



BECK NORTH UNIT 54 JSP16-36

BECK NORTH UNIT 54 JSP 16-36

Public hearing at the request of Dembs Development, Inc. for Special Land Use, Preliminary Site Plan, and Stormwater Management Plan approval. The subject parcel is located in Section 4 east of Nadlan Drive and north of West Road. It is approximately 5.02 acres and zoned I-1 (Light Industrial). The applicant is proposing to build a 67,000 square foot speculative building in the Beck North Corporate Park with associated site improvements.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	2-23-17	<ul style="list-style-type: none"> • Special Land Use approval required • Items to be addressed by the applicant prior to Final Site Plan approval
Engineering	Approval not recommended	3-7-17	<ul style="list-style-type: none"> • Engineering upon further review and discussions with the applicant is recommending approval • Items to be addressed by the applicant prior to Final Site Plan approval
	Approval recommended	4-12-17	
Landscaping	Approval recommended	2-27-17	<ul style="list-style-type: none"> • Lack of 10 - 15 ft. landscaped berm between industrial and residential not provided due to preservation of 50 ft. woodlands buffer along east property line – Staff supported • Reduction of required parking lot perimeter trees are not provided due to lack of space (23 provided; 51 required) – Staff supported • Reduction of required subcanopy trees for industrial subdivision frontage due to lack of space (9 provided; 15 required) – Staff supported • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Approval recommended	2-28-17	<ul style="list-style-type: none"> • 13 replacements required (provided on-site) • Items to be addressed by the applicant prior to Final Site Plan approval
Traffic	Approval recommended	3-3-17	<ul style="list-style-type: none"> • Waiver for driveway spacing between proposed drives and between west driveway and Unit 53 driveway (within 105 ft.) – Staff supported • Items to be addressed by the applicant prior to Final Site Plan approval
Façade	Approval recommended	3-1-17	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Fire	Approval recommended	2-16-17	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Special Land Use Permit

In the matter of Beck North Unit 54 JSP16-36, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares *(based on Traffic review)*;
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities *(as this area was already planned for development)*;
- c. The proposed use is compatible with the natural features and characteristics of the land *(because the plan has minor impacts on existing natural features)*;
- d. The proposed use is compatible with adjacent uses of land *(because the proposed use conforms to the standards of the district and requirements for light industrial)*;
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use *(make sure that light industrial and residential developments are compatible when located adjacent to each other AND ensure that Novi continues to be a desirable place for business investment)*;
- f. The proposed use will promote the use of land in a socially and economically desirable manner *(as the proposed use will be in the planned corporate park)*;
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. *(additional comments here if any)*

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

- AND -

Approval – Preliminary Site Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.B.ii for lack of a 10-15 foot landscaped berm along the east property line adjacent to the residential district since there is a 50 foot preserved woodland area between the proposed use and the adjacent residential areas, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.C.(3) for reduction of required parking lot perimeter canopy trees due to lack of space on site (51 required; 26 provided) as determined by the Landscape Architect, which is hereby granted;
- c. Landscape waiver from the Landscape Design Manual Section 1.d(2) for reduction in industrial subdivision landscaping (16 trees required; 9 provided), which is hereby granted;
- d. Same-side, opposite-side driveway spacing waiver from Section 11-216.D of the City of Novi Code of Ordinances to permit less distance between entrances on Nadlan Drive where a minimum of 105 feet is required, which is hereby granted;
- e. Applicant shall provide Traffic Impact Assessment with Final Site Plan submittal;
- f. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- g. *(additional conditions here if any)*

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

- AND -

Approval – Woodland Permit

In the matter of Beck North Unit 54 JSP16-36, motion to **approve** the Woodland Permit based on and subject to the following:

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

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

- AND -

Approval – Stormwater Management Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

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

- OR -

Denial – Special Land Use Permit

In the matter of Beck North Unit 54 JSP16-36, motion to **deny** the Special Land Use Permit...*(because the plan is not in compliance with Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Preliminary Site Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Woodland Permit

In the matter of Beck North Unit 54 JSP16-36, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

- AND -

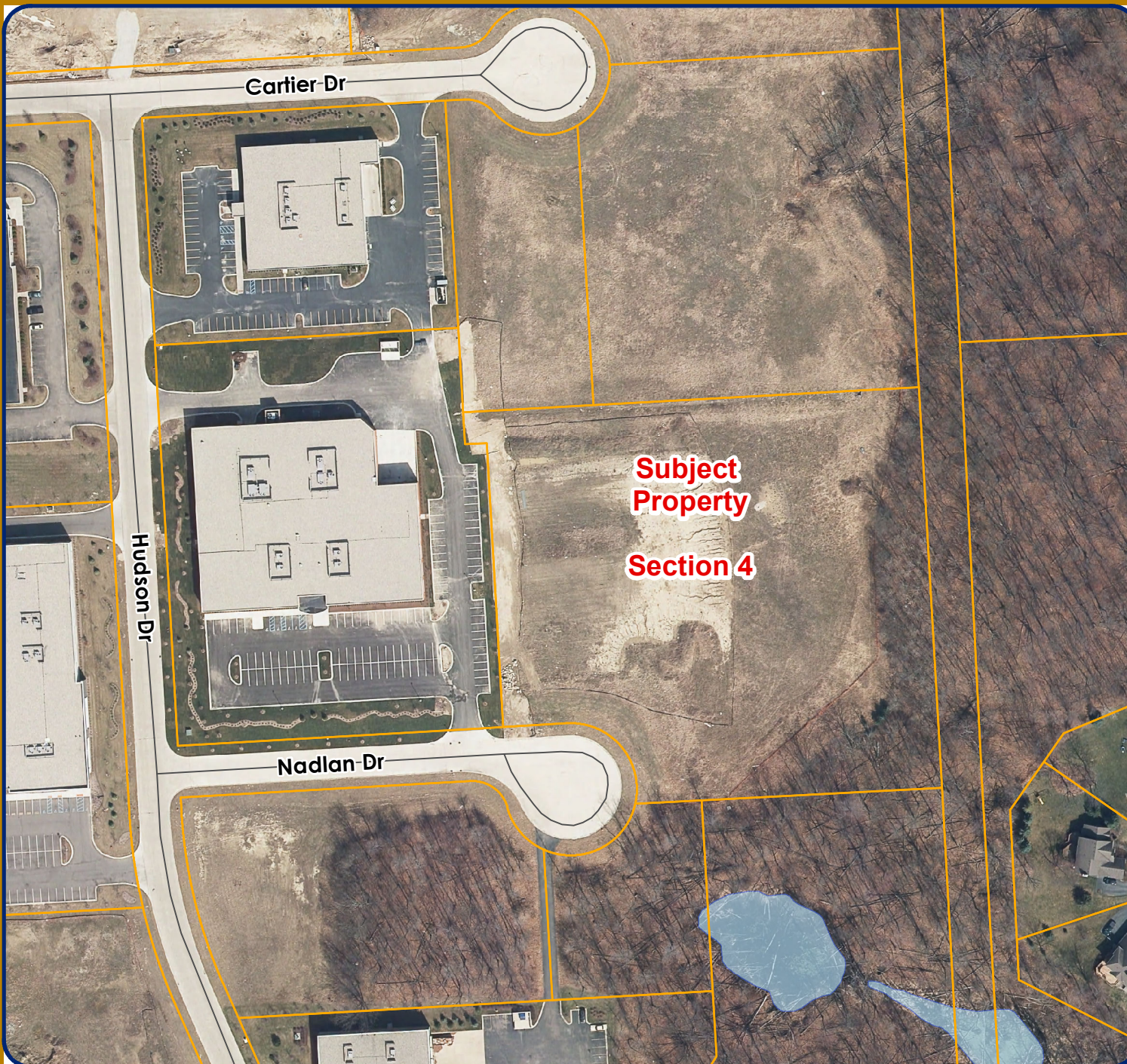
Denial – Stormwater Management Plan

In the matter of Beck North Unit 54 JSP16-36, motion to **deny** the Stormwater Management Plan... *(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*


Maps
Location
Zoning
Future Land Use
Natural Features

JSP16-36: Beck North Unit 54

Location Map



LEGEND

-  Sections

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

Map Author: Kirsten Mellem
Date: 04/20/2017
Project: JSP16-36 Beck North Unit 54
Version #: 1

