checklist provided | Yes | |

| Item | Required Code | Proposed | Meets Code | Comments |
|---|--|--|------------|--|
| | identified in application and shall comply with any city ordinances regarding toxic or hazardous materials. | | | |
| Hazardous material checklist Sec 3.14.3.E | Compliance of City's hazardous materials checklist | Hazardous materials checklist provided | Yes | |
| Sidewalks and Pathways | | | | |
| Article XI. Off-Road Non-Motorized Facilities | A 6 foot sidewalk is required along collector and arterial roads | Applicant is not interested in providing the sidewalk due to existing topography | No | Applicant should work with Engineering regarding payment of fees in lieu of constructing a sidewalk. Refer to Engineering letter for further details. |
| Pedestrian Connectivity | Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets | There is no proposed sidewalk along Twelve Mile Road to connect to | NA | |
| Other Requirements | | | | |
| Exterior lighting (Sec. 5.7) | Photometric plan and exterior lighting details needed at time of Final Site Plan submittal | A lighting plan is provided for Phase 1 only. No additional lighting is proposed for Phase 2 except the existing building mounted lighting | Yes | |
| Design and Construction Standards Manual | Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions). | Provided | Yes | |
| General layout and dimension of proposed physical improvements | Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private). | Proposed improvements appear to be in conformance, but information is missing | Yes | |
| Economic Impact Information | - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction | Information not provided | No | Applicant referred to a narrative in the response letter. Narrative is not attached. Provide additional information. |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|--------------------------------|------------|--|
| | & after building is occupied, if known) | | | |
| Development and Street Names | Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval | Development name not indicated | | <u>Contact Richelle Leskun at 248-347-0475 to schedule a meeting with the Committee</u> |
| Development/ Business Sign | Signage if proposed requires a permit. | None shown | | <u>For sign permit information contact Jeannie Niland 248-347-0438.</u> |
| Lighting and Photometric Plan (Sec.5.7) | | | | |
| Intent (Sec. 5.7.1) | Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky | Yes | 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 | Yes | Yes | |
| Lighting Plan (Sec.5.7.A.2) | Specifications for all proposed & existing lighting fixtures | Information missing | No | <u>Clearly indicated the proposed and existing light fixtures on the plan</u> <u>Indicated hours of operation on the plan</u> |
| | 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 | | | |
| Required Conditions (Sec. 5.7.3.A) | Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses | Not Indicated | No | <u>Indicated the maximum height for pole fixtures and mounting height for wall mounted fixtures</u> |
| 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 for security purposes & limited operations shall be permitted after a site's hours of operation | Not provided | Yes | <u>Add the notes to the plan</u> |

| Item | Required Code | Proposed | Meets Code | Comments |
|--|--|--|------------|---|
| 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 | Not provided | No | <u>Total ratio cannot exceed 4:1. Provide the ration on plans as required</u> |
| 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 | Metal Hallide | Yes | |
| Min. Illumination (Sec. 5.7.3.k) | Parking areas: 0.2 min | Lighting information at the proposed loading and unloading is not provided | No | <u>Provide the lighting information near loading and unloading area</u> |
| | Loading & unloading areas: 0.4 min | | | |
| | Walkways: 0.2 min | | | |
| | Building entrances, frequent use: 1.0 min | | | |
| | Building entrances, infrequent use: 0.2 min | | | |
| 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 | 0.5 max | Yes | |
| Cut off Angles (Sec. 5.7.3.L) | when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle | Does not abut residential | NA | |

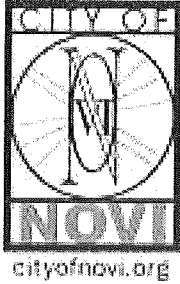
NOTES:

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

ENGINEERING REVIEW

Review based on Preliminary Site Plan on July 08, 2015

| PRELIMINARY SITE PLAN SUBMITTAL SCHEDULE | | |
|---|--------------------------|-----------------------------|
| Type of Submittal | Date of Submittal | Reviewed by |
| Preliminary Site Plan | July 08, 2015 | All Agencies |
| Revised Preliminary Site Plan | August 13, 2015 | Landscape and Wetlands only |



PLAN REVIEW CENTER REPORT

07/29/2015

Engineering Review

45700 12 Mile Road
JSP15-0049

Applicant

45700 TWELVE MILE LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of 12 Mile Rd. and E. of West Park Dr.
- Site Size: 10.37 acres (Site), 4.24 acres (disturbed area)
- Plan Date: 07/02/2015

Project Summary

- Paving of the existing gravel parking lot and driveway at the side and back of the existing buildings. Site access would be provided from the existing drive on to 12 Mile Rd.
- Restoration of the existing on-site wetland at the rear of the parcel.
- Install one new hydrant and relocate one existing on-site fire hydrant.
- Storm water would be collected by a single storm sewer collection system and detained in a basin on the adjacent parcel to the east.

Recommendation

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

Comments:

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

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

General

1. A sheet index shall be provided on the cover sheet.
2. A right-of-way permit will be required from the City of Novi and Oakland County.
3. A pedestrian pathway is required along the 12 Mile frontage. The ordinance allows for an administrative variance when there are no existing pathways within 300-feet of the property if the applicant provides payment to the City equal to the cost of the pathway (as approved by the City Engineer) for City use to construct pathways elsewhere in the City. The applicant should provide a letter making this request or construct the sidewalk along the frontage as required.
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. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
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. Show the water main the new and relocated hydrant will connect to.
8. Provide connection details for any new taps or connections to existing water main.
9. Note that a tapping sleeve, valve and well will be provided at the connection to the existing water main.
10. Provide a profile for all proposed water main 8-inch and larger.
11. The new and relocated fire hydrants must be in a 20-foot wide public easement.
12. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Storm Sewer

13. Provide material, slope, and inverts for proposed storm sewer.
14. Provide profiles for storm sewer.

15. A minimum cover depth of 3 feet shall be maintained over all storm sewers. Currently, a few pipe sections do not meet this standard. Grades shall be elevated and minimum pipe slopes shall be used to maximize the cover depth. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet. An explanation shall be provided where the cover depth cannot be provided.
16. 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.
17. Match the 0.80 diameter depth above invert for pipe size increases.
18. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot deep plunge pool.
19. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
20. Label all inlet storm structures on the profiles. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
21. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
22. Illustrate all pipes intersecting storm structures on the storm profiles.
23. 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.