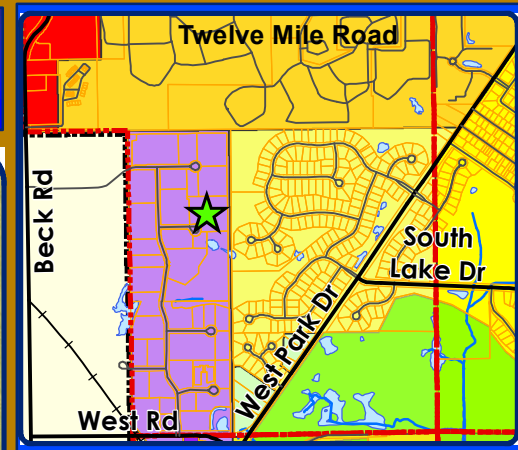
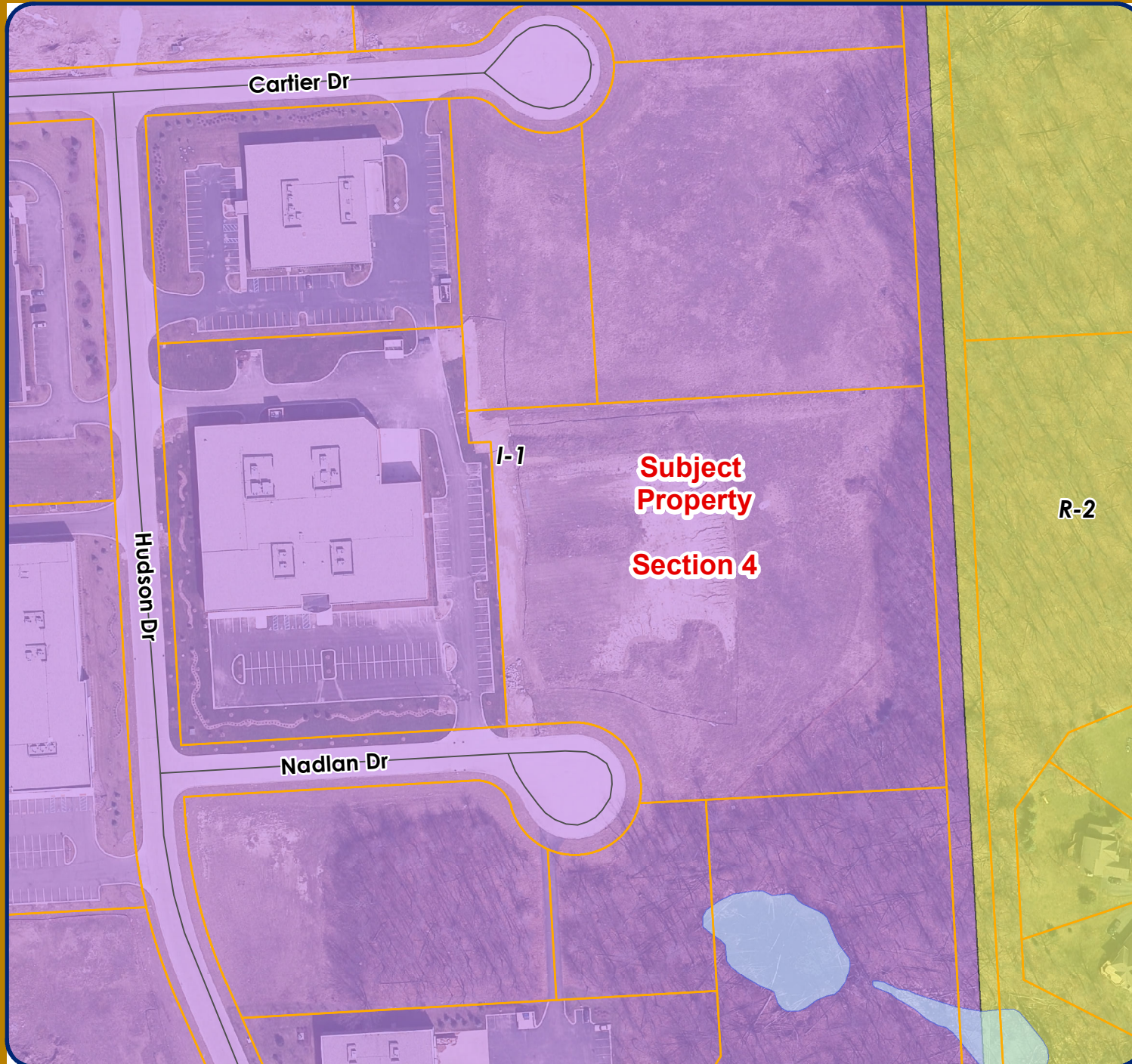
0 40 80 160 240 Feet
1 inch = 167 feet

MAP INTERPRETATION NOTICE

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

JSP16-36: Beck North Unit 54

Zoning Map




LEGEND

- Sections
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District

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

Map Author: Kirsten Mellem
Date: 04/20/2017
Project: JSP16-36 Beck North Unit 54
Version #: 1

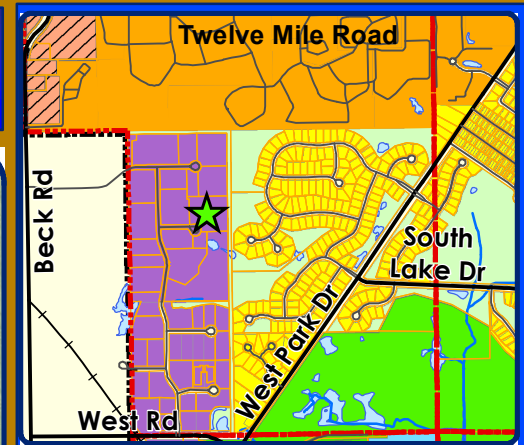
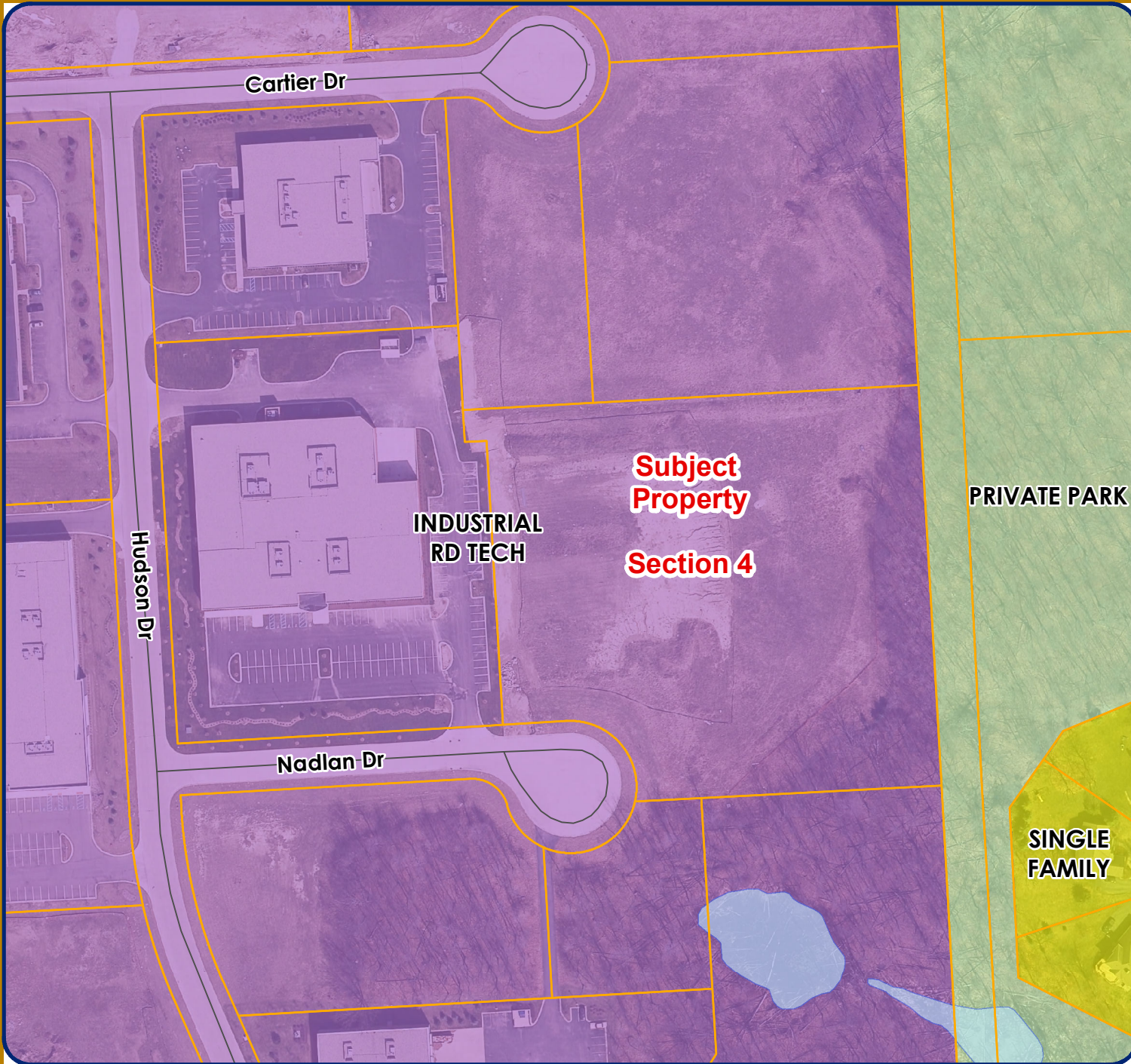
0 40 80 160 240 Feet
1 inch = 167 feet



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

JSP16-36: Beck North Unit 54

Future Land Use Map



LEGEND

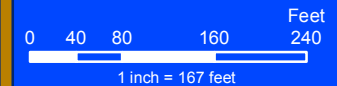
- Sections (Red dashed box)
- FUTURE LAND USE
 - Single Family (Yellow)
 - Multiple Family (Orange)
 - Industrial RD Tech (Purple)
 - Community Commercial (Hatched)
 - Public (Light Blue)
 - Public Park (Green)
 - Private Park (Light Green)



City of Novi

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

Map Author: Kirsten Mellem
Date: 04/20/2017
Project: JSP16-36 Beck North Unit 54
Version #: 1

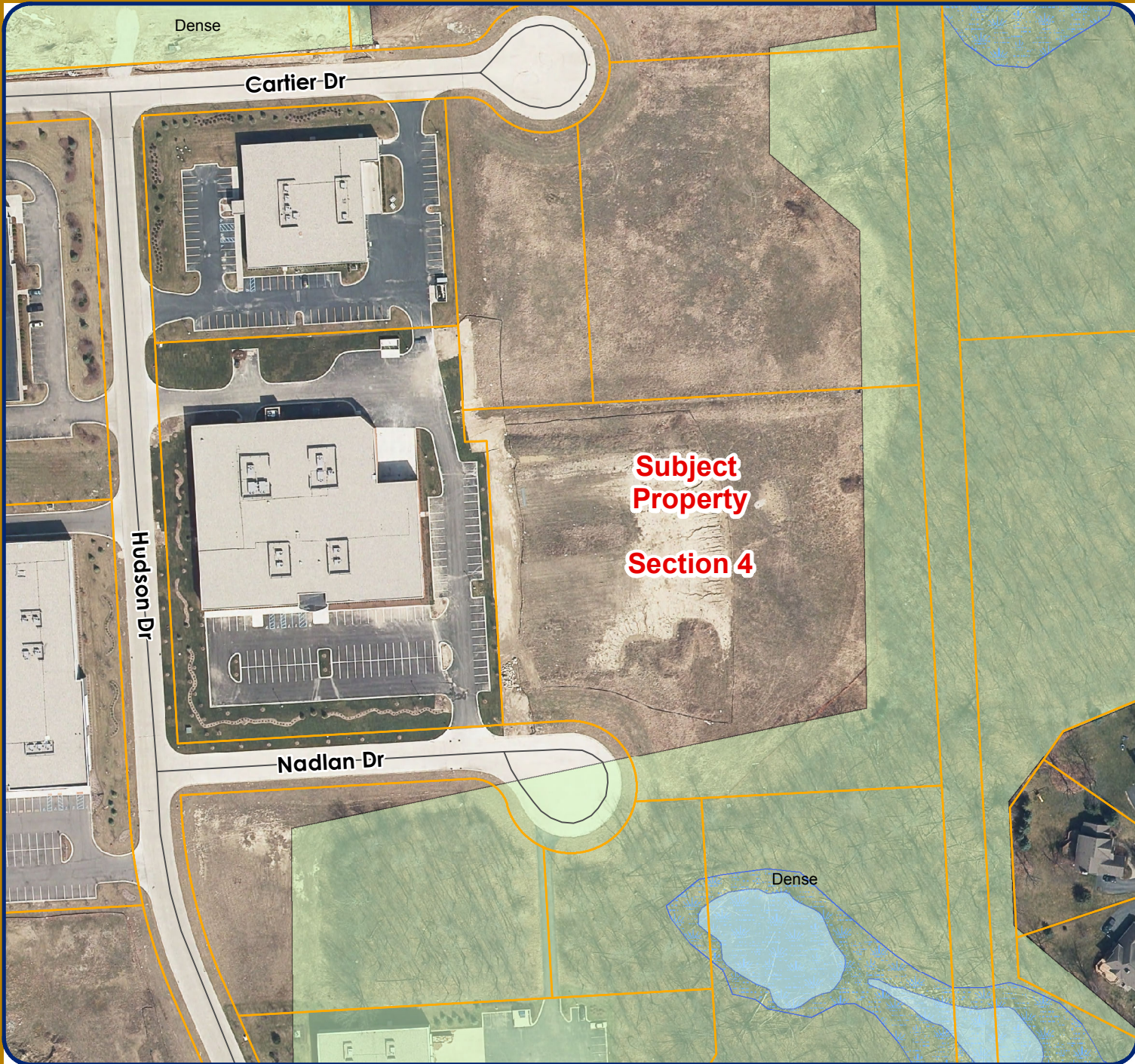


MAP INTERPRETATION NOTICE

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

JSP16-36: Beck North Unit 54

Natural Features Map




LEGEND

- Sections
- WETLANDS
- WOODLANDS

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

Map Author: Kirsten Mellem
Date: 04/20/2017
Project: JSP16-36 Beck North Unit 54
Version #: 1