Storm Water Management Plan

24. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
25. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
26. Provide supporting calculations for the runoff coefficient determination.
27. Provide a drainage area map.
28. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.

Paving & Grading

29. Provide a proposed grading plan.
30. Provide top of curb/walk and pavement/gutter grades to indicate height of curb.
31. Provide a cross-section for proposed concrete.

Flood Plain

32. A City of Novi floodplain use permit will be required for the proposed floodplain impact. This should be submitted as soon as possible. Contact the

Building Department for submittal information. An MDEQ floodplain use permit may also be required prior to site plan approval.

33. Provide details for floodplain fill/relocation. A FEMA LOMA will be required to change the wetland boundary.

Off-Site Easements

34. An easement for the off-site detention pond construction to the east will be required (signed by both property owners) prior to site plan approval.

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

35. 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.
36. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

37. 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.
38. 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.
39. 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:

40. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
41. 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.

42. 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.
43. A permit for work within the right-of-way of 12 Mile Rd. must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
44. A permit for work within the right-of-way of 12 Mile Rd. must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
45. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved.
46. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.
47. A storm water performance guarantee, equal to 1.5 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted at the Treasurer's Office.
48. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
49. 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.

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



cc: Ben Croy, Engineering
Brian Coburn, Engineering
Sri Komaragiri, Community Development
Sabrina Lilla, Water & Sewer

LANDSCAPE REVIEW

Review based on Revised Preliminary Site Plan on August 13, 2015

| PRELIMINARY SITE PLAN SUBMITTAL SCHEDULE | | |
|---|--------------------------|-----------------------------|
| Type of Submittal | Date of Submittal | Reviewed by |
| Preliminary Site Plan | July 08, 2015 | All Agencies |
| Revised Preliminary Site Plan | August 13, 2015 | Landscape and Wetlands only |



PLAN REVIEW CENTER REPORT

August 18, 2015

Revised Preliminary Site Plan - Landscaping

45700 Twelve Mile

Review Type

Revised Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: 45700 Twelve Mile Road
- Site Acreage: 1.23 acres
- Site Zoning: I-1 at 12 Mile Road, I-2 for northern building
- Adjacent Zoning: I-1/OST west, R-1 north, I-1 east, RA/OST south
- Plan Date: 7/2/2015

Ordinance Considerations

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

Recommendation

This project is **recommended for approval** at this time. A few minor items listed below need to be addressed, but the plan is acceptable for preliminary site plans.

Ordinance Considerations

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

Provided on Sheet 1.

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

Overhead lines are indicated.

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

1. It appears that the southwest corner of the property is in regulated woodlands. A tree survey of existing trees is provided on Sheet 2 corresponding with tree tags on Sheet 1.
2. The area of the detention pond has been shown to be gravel. The old line indicating vegetation in the gravel area should be removed.
3. **Please fix blocks on Sheet L-1 to show trees as trees, not boxes.**
4. A satisfactory tree protection fencing detail has been provided on Sheet L-4.

Adjacent to Residential - Buffer (Zoning Sec. 5.5.3.B.ii and iii)

Property is not adjacent to Residential

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

1. **Please provide the calculations for this and the following requirements that are to be met unless excluded by the pending consent judgment.**

2. The ordinance calls for 1 canopy or large evergreen tree per 40 linear feet of frontage on 12 Mile Road within a 25 foot greenbelt and 1 subcanopy tree per 30 feet of frontage within the greenbelt. In addition, the parking needs to be screened by a berm and shrubs. 7 trees and 30 shrubs shown on the landscape plan for Phase 1 were planted last fall.
3. As there is a significant grade change upward to the parking lot from 12 Mile Road, a waiver for the berm can be requested and would be supported by staff.

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

1. **The ordinance calls for a total of 1 street tree per 45 linear feet of frontage on Twelve Mile Road. At 346 linear feet, eight (8) canopy trees are required based on the frontage. No trees were proposed or planted. Please add this calculation to the plans and add the required trees. Existing trees east of the driveway can be used for a portion of the required trees.**
2. **If the Oakland County Road Commission disallows any or all of these trees, a waiver from the Planning Commission can be requested for those trees, but any allowed trees need to be planted.**

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

1. **Phase 1 – Landscaping provided on plans dated 11/6/14 has been planted and meets the requirements based on an agreement between the city and the property owner. The trees that are leaning should be straightened and staked, and any shrubs or trees that do not have a full, healthy appearance should be replaced this year.**
2. **Phase 2 - Provide the required landscape area calculations on the plan for Phase 2 to be used should the judgment require them. If trees are required, update the calculations per the agreement, plant the required number of trees and label them to distinguish those plantings from other trees.**
3. **Parking bays are limited to 15 parking spaces in length. Landscape islands at least 10' wide at backs of curbs are required to break up longer bays. The single parking bay along the west edge of Phase 2 is 19 spaces long and there are no interior landscape islands anywhere on the site. Based on the agreement with the city, this configuration is allowed to remain as is.**

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

As both screening and canopy trees would normally be required around the perimeter of the lower lot in Phase II, and there is limited space between the paving and the property lines and/or drainage ditch, it was decided that, given the proposed use, the screening is a higher priority so only that was requested.

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

1. **Loading zone(s) and dumpster locations should be indicated on the landscape plan for Phase 2.**
2. **Please provide information as to the maximum height of the materials in the outside storage areas, and a detail of the proposed fencing/screening.**
3. **Storage area screening is proposed around the west, north and east sides of the lot as required by code. There is a gap at the north end where the vehicular use area bulges toward the north. The existing vegetation for that area is accepted as sufficient since there are railroad tracks and parkland/open space north of those.**
4. **A mix of upright shrubs should be used around the perimeter of the storage area instead of just one species as proposed. Please use at least 3 (preferably more) different plant species to form the proposed screening border, along with the opaque fencing.**

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

The two dead trees at the southeast corner of the upper building are marked as being removed.