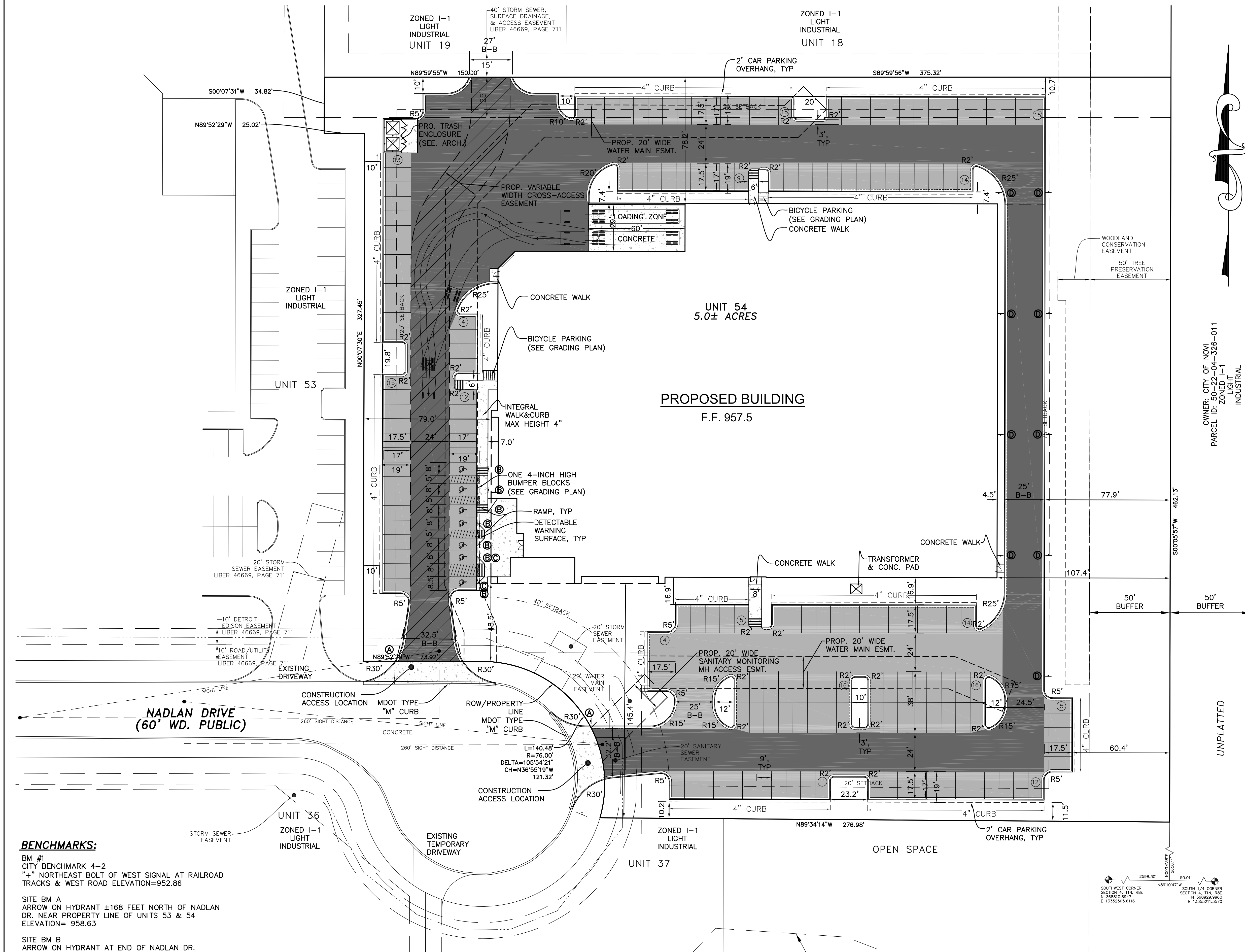
0 40 80 160 240 Feet
1 inch = 167 feet



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

SITE PLAN

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



SITE DATA:
 SITE AREA: 5.00 ACRES
 PARCEL ID: 22-04-151-034
 EXISTING/PROPOSED ZONING: I-1 LIGHT INDUSTRIAL
 PROPOSED SPECULATIVE: 26,924 S.F. OFFICE
 BUILDING SHELL: 40,385 S.F. INDUSTRIAL/RESEARCH
 67,309 S.F. BUILDING TOTAL
 REQUIRED BUILDING SETBACKS: 40' FRONT MINIMUM
 20' EACH SIDE MINIMUM
 75' REAR MINIMUM

REQUIRED PARKING:
 OFFICE: 26,924 S.F. (GROSS LEASABLE FLOOR AREA) / 222 S.F.
 = 121 SPACES
 INDUSTRIAL/RESEARCH: 40,385 S.F. (USABLE FLOOR AREA) / 700 S.F.
 = 58 SPACES
 179 TOTAL SPACES REQUIRED
 180 TOTAL PARKING SPACES PROVIDED
 (INCLUDES 7 B.F. SPACES)

REQUIRED BICYCLE PARKING:
 REQUIRED: 5% OF REQUIRED AUTO SPACES
 PROVIDED: 178 x 05= 9 BICYCLE PARKING SPACES
 PROVIDED: 10 BICYCLE PARKING SPACES

FRONT YARD PARKING CALCULATIONS:
 PARKING OCCUPANCY REQUIRED: LESS THAN 50%

PARKING OCCUPANCY PROPOSED:
 FRONT AND EAST YARD AREA: 51,271 S.F.
 FRONT AND EAST PARKING SPACE AREA: 14,364 S.F.
 FRONT AND EAST PARKING SPACE OCCUPANCY: 28%

BUILDING COVERAGE: 30.8%

OPEN SPACE: 31.2%

FIRE DEPARTMENT NOTES:

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

GENERAL SITE NOTES:

1. ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
2. STORM WATER OUTLETS TO BE BECK NORTH PHASE II DEVELOPMENT DISSIPATION BASINS AND ULTIMATELY INTO EXISTING WETLANDS.
3. ROOFTOP EQUIPMENT MUST BE SCREENED PER ORDINANCE REQUIREMENTS.
4. EXTERIOR LIGHTING MUST COMPLY WITH SECTION 2511 OF THE CITY OF NOVI CODE.
5. RIGHT OF WAY PERMIT IS REQUIRED FROM THE CITY OF NOVI FOR ANY WORK IN THE NADLAN DRIVE RIGHT-OF-WAY.
6. ALL SIGNS SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (CHAPTER 28) OF THE CITY OF NOVI, AND WHERE REQUIRED SHALL BE RENEWED AND APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY AND A PERMIT ISSUED. NO SIGNS (OTHER THAN TYPICAL TRAFFIC CONTROL SIGNS) ARE APPROVED AS PART OF THIS SITE PLAN APPROVAL. PRIOR TO ERECTION OF A SIGN, AN APPLICATION AND APPROPRIATE SUBMISSIONS SHALL BE MADE TO THE BUILDING DEPARTMENT FOR REVIEW, APPROVAL AND ISSUANCE OF A SIGN PERMIT.
7. ALL PARKING AND TRAFFIC CONTROL SIGNS SHALL COMPLY WITH THE DESIGN AND PLACEMENT REQUIREMENTS OF THE "2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (2011 MMUTCD).
8. NOTIFY THE CITY OF NOVI A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. CALL MISS DIG (811) A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
10. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON-SITE.
11. ALL EXCAVATION UNDER OR WITHIN A 1 ON 1 INFLUENCE OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT).
12. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
13. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.
14. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR IS REQUIRED TO SUBMIT A DEWATERING PLAN TO THE CITY ENGINEERING DIVISION FOR REVIEW.
15. ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE USED AFTER THE SITE'S HOURS OF OPERATION.
16. NO FLASHING LIGHTING WILL BE USED ON THE SITE.
17. NO OUTSIDE STORAGE SHALL BE PERMITTED.
18. NO TRUCKS WILL BE CLEANED OR SERVICED OUTSIDE THE BUILDING.
19. AS REQUIRED BY THE CITY OF NOVI, SOUND LEVELS OF BUILDING OCCUPANT OPERATIONS, INCLUDING THE OPERATION OF ROOFTOP MECHANICAL EQUIPMENT, SHALL NOT EXCEED 55 DECIBELS DURING NIGHT TIME HOURS AND 60 DECIBELS DURING DAY TIME HOURS. VERIFICATION OF THE CONFORMANCE MAY BE REQUIRED AT THE TIME OF OCCUPANCY.
20. REFUSE PICK-UP SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. TO 5:00 P.M., PREVAILING TIME.
21. WINDOWS AND DOORS OF NON-OFFICE USE AREAS OF STRUCTURES IN AN I-1 DISTRICT MAY NOT BE LEFT OPEN.