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

1. **Plant list is provided for all detention plantings but other required proposed plantings need to be included as well.**
2. **Please use these costs in the cost table:**
 - a. **Canopy trees \$400 ea.**
 - b. **Subcanopy trees (pears) \$250 ea.**
 - c. **Shrubs (including evergreen) \$50 ea.**
 - d. **Mulch \$35/cyd**

Planting Notations and Details (LDM)

1. All requested notes and details except the tree guying detail have been added to the landscape plans.
2. **Please revise the evergreen and deciduous canopy tree planting details to show the planting hole as 3x the root ball width.**
3. **Please add the tree guying detail. It is attached with this review.**

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

Proposed landscaping meets the requirements.

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

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

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

Please add proposed contours to entire site if changes from existing are proposed.

Snow Deposit (LDM.2.q.)

Please indicate where snow is to be deposited in winter on Landscape Plan.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

Please indicate clearly any trees to be removed.

Corner Clearance (Zoning Sec 5.9)

Corner clearance at exit sign is met. No trees are in the clear vision zone.

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



Rick Meader – Landscape Architect

WETLANDS REVIEW

Review based on Revised Preliminary Site Plan on August 13, 2015

| PRELIMINARY SITE PLAN SUBMITTAL SCHEDULE | | |
|---|--------------------------|-----------------------------|
| Type of Submittal | Date of Submittal | Reviewed by |
| Preliminary Site Plan | July 08, 2015 | All Agencies |
| Revised Preliminary Site Plan | August 13, 2015 | Landscape and Wetlands only |

August 19, 2015

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

Re: 45700 Twelve Mile Road (JSP15-0049)
Wetland Review of the Revised Preliminary Site Plan (PSP15-0127)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Revised Preliminary Site Plan for the proposed 45700 Twelve Mile Road project prepared by Seiber, Keast Engineering, L.L.C. dated July 2, 2015 (Plan). Our office also reviewed restoration plans prepared by James C. Scott & Associates dated August 11, 2015 (Revised). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT most recently visited the site on Friday, July 24, 2015 for the purpose of a woodland evaluation. ECT also visited the site for the purpose of a wetland boundary verification with the applicant's wetland consultant (King & MacGregor Environmental, Inc., KME) on Wednesday, July 22, 2015.

ECT currently recommends approval of the Revised Preliminary Site Plan for wetlands. ECT recommends that the Applicant address the concerns noted in the *Wetland Comments* section of this letter prior to approval of the Final Site Plan or Stamping Set.

The proposed development is located on approximately 10 acres (Parcel ID# 50-22-09-451-012) east of West Park Drive and north of Twelve Mile Road in Section 9. The CSX Railroad borders the site to the north. The Plan appears to consist of two (2) phases of proposed site improvements that include improvements to the access drive and parking areas (proposed asphalt pavement and concrete curbs), storm sewer, storm water detention basin, and paved outdoor storage areas. The majority of the proposed development site contains previously-disturbed land.

Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Wetlands Map, it appears as if this site contains City-regulated wetland. The Plan indicates that the site contains 0.96-acre of existing wetland and 2.20 acres of existing 25-foot buffer/setback. This wetland area is associated with the Davis Drain (located adjacent to the CSX Railroad). Based on aerial photo interpretation, all on-site wetlands appear to be considered regulated, essential wetlands by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi. The City of Novi also regulates a 25-foot buffer around all existing wetlands.

On-site wetlands are also likely regulated by the Michigan Department of Environmental Quality (MDEQ) as they are within 500-feet of Davis Drain. Final determination of regulatory status should be made by the MDEQ however. If regulated by MDEQ a permit from this agency may be required as well for any direct impacts to wetlands. As currently proposed, the project will not require wetland permits from the City or the MDEQ as no direct impacts to wetlands are proposed.

On-Site Wetland Evaluation

ECT most recently visited the site on Wednesday, July 22, 2015 for the purpose of a wetland boundary verification with the applicant's wetland consultant (King & MacGregor Environmental, Inc., KME). As noted above, the site contains 0.96-acre of existing wetland and 2.20 acres of existing 25-foot buffer/setback. This wetland area is associated with the Davis Drain (located adjacent to the CSX Railroad).

The wetlands boundaries were generally marked with survey tape and pin flags at the time of our inspection. ECT has verified that the wetland boundaries appear to be accurately depicted on the Plan. The wetlands found on-site consist of open water riparian and emergent wetland. All drain edge wetlands consisted of cattail (*Typha sp.*), Joe Pye weed (*Eutrochium purpureum*), American bur-reed (*Sparganium americanum*), Torrey's rush (*Juncus torreyi*), bulrush (*Scirpus atrovirens*), cottonwood (*Populus deltoides*), silver maple (*Acer saccharinum*), American elm (*Ulmus Americana*), black willow (*Salix nigra*), boneset (*Eupatorium perfoliatum*), sedge (*Carex lacustris*), reed canary grass (*Phalaris arundinacea*) and several other species. All of the wetlands are of moderate to high quality. No impacts to wetlands are proposed as part of this site work.

It should be noted that based on our recent site inspections, there continue to be areas along the Davis Drain that lack any 25-foot vegetated wetland buffer (i.e., the previous fill/encroachment extends completely to the wetland boundary).

Plan Review/Wetland Impact Evaluation

The current Plan indicates the surveyed boundaries of the Davis Drain and the associated wetland fringe and regulated 25-foot wetland/watercourse setback. The current site plan does not however appear to propose impacts to wetlands/watercourses or 25-foot natural features setbacks for the purpose of site development. Documentation provided with previously-submitted versions of this Plan in 2014 stated that Phase Two of the site improvement plan would include the submittal of a wetland restoration plan.

It should be noted that previous unauthorized impacts to the regulated 25-foot vegetative wetland buffer along the Davis Drain adjacent to the CSX Railroad have taken place on this property. This included the unapproved expansion of an outdoor storage area on site and the depositing of compacted fill onto wetland buffer area associated with the Davis Drain. As such, the re-establishment of a twenty-five (25) foot wetland vegetative buffer along the bank of Davis Drain adjacent to the railroad was ordered by the Oakland County Circuit Court.

Specifically, a wetland restoration plan was to be submitted to the City of Novi Planning Department and a permit for restoration work along the banks of the Davis Drain was to be obtained. The Court order also addressed soil erosion and uncontained sediment on-site. Specifically, the landowner was tasked with keeping debris contained at all times on-site.

The current Plan notes that no wetland buffer restoration has occurred to date. The Plan does state that all disturbed wetland buffer areas (3,175 square feet) are to be restored per the Consent Judgment (Case No. 10-114324-CE). Wetland buffer restoration notes have been provided with the current Plan (on Sheet L-2).

Proposed Wetland Buffer Restoration

The current plan appears to propose the restoration of approximately 11,652 square feet (0.27-acre) of previously-impacted wetland buffer as required as part of the Consent Judgment. This is up from the previously-reviewed plan that indicated 3,175 square feet (0.07-acre) of wetland buffer restoration. The current Plan

proposes the use of Wetland Edge Seed Mix from Nativescape, L.L.C. in order to restore the wetland buffer. The proposed wetland buffer restoration seed mix appears to be acceptable for the intended use.

The Plan includes an acceptable sequence of construction with regard to the wetland buffer restoration. The restoration notes include the following proposed actions:

1. Remove existing gravel and all existing associated base materials located within the 25-foot wetland buffer and replace with fertile topsoil to a minimum 6-inch depth. Topsoil shall be clean and free of debris.
2. Topsoil shall be top-dressed with an organic plant mix to a minimum 2-inch depth. Plant mix shall be tilled into the topsoil to a minimum 4-inch depth.
3. Straw blankets shall be provided on all slopes.
4. Are to be seeded with Wetland Edge Seed Mix to the limits and rates specified on the Plan.
5. Seed mix shall meet the respective breakdown indicated on the Plan and be provided by Nativescape, L.L.C. Any seed substitutions must be approved by the City of Novi.
6. Preventative mowing of the wetland buffer area may be required periodically to help control the spread of unwanted plant species. However, the purpose of this area is to restore the natural wetland buffer, so it is advised to let the seed mix grow naturally, and only maintain as required.
7. Contractor shall obtain any and all permissions and/or permits (City and/or MDEQ) prior to commencement of any work within the wetland buffer.

In our *Wetland Review of the Preliminary Site Plan* letter dated July 28, 2015, we noted that the area designated as wetland buffer restoration on the Plan at that time (3,175 square feet) did not appear to accurately indicate/include all areas of the 25-foot wetland buffer area that require restoration. As described above, there are areas along the Davis Drain that lack any 25-foot vegetated wetland buffer (i.e., the previous fill/encroachment extends completely to the wetland boundary). As such, ECT recommended that the applicant or applicant's wetland consultant re-assess the overall area of wetland buffer restoration that is required. It is our belief that a significant length of 25-foot wetland setback (especially on the southern half of the drain-frontage) requires full restoration of the complete 25-foot setback width. The applicant has revised the Plan and this area has now been accurately, graphically represented on the Plan.

In addition, it will still be important for the Applicant to accurately survey the existing wetland boundary as well as the associated 25-foot wetland buffer along the Davis Drain wetlands in order to ensure that the wetland buffer restoration area is constructed accurately.

Permits & Regulatory Status

All of the wetland on the project site appears to be considered essential and regulated by the City of Novi and any impacts to wetlands or wetland buffers would require approval and authorization from the City of Novi. All of the wetland areas appear to be considered essential by the City as they appear to meet one or more of the essentiality criteria set forth in the City's Wetland and Watercourse Protection Ordinance (i.e., storm water storage/flood control, wildlife habitat, etc.).

All associated wetland also appears to be regulated by the MDEQ as it appears to be adjacent to the Davis Drain.

As currently proposed, the project will not require wetland permits from the City or the MDEQ as there are no direct impacts proposed to wetlands.

The proposed wetland buffer restoration would require a City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback*. This authorization is required for any proposed impacts (including restoration) within the regulated wetland setbacks.

Wetland Comments

The following are repeat comments from our *Wetland Review of the Preliminary Site Plan* letter dated July 28, 2015. The current status of each comment follows in ***bold italics***:

1. It should be noted that previous unauthorized impacts to the regulated 25-foot vegetative wetland buffer along the Davis Drain adjacent to the CSX Railroad have taken place on this property. This included the unapproved expansion of an outdoor storage area on site and the depositing of compacted fill onto wetland buffer area associated with the Davis Drain. As such, the re-establishment of a twenty-five (25) foot wetland vegetative buffer along the bank of Davis Drain adjacent to the railroad was ordered by the Oakland County Circuit Court.

This comment still applies.

2. The area designated as wetland buffer restoration on the Plan (3,175 square feet) does not appear to accurately indicate/include all areas of the 25-foot wetland buffer area that require restoration. There are areas along the Davis Drain that lack any 25-foot vegetated wetland buffer (i.e., the previous fill/encroachment extends completely to the wetland boundary). ECT recommends that the applicant or applicant's wetland consultant re-assess the overall area of wetland buffer restoration that is required. It is our belief that a significant length of 25-foot wetland setback (especially on the southern half of the drain-frontage) requires full restoration of the complete 25-foot setback width. This is currently not graphically represented on the Plan as noted above. The applicant should review and revise that Plan as necessary in order to provide a complete 25-foot wetland setback restoration along the Davis Drain.

The applicant has addressed this comment. The current Plan indicates a total proposed wetland setback restoration area of 11,652 square feet (0.27-acre).

3. It will be important for the Applicant to accurately survey the existing wetland boundary as well as the associated 25-foot wetland buffer along the Davis Drain wetlands in order to ensure that the wetland buffer restoration area is constructed accurately.

This comment still applies.

4. The applicant should provide a detailed Soil Erosion and Sedimentation Control (SESC) Plan with subsequent site plan submittals.

This comment has not been addressed. The applicant shall provided additional details related to Soil Erosion and Sedimentation Control (SESC) prior to approval of the Final Site Plan. The current Plan does not appear to contain adequate notes and/or details with respect to silt fence and/or turbidity curtain installation, etc. Please review and revise the Plan prior to submitting the Final Site Plan.