BENCHMARKS:
 BM #1
 CITY BENCHMARK 4-2
 "+ " NORTHEAST BOLT OF WEST SIGNAL AT RAILROAD TRACKS & WEST ROAD ELEVATION=952.86

SITE BM A
 ARROW ON HYDRANT ±168 FEET NORTH OF NADLAN DR. NEAR PROPERTY LINE OF UNITS 53 & 54
 ELEVATION= 958.63

SITE BM B
 ARROW ON HYDRANT AT END OF NADLAN DR.
 ELEVATION= 957.01

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

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

LEGEND

	ON-SITE STANDARD PAVING
	ON-SITE HEAVY DUTY PAVING
	CONCRETE
	ACCESS EASEMENT

TRAFFIC SIGNING REQUIREMENTS

ITEM	MMUTCD CODE	QUANTITY	SIZE	DESCRIPTION
(A)	R1-1	2	24"x24"	STOP
(B)	R7-8	7	12"x18"	RESERVED PARKING ONLY
(C)	R7-8P	2	12"x6"	VAN ACCESSIBLE
(D)	R7-9A MOD	9	12"x18"	NO PARKING FIRE LANE

TRAFFIC SIGNING AND STRIPING REQUIREMENTS

1. ALL PERMANENT AND TEMPORARY TRAFFIC SIGNAGE & STRIPING SHALL COMPLY WITH THE 2011 MMUTCD.
2. SIGNS SHALL BE MOUNTED ON 1 1/2" SQUARE GALVANIZED STEEL POST, WALL OR FENCE MOUNTED AS INDICATED ON THE PLANS, LOCATE AND INSTALL IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND REGULATIONS.
3. STRIPING FOR HANDICAPPED PARKING SPACES SHALL BE BLUE AND MARKINGS FOR NON-HANDICAPPED PARKING SPACES SHALL BE WHITE. WHERE A HANDICAPPED PARKING SPACE ABUTS A NON-HANDICAPPED SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
4. AN END PARKING SPACE ABUTTING A CURB OR WALK SHOULD BE 8 FEET WIDE IF DESIGNATED A HANDICAPPED SPACE OR 9 FEET WIDE IF NOT. THESE WIDTHS ARE REFERENCED TO THE FACE OF CURB OR WALK.
5. EACH INTERNATIONAL SYMBOL OF ACCESSIBILITY (WHEELCHAIR) TO BE PAINTED ON THE PAVEMENT SHALL BE WHITE.
6. SEE SHEETS 4 AND 7 FOR BARRIER FREE PARKING DETAILS.

OWNER: CITY OF NOVI
 PARCEL ID: 22-04-151-034
 ZONING: I-1 LIGHT INDUSTRIAL

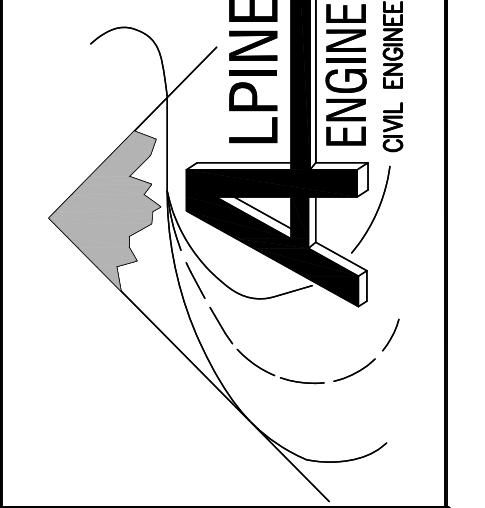
UNPLATTED

UNPLATTED

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

SURVEYING
 ALTA SURVEYS
 BOUNDARY SURVEYS
 TOPOGRAPHIC SURVEYS
 PARCEL SPLITS
 CONSTRUCTION LAYOUT

RESIDENTIAL
 SUBDIVISIONS
 SINGLE-FAMILY
 MULTIFAMILY
 PLOT PLANS
 CONSTRUCTION LAYOUT



811
 Know what's below
 Call before you dig.

CLIENT: DEMPS DEVELOPMENT, INC.
 PRELIMINARY SITE PLAN
 BECK NORTH CORPORATE PARK - UNIT 54
 SECTION: 4
 TOWNSHIP: 1N
 CITY OF NOVI
 RANGEBE
 OAKLAND COUNTY
 MICHIGAN

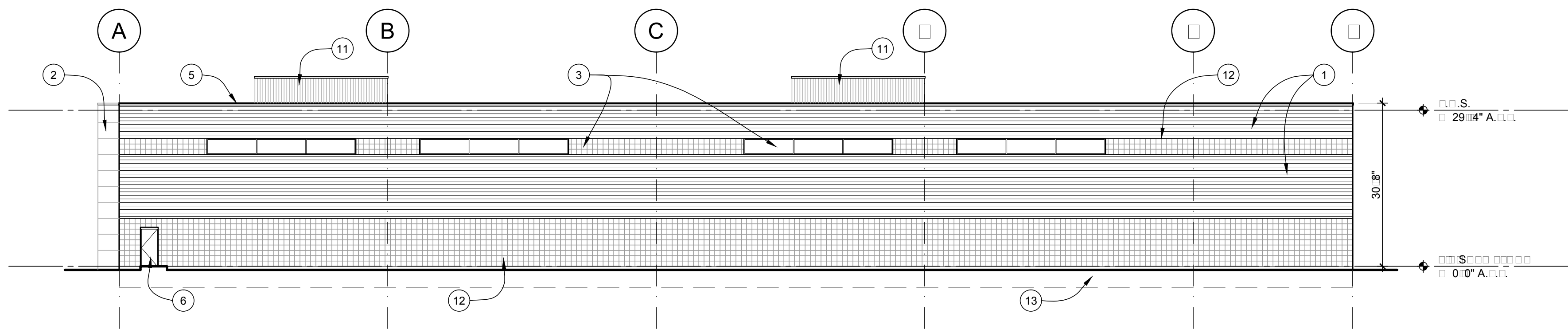
REVISED
 2016/06/21 PRE-APP SUBMITTAL
 2017/02/06 PSP SUBMITTAL

DATE: 2016-06-01
 DRAWN BY: TG
 CHECKED BY: SD/TG

FBK:
 CHF:
 SCALE: HOR 1"=30 FT.
 VER 1"=3 FT.