45700 Twelve Mile Road (JSP15-0049)
Wetland Review of the Revised Preliminary Site Plan (PSP15-0127)
August 19, 2015
Page 5 of 8

Recommendation

ECT currently recommends approval of the Revised Preliminary Site Plan for wetlands. ECT recommends that the Applicant address the concerns noted in the *Wetland Comments* section above prior to approval of the Final Site Plan or Stamping Set.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Chris Gruba, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Richelle Leskun, Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 & Site Photos

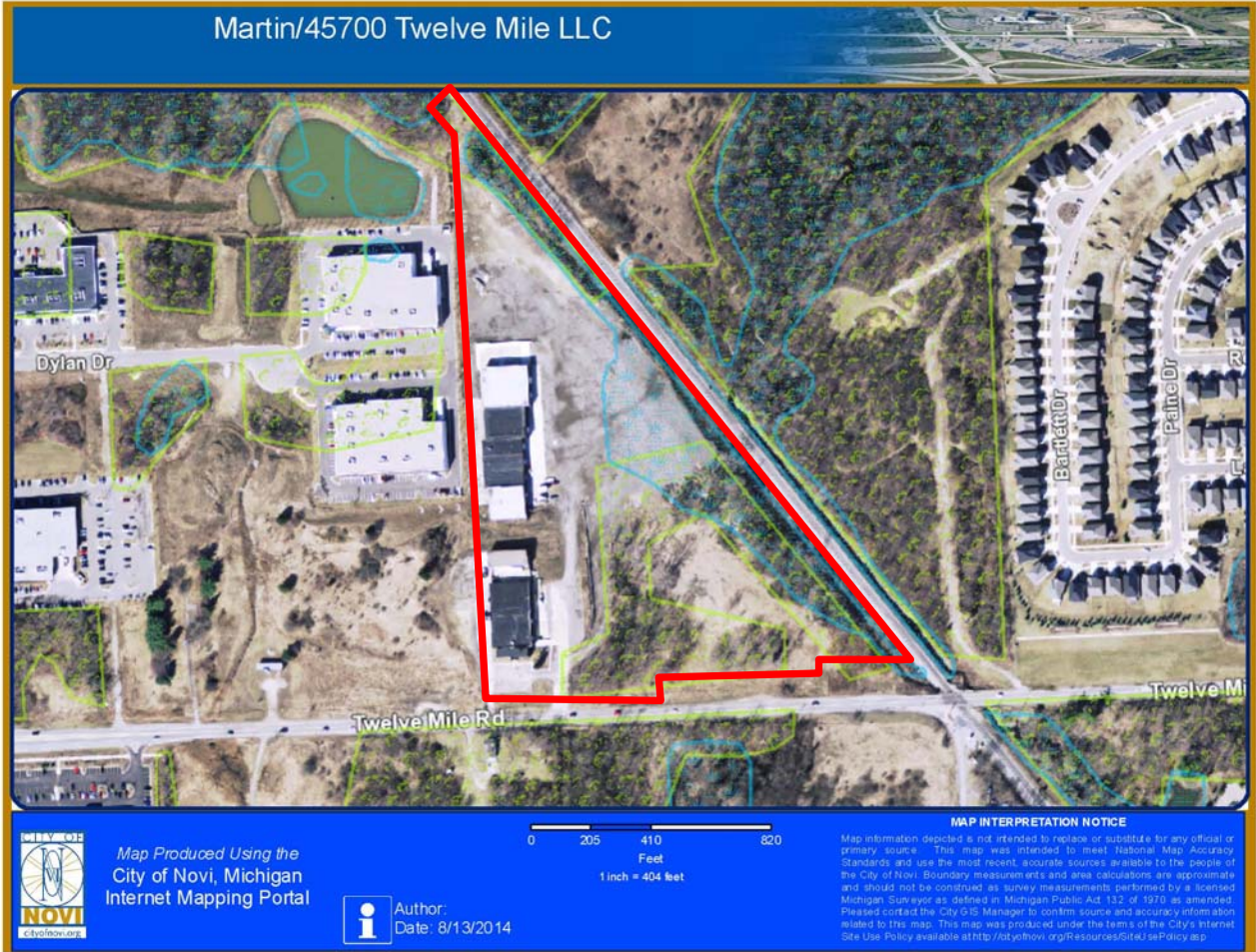


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Site Photos



Photo 1. Looking northwest along southern area of proposed wetland setback restoration. Existing encroachment is up to the wetland boundary (ECT, July, 24, 2015).



Photo 2. Looking southeast along southern area of proposed wetland setback restoration. Existing encroachment is up to the wetland boundary (ECT, July, 24, 2015).



Photo 3. Looking southeast along area of proposed wetland setback restoration. Small area of existing 25-foot wetland setback remains (ECT, July, 24, 2015).

WOODLANDS REVIEW

Review based on Preliminary Site Plan on July 08, 2015

| PRELIMINARY SITE PLAN SUBMITTAL SCHEDULE | | |
|---|--------------------------|-----------------------------|
| Type of Submittal | Date of Submittal | Reviewed by |
| Preliminary Site Plan | July 08, 2015 | All Agencies |
| Revised Preliminary Site Plan | August 13, 2015 | Landscape and Wetlands only |

July 28, 2015

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

Re: 45700 Twelve Mile (JSP15-0049)
Woodland Review of the Preliminary Site Plan (PSP15-0105)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed 45700 Twelve Mile Road project prepared by Seiber, Keast Engineering, L.L.C. dated July 2, 2015 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT most recently visited the site on Friday, July 24, 2015 for the purpose of a woodland evaluation. ECT also visited the site for the purpose of a wetland boundary verification with the applicant's wetland consultant (King & MacGregor Environmental, Inc., KME) on Wednesday, July 22, 2015.

The Preliminary Site Plan is **Approved** for Woodlands.

The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter (i.e., Chapter 37) to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

The proposed development is located on approximately 10 acres (Parcel ID# 50-22-09-451-012) east of West Park Drive and north of Twelve Mile Road in Section 9. The CSX Railroad borders the site to the north. The Plan appears to consist of two (2) phases of proposed site improvements that include

improvements to the access drive and parking areas (proposed asphalt pavement and concrete curbs), storm sewer, storm water detention basin, and paved outdoor storage areas.