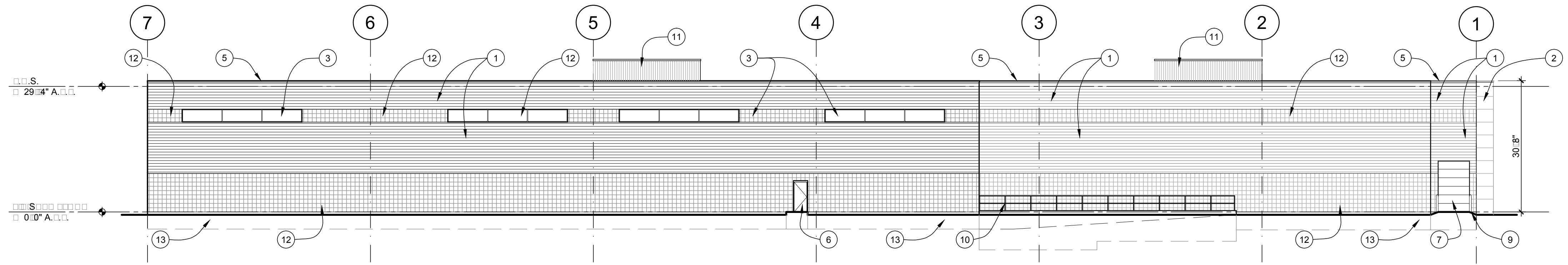
14-306

BU	7050 S.F.
MA	7050 S.F.
SP	4253 S.F. = 60.3%
SC	2424 S.F. = 34.4%
ACM	123 S.F. = 1.7%
US	250 S.F. = 3.6%



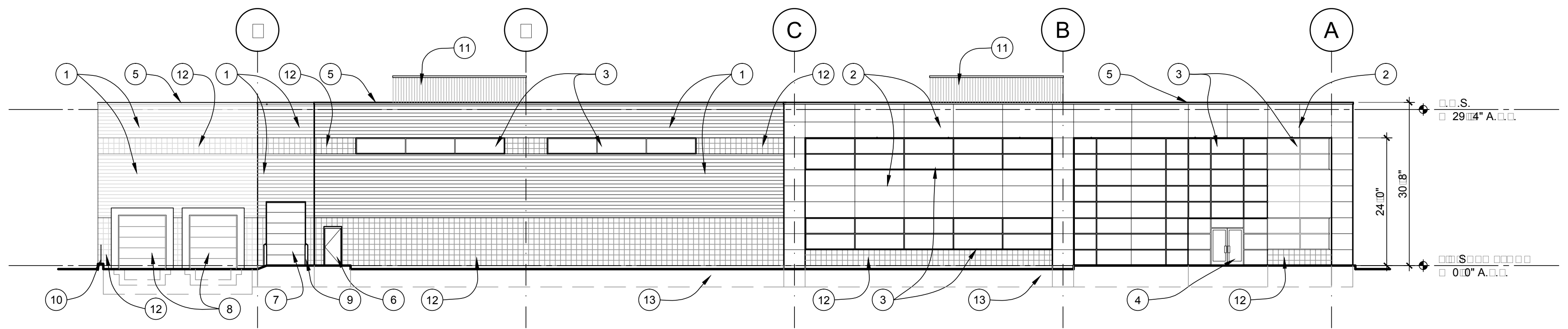
AS A
 SCA: 1/16" = 1.0" 4

BU	9430 S.F.
MA	9430 S.F.
SP	5764 S.F. = 61.1%
SC	3293 S.F. = 34.9%
ACM	123 S.F. = 1.3%
US	250 S.F. = 2.7%



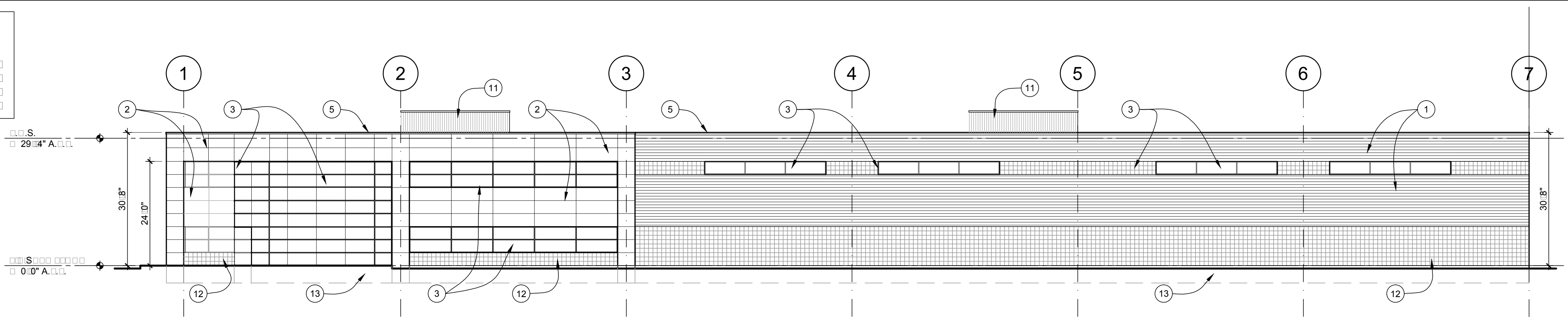
A
 SCA: 1/16" = 1.0" 3

BU	5370 S.F.
MA	5370 S.F.
SP	2342 S.F. = 43.6%
SC	1251 S.F. = 23.3%
ACM	1527 S.F. = 28.4%
US	250 S.F. = 4.7%



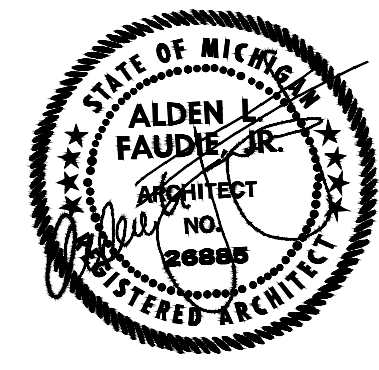
S A
 SCA: 1/16" = 1.0" 1

BU	7955 S.F.
MA	7955 S.F.
SP	3845 S.F. = 48.3%
SC	2315 S.F. = 29.1%
ACM	1545 S.F. = 19.4%
US	250 S.F. = 3.2%



SU A
 SCA: 1/16" = 1.0" 1

1	SP
2	AUM
3	1"
4	C
5	P
6	3x7
7	10x12
8	9x10
9	6"
10	1 1/2"
11	US
12	S
13	C



PLANNING REVIEW



PLAN REVIEW CENTER REPORT

February 23, 2017

Planning Review

Beck North Unit 54

JSP 16-36

Petitioner

Dembs Development, Inc.

Review Type

Preliminary Site Plan

Property Characteristics

Section	4	
Site Location	East of Beck Road and North of West Road in the Beck North Corporate Park; 46480 Nadlan Court	
Site School District	Walled Lake Consolidated School District	
Site Zoning	I-1: Light Industrial District	
Adjoining Zoning	North	I-1: Light Industrial District
	East	R-2: One-Family Residential
	West	I-1: Light Industrial District
	South	I-1: Light Industrial District
Current Site Use	Vacant	
Adjoining Uses	North	Vacant
	East	Residential
	West	Industrial/Office; Broad-Ocean Technologies
	South	Vacant
Site Size	5.02 Acres	
Plan Date	February 6, 2017	

Project Summary

The applicant is proposing a 67,000+/- square foot speculative building in the Beck North Corporate Park with associated site improvements. A pre-application meeting was held on July 7, 2016 to discuss the project and provide comments. The preliminary site plan was submitted on February 14, 2017.

Recommendation

Approval of the ***Preliminary Site Plan is recommended.*** The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations listed in this and other review letters. **Planning Commission's approval for Preliminary Site Plan, Special Land Use Permit, and Storm Water Management Plan is required.**

Special Land Use Considerations

The site plan is proposing a use that requires special land use approval by Planning Commission when abutting a residential district as detailed in Use Standard 4.45 Select I-1 and EXPO District Uses.

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

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

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

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Deviations from the Zoning Ordinance are listed below.**

Ordinance Deviations

1. Planning Commission waivers
 - i. 10-15' tall landscaped berm between industrial and residential not provided due to preservation of 50 foot woods buffer along east property line. Supported.
 - ii. 28 of 51 required parking lot perimeter trees are not provided due to lack of room for planting of entire requirement. Supported, but applicant is asked to provide more perimeter trees than are shown to reduce waiver request.
 - iii. 6 required subcanopy trees for industrial subdivision frontage not provided due to lack of space for all plantings (9 are provided). Supported.
 - iv. Waiver for driveway spacing between proposed drives and between west driveway and Unit 53 driveway because within 105 ft.
2. DCS Variance
 - i. Property does not meet minimum frontage of 300 feet required to allow more than one full service driveway entrance to the site.
3. Zoning Board of Appeals Variances
 - I. Height exceeds 25 ft. when abutting residential. Applicant is proposing 29'4", which does not include rooftop appurtenances.

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

1. Off-Street Parking in Side and Rear Yards (Sec. 3.6.2.F): Shall not occupy more than 50% of the area of the side or rear yard abutting a residential district. **Provide calculation for the east side yard only in order to verify conformance.**
2. Parking Calculations (Sec. 5.2.12): Refer to chart for more details. **Once the tenant is known, the parking calculations will need to be updated in order to verify conformance with the ordinance.**

3. I-1 District Required Conditions (Sec. 3.14.2): Unless otherwise provided, dealing directly with consumer at retail, is prohibited. **This is a speculative building and the applicant should consult with the Planning Department prior to leasing to ensure the use is consistent with the special land use criteria and other requirements of the ordinance.**
4. Maximum Building Height (Sec. 3.14.5.C): When abutting residential the height maximum is 25 feet. **The applicant is proposing a building that is 29'4" tall, which does not include the roof top appurtenances. The applicant is seeking a ZBA variance.**
5. Storage and Use of Material (Sec. 3.14.3): Storage of hazardous materials shall comply with city ordinances and applicant shall complete a City of Novi Hazardous Materials Checklist. **The applicant has provided the hazardous materials checklist, however since the tenant is still unknown this checklist will need to be updated once the tenant is known.**
6. Off-street loading/unloading (Sec. 3.14.5.A): There is a drive along the east side of the building. **The drive on the east side of the building shall not be used by trucks to access the loading docks. Some signage should be proposed on site to eliminate this option and a note should be considered placed on the site plan.**
7. Economic Impact Information: Refer to the chart for more details. **Please provide the requested information in your response letter prior to the Planning Commission Meeting.**

Other Reviews

- a. Engineering Review: **Engineering does not recommend approval.** DCS variances may be required for this site plan. A revised preliminary site plan review is required.
- b. Landscape Review: **Landscape recommends approval.** Landscape review has identified waivers that may be required. Refer to review letter for more comments.
- c. Woodlands Review: **Woodland recommends approval.** A City of Novi Woodland permit is required for the proposed impacts to regulated woodlands. Additional comments to be addressed with Final Site Plan.
- d. Traffic Review: **Traffic recommends approval.** Traffic identified couple of deviations that would require variances/waivers. Additional information requested to perform complete review.
- e. Facade Review: **Facade recommends approval.** A Section 9 Façade Waiver would be required. **A sample board is required prior to Planning Commission meeting.**
- f. Fire Review: **Fire recommends approval.** Additional comments to be addressed with Final Site Plan.

NEXT STEP: Revised Site Plan Submittal

All reviews except Engineering are recommending approval. Refer to letters for more details. Please submit the following for reconsideration:

1. A [site plan revision application](#)
2. Five copies of revised site plan addressing pending comments from reviews which are currently not recommending approval.
3. Response letter **addressing all comments and refer to sheet numbers where the change is reflected.**

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.

Signage

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

Street and Project Name

This project will require approval from the Street and Project Naming Committee, if a name that is not a corporate/company name is proposed. The street name has already been approved. Please contact Richelle Leskun (248-347-0579) in the Community Development Department for additional information. The address application can be found by clicking on this [link](#).

Pre-Construction Meeting

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

Chapter 26.5

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

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



Kirsten Mellem, Planner



PLANNING REVIEW CHART

Review Date: February 23, 2017
Review Type: Preliminary Site Plan
Project Name: **JSP 16-36 BECK NORTH UNIT 54**
Plan Date: February 6, 2017
Prepared by: Kirsten Mellem, Planner
E-mail: kmellem@cityofnovi.org; **Phone:** 248.347.0484

Items in **Bold** need to be addressed by the applicant before approval of the Preliminary Site Plan. 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	Planning Commission approval for Preliminary site plan and special land use will be required
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Eff. December 25, 2013)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Sec 3.1.18.B Principal Uses Permitted. Sec 3.1.18.C Special Land Uses	67,000 sq. ft. light industrial building (26,800 sq. ft. office, 40,200 sq. ft. industrial/research)	Yes	Special land use when abutting a Residential District Area, property to the east is zoned R-2 (One-Family Residential). Tenants should check with Planning Department prior to leasing space to ensure use is consistent with special land use criteria
Site History				
As part of the original approval of the Beck North Corporate Park in 1999, there was much discussion regarding whether or not these parcels were adjacent to a residential district, as they relate to the 50 foot City owned, industrially zoned parcel that is located between these parcels and the residential district to the north. It was determined by the Planning Commission, and reinforced by the Zoning Board of Appeals, that for planning purposes these parcels are to be considered adjacent to a residential district because zoning regulations cannot be circumvented by separating the parcel from the adjacent district by an undevelopable strip of land. Therefore the industrial/research uses shall be treated as special land uses and have additional regulations in terms of building setbacks, building height, and orientation of loading docks.				
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Frontage on Nadlan Ct	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Access to Major Thoroughfare (Sec. 5.13)	vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive	Access to West Road/Thirteen Mile is provided	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in ft			NA	
Open Space Area	----	31.2%	---	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	30.8%	Yes	
Building Height (Sec. 3.1.18.D) Sec. 3.14.5.C)	40 ft. 25 ft. abutting residential	29'4". Does not include roof top appurtenances	No	Proposed height exceeds the maximum allowed. A Zoning Board of Appeals Variance will be required for this deviation
Building Setbacks (Sec 3.1.18.D)				
Front (parallel to Cul-de-sac)	40 ft.	48.5 ft.	Yes	
Rear (north)	20 ft.	78 ft.	Yes	
Side (part south)	20 ft.	145.4 ft.	Yes	
Side (east)	150 ft.	157.4 ft.	Yes	
Side (west)	20 ft.	79 ft.	Yes	
Parking Setback (Sec 3.1.18.D)& Refer to applicable notes in Sec 3.6.2				
Front (south)	40 ft. (See 3.6.2.E)	40 ft.	Yes	Refer to additional comments in the chart with regards to parking
Rear (north)	10 ft.	10.7 ft.	Yes	
Side (part south)	10 ft.	10.2 ft.	Yes	
Side (east)	100 ft.	110.4 ft.	Yes	
Side (west)	10 ft.	10 ft.	Yes	
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	

Item	Required Code	Proposed	Meets Code	Comments
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Not allowed unless: - the site is a minimum 2 acre site - does not extend into the minimum required front yard setback of the district - cannot occupy more than 50% of the area between min. front yard setback & bldg. setback - must be screened by brick wall or landscaped berm - lighting compatible with surrounding neighborhood	5 acres Does not exceed 40 ft. 28% Landscaping is provided to screen Lighting information not provided	NA	Applicant is not proposing parking in the front yard
Off-Street Parking in Side and Rear Yards abutting residential (Sec 3.6.2.F)	Shall not occupy more than fifty (50) percent of the area of the side or rear yard abutting a residential district; and	East side yard abuts residential; does not appear to occupy more than 50%	Yes?	Provide the parking calculations for just the east side parking are to verify conformance
	Off-street parking shall be setback no less than one-hundred (100) feet from the residential district.	It is setback 110.4 ft. from residential district.	Yes	
Setback from Residential District (Sec 3.6.2.H)	I-1 and I-2 districts, five (5) feet of horizontal setback for each foot of building height, or one-hundred (100) feet, whichever is greater. Except when a side or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.	Abutting a residential district. For 30 ft. high building, 150 ft. setback is required. A setback of 155 ft. is provided from the residential district.	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained.	No wetlands on site.	NA	
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 and not applicable	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	Please refer to landscape review for additional details

Item	Required Code	Proposed	Meets Code	Comments
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 conform to the minimum required	NA	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Warehouses and wholesale establishments and related accessory offices (Sec.5.2.12.E) Business offices or professional offices (Sec.5.2.12.D)	One (1) space for each seven hundred (700) square feet of usable floor area Total SF= 40,385 SF Parking = 58 Spaces For buildings up to 100,000 SF 1 space for 222 SF GLA Total SF= 26,924 SF Parking = 121 Spaces Total Required = 179 spaces	Total Proposed = 180 spaces	Yes	Parking requirements will be confirmed when a use is proposed & the number of employees in the largest working shift is identified
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	9 ft. x 19 ft. spaces 24 ft. wide drives 9 ft. x 17 ft. perimeter spaces along landscaping with 4" curbs	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	40 ft. distance provided	Yes	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 ft., and be constructed 3' shorter than the adjacent parking stall.	Some dimensions are provided.	Yes	Refer to Traffic or Landscape for additional comments.
Barrier Free Spaces <i>Barrier Free Code</i>	6 barrier free parking spaces (for total 151 to 200) & 1 shall be van accessible	7 provided, 2 are van accessible	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces 	Two types of accessible spaces are provided	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Proposed	Yes	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Five (5) percent of required automobile spaces, minimum two (2) spaces 9 spaces required	10 bicycles spaces are proposed	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	Within 120 ft. 2 locations proposed Paved and inverted "U" design 6 ft. paved sidewalk provided	Yes	
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Bicycle parking layout is provided	Yes	
Loading Spaces <i>(Sec. 5.4.3)</i>	Loading area in the rear yard Loading area in interior side yard if it is adjacent to I, EXPO or EXO district	Loading zone and dock proposed in the rear yard	Yes	
Accessory Structures				
Dumpster <i>(Sec 4.19.2.F)</i>	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. 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 	Complies NA Complies Complies Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
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 	Complies 6' proposed Complies Complies Concrete Wood	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	Roof top 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.	Roof top equipment is screened	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-gallon capacity per tank and accessory to an otherwise permitted use. Additional conditions apply.	Not Proposed. A note is added to the plans	Yes	
Outdoor Storage of recreational equipment (Sec. 3.14.1.B.iii)		Not Proposed	NA	
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Speculative building, specific use unknown	Yes?	Tenants should check with Planning Department prior to leasing space to ensure use is consistent with special land use criteria. Provide note on site plan.
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)				