Based on our review of the Plan, Novi aerial photos, Novi GIS, and the City of Novi Official Woodlands Map, it appears that this site contains regulated woodlands; however the proposed limits of disturbance appear to remain outside of those areas designated as regulated woodlands (north and southeast sides of site; see Figure 1).

The majority of the proposed development site contains previously-disturbed land. In terms of habitat quality and diversity of tree species, the woodland areas on the project site are of fair quality. The majority of the remaining woodland areas consist of relatively-immature growth trees of fair to good health. The current plan does not propose any impacts to on-site trees.

Onsite Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on Friday, July 24, 2015. The on-site trees have been tagged with numbered, aluminum tree tags attached to the existing trees with nails. This allowed ECT to compare the sizes and condition of the existing on-site trees with the information provided in the Existing Tree Survey (provided on Sheet 2, *Notes & Details*). It should be noted that information for only the trees directly adjacent to the proposed limits of disturbance has been provided on the Plan. However, it appears as if trees within the Regulated Woodland area on the north side of the site have not been shown on the Plan. Specifically, trees south of the CSX Railroad and existing ditch/drain have not been indicated/labeled on the Plan. In addition, the trees located in this area have not been included in the Existing Tree Survey. The locations of these trees should be added to the Plan in order to ensure that they will not be adversely affected by the proposed site work and that any construction will remain more than 1-foot outside of the drip line of any of these existing trees (i.e., tree protection fencing must be installed at least 1-foot outside of the drip line of any existing tree). The applicant should review and revise the Plan as necessary.

Proposed Woodland Impacts

Based on the apparent scope of the project (i.e., limits of disturbance), the removal of existing trees does not appear to be necessary. The Plan notes that there are 73 regulated trees and that none of these regulated trees are proposed for removal. It should be noted that the proposed limits of disturbance appear to remain outside of those areas designated as regulated woodlands (north and southeast sides of site). As noted above, all tree protection fencing to be installed must be located at least 1-foot outside of the drip line of any existing tree.

Woodland Permit Requirements

The project does not require a City of Novi Woodland Permit as the Plan does not propose impacts to any regulated trees.

Woodland Comments

ECT recommends that the Applicant address the items noted below in subsequent site Plan submittals:

1. Trees south of the CSX Railroad and existing ditch/drain (north side of the site) have not been indicated/labeled on the Plan. In addition, the trees located in this area have not been included in the Existing Tree Survey. The locations of these trees should be added to the Plan in order to ensure that they will not be adversely affected by the proposed site work and that any construction will remain more than 1-foot outside of the drip line of any of these existing trees (i.e., tree protection fencing must be installed at least 1-foot outside of the drip line of any existing tree). The applicant should review and revise the Plan as necessary.

Recommendation

The Preliminary Site Plan is **Approved** for Woodlands.

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

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Sri Komaragiri, City of Novi Planner
Richelle Leskun, Planning Assistant
Rick Meader, City of Novi Landscape Architect

Attachments: Figure 1 and Site Photos



Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue).

Site Photos



Photo 1. Looking north from project entrance. Area of City-Regulated Woodland on the right side of photo (ECT, July 24, 2015).



Photo 2. Tree No. 2 (10" maple, poor condition), to be preserved (ECT, July 24, 2015).



Photo 3. Looking east at northern extent of area mapped as City-Regulated Woodland (ECT, July 24, 2015).



Photo 4. Looking northwest towards corner of site. Individual trees within this section of the site do not appear to be indicated on the Plan (ECT, July 24, 2015).

TRAFFIC REVIEW

Review based on Preliminary Site Plan on July 08, 2015

| PRELIMINARY SITE PLAN SUBMITTAL SCHEDULE | | |
|---|--------------------------|-----------------------------|
| Type of Submittal | Date of Submittal | Reviewed by |
| Preliminary Site Plan | July 08, 2015 | All Agencies |
| Revised Preliminary Site Plan | August 13, 2015 | Landscape and Wetlands only |



AECOM
27777 Franklin Road
Suite 2000
Southfield, MI 48034
www.aecom.com

248.204.5900 tel
248.204.5901 fax

July 20, 2015

Barbara McBeth, AICP
Deputy Director of Community Development
City of Novi
45175 W. 10 Mile Road
Novi, MI 48375

**SUBJECT: 45700 Twelve Mile Road, Traffic Review for Preliminary Site Plan
JSP15-0049**

Dear Ms. McBeth,

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.

1. General Comments

- a. The applicant, 45700 Twelve Mile LLC, is proposing phase II construction of the site located on the north side of Twelve Mile Road, east of West Park Drive.
- b. Twelve Mile Road is within the Road Commission for Oakland County's jurisdiction.
- c. Phase I of the site is currently zoned as I-1 and phase II is zoned as I-2.

2. Potential Traffic Impacts – The proposed development is not expected to generate traffic volumes in excess of the City thresholds; therefore, additional traffic impact studies are not recommended at this time.

3. General Plan Comments – Review of the plan generally shows compliance with City standards; however, the following items at minimum may require further detail in the Final Plan submittal.

- a. Provide detailed (dimensioned) plans for the proposed site, including but not limited to:
 - i. Widths and radii of proposed parking islands
 - ii. Driveway widths
- b. The entering and existing lane tapers are in compliance with City of Novi standards.
- c. The proposed amount of parking spaces is in compliance with City of Novi standards.

4. Signing and Pavement Marking – Review of the plan generally shows compliance with City standards.

5. Bicycle and Pedestrian – The proposed bicycle parking is in compliance with City of Novi standards.

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



Sincerely,

AECOM

A handwritten signature in blue ink that reads "Paula K. Johnson". The signature is written in a cursive, flowing style.

Paula K. Johnson, PE
Reviewer, Senior Transportation Engineer

A handwritten signature in blue ink that reads "Matthew G. Klawon". The signature is written in a cursive, flowing style.

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

FIRE REVIEW

Review based on Preliminary Site Plan on July 08, 2015

| PRELIMINARY SITE PLAN SUBMITTAL SCHEDULE | | |
|---|--------------------------|-----------------------------|
| Type of Submittal | Date of Submittal | Reviewed by |
| Preliminary Site Plan | July 08, 2015 | All Agencies |
| Revised Preliminary Site Plan | August 13, 2015 | Landscape and Wetlands only |



June 25, 2015

July 14, 2015

TO: Barbara McBeth- Deputy Director of Community Development
Sri Komaragiri- Plan Review Center

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Doreen Poupard

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
Victor C.M. Lauria

Assistant Chief of Police
Jerrod S. Hart

RE: 45700 Twelve Mile Rd

PSP#15-0094

PSP#15-0105

Project Description: Industrial Warehouse Space

Comments:

- 1) Gates must conform to city standards. Use of locking devices must be approved by the Novi Fire Department.
- 2) Westside hydrant for phase 2 is required to be moved to within 7' to 15' of the curb edge.
- 3) Plan notes dumpsters to stored inside of the structure: IFC 2006 section 304.3.3 states " *Dumpsters and containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls openings or combustible roof eave lines*"

Recommendation: Recommended for Approval with above conditions

- 1) All items above have been addressed and are indicated on the plan submittal.

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

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

cityofnovi.org

cc: file

APPLICANTS RESPONSE LETTER

SEIBER KEAST ENGINEERING, LLC

ENGINEERING CONSULTANTS

Clif Seiber, P.E.
Patrick G. Keast, P.E.
Azad W. Awad

100 MainCentre, Suite 10
Northville, MI 48167-1594
Phone No. 248.308.3331
E-mail: cs@seibereng.com

August 19, 2015

Ms. Sri Ravali Komaragiri, Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: **45700 Twelve Mile, LLC**
Novi Project Number JSP 15-49
Preliminary Site Plan Review

Dear Ms. Komaragiri:

In accordance with your consultants and staff review letters issued under your cover letter dated August 6, 2015, and subsequent reviews for wetlands and landscaping dated August 19th and 18th, respectively, the following responses are made to those letters. The comment number shown below corresponds to the comments contained in the consultant or staff review letters where applicable.

PLANNING REVIEW

1. **Building Setbacks:** It is noted that the deficient 7-foot side yard setback will be included in the Consent Judgment (CJ).
- 2a. **Parking Setbacks:** The deficient front yard parking setback will be included in the CJ.
- 2d. Due to the significant elevation difference from Twelve Mile Road to the parking lot as noted by the City of Novi Landscape Architect, Rick Meader, a brick screen wall or berm provide little benefit. Plantings have been provided in lieu of the wall. Relief from the berm requirement will be included in the CJ.
3. **Sidewalks and Pathways:** Payment into the City sidewalk fund in lieu of sidewalk construction will be considered by the owner.
- 4a. **Outdoor Storage:** The note regarding outside storage will be added to the Final Site Plan.
- 4b. A note will be provided on the Final Site Plan indicating the maximum height of the outdoor storage and that such height will not exceed the height of the fence.
- 4c. No outdoor storage is proposed over the Davis Drain easement. A portion of the driveway does encroach into the easement, however, driveways are permitted within the drain easements and the driveway does not interfere with the operation of the drain.
5. **Narrative:** The owner will provide a narrative to verify conformance with the performance standard requirements.
6. **Exterior Lighting:** The phase 1 lighting will be installed. The outdoor lighting next to the buildings will be provided by the existing wall packs. No lighting of the outdoor storage is proposed.

Ms. Sri Ravali Komaragiri, Planner
August 19, 2015
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ENGINEERING REVIEW

3. **General:** See item 3, above, regarding the sidewalk.

All other items related to the water mains, storm sewers, storm water management, paving and grading and floodplain will be addressed at the time of Final Site Plan submittal.

TRAFFIC REVIEW

3. a. i. Detailed widths and radii of parking islands will be provided at the time of Final Site Plan review.

3. a. ii. Driveway radii and widths will be shown at the time of Final Site Plan review.

LANDSCAPE REVIEW

See the landscape architect's response letter related to the landscape review.

WETLAND REVIEW

3 The wetland boundary has been flagged and accurately surveyed. The wetland buffer has also been shown on the plan.

4 A detailed soil erosion control plan will be provided at the time of Final Site Plan review. The total proposed area of disturbance has been identified on sheet 1.

WOODLAND REVIEW

Regulated trees located south of the CSX Railroad will be identified and located to ensure no impact as requested.

FIRE DEPARTMENT REVIEW

No additional comments.

Sincerely,
SEIBER KEAST ENGINEERING, LLC

A handwritten signature in black ink, appearing to read "Clif Seiber", written in a cursive style.

Clif Seiber, P.E.

Cc: Nick Bachand, Esq.

August 19, 2015



JAMES C. SCOTT & ASSOCIATES, INC.

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Ms. Sri Ravali Komaragiri, Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: 45700 Twelve Mile Road, City of Novi Project Number JSP 15-49
Revised Preliminary Site Plan Review - Landscaping

Dear Ms. Komaragiri:

The following is offered in response to the staff and consultant review comments dated August 18, 2015. This response pertains only to the items presented in bold print and needing further attention.

Ordinance Considerations

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

Item 2. The area of the detention pond has been shown to be gravel. The old line indicating vegetation in the gravel area should be removed.

The line indicating vegetation will be removed for Final Site Plan Approval.

Item 3. Please fix blocks on Sheet L-1 to show trees as trees, not boxes.

The blocks will be corrected for Final Site Plan Approval.

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

Item 1. Please provide the calculations for this and the following requirements that are to be met unless excluded by the pending consent judgment.

Calculations will be provided as required by the pending consent judgment for Final Site Plan Approval.

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

Item 1. The ordinance calls for a total of 1 street tree per 45 linear feet of frontage on Twelve Mile Road. At 346 linear feet, eight (8) canopy trees are required based upon the frontage. No trees were proposed or planted. Please add this calculation to the plans and add the required trees. Existing trees east of the driveway can be used for a portion of the required trees.

Calculations will be provided and trees will be added as required by the pending consent judgment for Final Site Plan Approval.

Item 2. If the Oakland County Road Commission disallows any or all of these trees, a waiver from the Planning Commission can be requested for those trees, but any allowed trees need to be planted.

Trees will be planted as required by the pending consent judgment for Final Site Plan Approval.

Parking Lot Landscaping (Zoning Sec. 5.5.3.C)

Item 1. Phase 1 – Landscaping provided on plans dated 11/6/14 has been planted and meets the requirements based upon an agreement between the City and the property owner. The trees that are leaning should be straightened and staked, and any shrubs or trees that do not have full, healthy appearance should be replaced this year.

Proper care will be taken and the existing plantings shall be restored to a neat and healthy appearance.

Item 2. Phase 2 – Provide the required landscape area calculations on the plan for Phase 2 to be used should the judgment require them. If trees are required, update the calculations per the agreement, plant the required number of trees and label them to distinguish those plantings from other trees.

Calculations will be provided and trees will be planted as required by the pending consent judgment for Final Site Plan Approval.

Item 3. Parking Bays are limited to 15 parking spaces in length. Landscape islands at least 10' wide at backs of curbs are required to break up longer bays. The single parking bay along the west edge of Phase 2 is 19 spaces long and are no interior landscape islands anywhere on the site. Based upon the agreement with the City, this configuration is allowed to remain as is.

No action required/ taken.

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

Item 1. Loading Zone(s) and dumpster locations should be indicated on the landscape plan for Phase 2.

Loading zones and dumpster locations will be identified on the plans for Final Site Plan Approval.

Item 2. Please provide information as to the maximum height of the materials in the outside storage areas, and a detail of the proposed fencing/ screening.

The requested height information and details will be provided on the plans for Final Site Plan Approval.

Item 3. Storage area screening is proposed around the west, north and east sides of the lot as required by code. There is a gap at the north end where the vehicular use area bulges toward the north. The existing vegetation for the area is accepted as sufficient since there are railroad tracks and parkland/open space north of those.

No action required/ taken.

Item 4. A mix of upright shrubs should be used around the perimeter of the storage area instead of just one species, as proposed. Please use at least 3

(preferably more) different plant species to form the proposed screening border, along with opaque fencing.

Additional species will be included for Final Site Plan Approval

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

Item 1. Plant list is provided for all detention plantings but other required proposed plantings need to be included, as well.

Additional plantings will be included as required by the pending consent judgment for Final Site Plan Approval.

Item 2. Please use these costs in the table:

| | |
|---------------------------------|-----------|
| a. Canopy Trees | \$400 ea. |
| b. Subcanopy Trees (pears) | \$250 ea. |
| c. Shrubs (Including evergreen) | \$50 ea. |
| d. Mulch | \$35/ cyd |

The costs will be updated on the plans for Final Site Plan Approval.

Planting Notations and Details (LDM)

Item 2. Please revise the evergreen and deciduous canopy tree planting details to show the planting hole as 3x the root ball width.

The details will be updated for Final Site Plan Approval.

Item 3. Please add the tree guying detail. It is attached with this review.

The details will be added for Final Site Plan Approval.

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

Please add proposed contours to entire site if changes from existing are proposed.

Proposed contours will be added where they differ from existing for Final Site Plan Approval.

Snow Deposit (LDM 2.g)

Please indicate where snow is to be deposited in winter on the Landscape Plan.

Snow Load areas will be identified for Final Site Plan Approval.

Proposed Trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e. (1))

Please indicate clearly any trees to be removed.

All trees to be removed will be clearly identified on the plans for Final Site Plan Approval.

ECT MEMORANDUM – DATED AUGUST 19, 2015

Comment 4 – The applicant should provide a detailed Soil Erosion and Sedimentation Control (SESC) Plan with subsequent site plan submittals.

A SESC plan and associated details will be provided for Final Site Plan Approval.

Please do not hesitate to let me know if you have any questions relating to the responses above.

Sincerely,

JAMES C. SCOTT & ASSOCIATES, INC

A handwritten signature in black ink, appearing to read "Ben Weaver". The signature is fluid and cursive, with the first letter of each word being significantly larger and more prominent.

Ben Weaver, PLA

July 1, 2015

Mr. Sri Komaragiri
Planner
City of Novi
45175 Ten Mile Road
Novi, Michigan

Subject: 45700 Tvevle Mile Road, Novi, Michigan

Dear Sri,

FCA US LLC (FCA) recently entered into a business agreement with The PIC Group for scrap and parts reclaiming services.

As part of this agreement, The PIC Group is currently working with Fiore, the building owner, to take the necessary steps to secure the use of the building and property located at 45700 Twelve Mile Road, Novi, Michigan. The building will be utilized by The PIC Group in cooperation with FCA's Vehicle Service Engineering (VSE) Department, initially as a Vehicle Scrap & Reclaiming Center. This activity consists of the dismantling of production content from prototype vehicles for resale. The vehicles will be staged at the site and assessed for the specific items targeted for removal. The vehicles would be moved into the building for dismantling and packaging of the parts. Typical vehicles body parts (fenders, doors, deck lids) and other items such as lights, select interior parts, or any items with market value at a production level, are reclaimed for resale. The remnants of the vehicle are parked outside pending routine pick-up by FCA's authorized scrap metal recovery company.

In addition, FCA and The PIC Group could choose, at a later date, to consolidated additional VSE operations at this site including Vehicle Durability Teardown, Vehicle Retrofits and Vehicles to be Return to Standard. Below is a brief description of each activity.

Durability Teardown - Dismantle vehicles and return parts or sections of vehicles for engineering review.

Retrofit - Correct built as conditions to return vehicles up to production level for resale. This can range from simple software updates to replacing wiring and powertrain. It frequently includes interior trim replacement.

Return to Standard - Correct alterations made to the vehicle for development and testing. Scope is similar to that of Retrofit.

It is critical to FCA that the necessary building and site improvements are completed by Fiore and The PIC Group to support The PIC Group's occupancy of the building before August 1, 2015, as FCA must relocate our current scrap and reclaiming center, located in Clawson, Michigan, by this date. If the planned parking site improvements are not completed by August 1st, The PIC Group, on behalf of FCA, would request approval from the City of Novi and Fiore to park vehicles inside to building prior to their dismantling. This would be a temporary solution until the parking lot improvements are completed.

With Regards,

Brian MJ Belanger RA
Product Development Testing & Manufacturing Rework
Engineering & General Services Purchasing
Group Purchasing & Supplier Quality
FCA US LLC