Item	Required Code	Proposed	Meets Code	Comments
Truck well, loading dock or door Sec. 3.14.5.A	<ul style="list-style-type: none"> - Cannot be located on the side abutting residential - Shall be placed on the opposite side or on the wall at 90 degree angle to residential. Recessed by not less than 60 feet from the front wall - Discourage the truck path along residential side 	Truck well and trailer drive access located on the west side away from residential	Yes	Add note to site plan that states: trucks shall not use the drive on the east side of the building to access the loading dock, but can only use the drive on the west side of the building.
Refuse pick-up, off-street parking and areas used for vehicular repair, delivery, loading/unloading and transport Sec. 3.14.5.B	<ul style="list-style-type: none"> - Refuse pick-up shall be limited to the hours of 7:00 a.m. to 5:00 p.m., prevailing time. - All off-street parking and areas used for vehicular repair, delivery, loading/unloading and transport shall be not be closer than one-hundred (100) feet from the boundary of a residential district and effectively screened 	Proposed on west side of building. Note provided on site plan	Yes	
Maximum Building Height Sec. 3.14.5.C	25 ft. abutting residential	29'4". Does not include roof top appurtenances	No	Proposed height exceeds the maximum allowed. A Zoning Board of Appeals Variance will be required for this deviation.
Additional Lighting requirements Sec. 3.14.5.D	<ul style="list-style-type: none"> - Where a building wall faces an abutting residential district there shall be no floodlighting of such facade. - This shall not preclude the lighting of doorways on such facades. 	A lighting plan is provided	Yes	
Landscape berm and screening requirements Sec. 3.14.5.E	The requirements of this section supersede standards at Section 5.5	A landscape plan is provided with some screening	No	Please refer to landscape comments for further details
Operation requirements Sec. 3.14.5.F	Windows and doors of non-office use areas of structures in an I-1 district may not be left open.		Yes	
Planning Commission findings for permitted uses (Sec 3.14.3)				

Item	Required Code	Proposed	Meets Code	Comments
Impacts on residential district Sec 3.14.3.A	The scale, size, building design, facade materials, landscaping and activity of the use is such that current and future adjacent residential uses will be protected from any adverse impact	Adjacent to residential districts	Yes?	<u>It is a Planning Commission finding</u>
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site	Not Proposed. A note is added to the plans.	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. A note is added to the plan indicating further verification of the conformance may be required at the time of occupancy.	Yes	
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 identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Checklist provided	Yes	Applicant may need to update the hazardous checklist once a tenant has been identified.
Hazardous material checklist Sec 3.14.3.E	Compliance of City's hazardous materials checklist	Checklist provided	Yes	
Sidewalks and Pathways				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,	<ul style="list-style-type: none"> - In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway. - Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance - Whereas sidewalks along local streets and private roadways 	Nadlan Drive is an industrial street. No sidewalk is required.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	shall be five (5) feet wide.			
Pedestrian Connectivity	<ul style="list-style-type: none"> - Whether the traffic circulation features within the site and parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets. - Building exits must be connected to sidewalk system or parking lot. 	Building entrances connected to parking lot & BF ramps	Yes	
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	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).	Provided	Yes	
Economic Impact Information	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 		No	Provide information on total cost of the proposed building & site improvements and number of anticipated jobs created during construction
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval.	Street name is approved.		<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)				

Item	Required Code	Proposed	Meets Code	Comments
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	Provided	Yes	
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures	Provided	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Provided	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices	Provided	Yes	
	Type & color rendition of lamps	Provided	Yes	
	Hours of operation	Provided	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties.	Provided	Yes	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	25 ft. proposed	Yes	
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Notes provided	Yes	
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	1.65:1 overall site	Yes	
Required Conditions	Use of true color rendering lamps such as metal halide is	LED proposed for all lights	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 5.7.3.F)	preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.3 min provided	Yes	
	Loading and unloading areas: 0.4 min	0.4 min provided	Yes	
	Walkways: 0.2 min	0.2 min provided	Yes	
	Building entrances, frequent use: 1.0 min	2.6 min provided	Yes	
	Building entrances, infrequent use: 0.2 min	0.5 min provided	Yes	
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	NA	NA	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts: - All cut off angles of fixtures must be 90° - Maximum illumination at the property line shall not exceed 0.5 foot candle	90° cut off provided Max illumination is 0.1 at property line	Yes	

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

03/07/2017

Engineering Review

Beck North Unit 54

Applicant

BECK NORTH CORP PARK II LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Beck North Corporate Park, east end of Nadlan Drive
- Site Size: 5.0+/- acres
- Plan Date: 02/06/2017
- Design Engineer: Alpine Engineering

Project Summary

- Construction of an approximately 67,309 square-foot office and industrial building and associated parking. Site access would be provided off of Nadlan Drive, an existing public roadway.
- Water service would be provided by connection to an existing water main stub and an 8-inch tap in the existing 12-inch water main at the southwest corner of the site. A 2-inch domestic lead and 8-inch fire lead would be provided to serve the building, along with additional hydrants on the site.
- Sanitary sewer service would be provided by connection to existing 8-inch sanitary sewer with a 6-inch sanitary sewer lead to the building.
- Storm water would be collected on the site and conveyed to the existing drainage dissipation basins serving the Corporate Park.

Recommendation

Approval of the Preliminary Site Plan and Preliminary Storm Water Management Plan is NOT recommended.

Comments:

The Preliminary Site Plan does not meet the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of revised Preliminary Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Comments to be addressed prior to revised Preliminary Site Plan submittal:

General

1. The property does not meet the minimum frontage of 300 feet required to allow more than one full service driveway entrance to the site. A secondary gated "emergency only" access drive is allowable.
2. Two points of access are required for fire safety. Consider ingress/egress easements and/or a combined drive approach with adjacent parcel and existing drive approach.
3. A driveway spacing waiver, granted by the Planning Commission, would be required for any new driveway entrance on this property within 105 feet (measured from edge of near curb to edge of near curb) of any other existing or proposed drive approach.
4. Soil borings shall be provided for a preliminary review of the constructability of the proposed development. Borings identifying soil types, and groundwater elevation should be provided at the time of Preliminary Site plan.

Paving & Grading

5. Provide notes on the Grading plan to match existing grades at any driveway paving in the right-of-way.
6. Clarify parking block locations and effective length of parking stalls where parking blocks are used.
7. Provide dimensions of parking stalls to the face of curb or walk. Other dimensions may be to back of curb and noted accordingly.
8. Provide at least a 3 foot buffer distance between the sidewalk and any fixed object including fire hydrants and light poles.
9. End islands shall conform to City standard island design, or variations of the standard design maintaining conformance with Section 2056 of Appendix A of the Zoning ordinance (i.e. 2 foot minor curb radius, 15 foot major curb radius, minimum width of 8 feet, 3 feet shorter than adjacent 19 foot parking stall).

Storm Water Management Plan

10. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
11. Provide Unit 54 storm calculations.

12. Provide an explanation of the c factors calculated for Basins D and E and clarify how the development of Unit 54 is accounted for in those c factors.

Off-Site Easements

13. Any off-site easements must be executed **prior to final approval of the plans**. Drafts of the easements and a recent title search shall be submitted to the Community Development Department with Preliminary Site plans, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

A letter from either the applicant or the applicant's engineer must be submitted with revised Preliminary Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.

Items to be included in Final Site Plan and addressed prior to Stamping sets:

Utilities

1. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary, storm) being proposed.
2. Generally all proposed trees shall remain outside utility easements. Where proposed trees are required in a utility easement, the trees shall maintain a minimum 5-foot horizontal separation from any existing or proposed utility. All utilities and utility easements must be shown on the landscape plans to confirm the required separation is provided.
3. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to confirm that no utility conflicts will occur. Light poles in a utility easement will require a License Agreement.

Water Main

4. Provide a profile for all water main 8-inch and larger.
5. In addition to the note on the plans that compacted sand backfill shall be provided for all utilities under the influence of paved areas, the sand backfill shall be illustrated on utility profiles sheets.
6. Provide water main modeling calculations demonstrating that the required water supply of 4,000 gpm will be available.
7. Provide three (3) signed and sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction. The Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the City's standard water main detail sheets.

Storm Sewer

8. A minimum cover depth of 3 feet shall be maintained over all storm sewers. In situations where the minimum cover cannot be achieved, Class V pipe must be used with an absolute minimum cover depth of 2 feet.
9. Provide a 0.1 foot drop in the downstream invert of all storm structures where a change in direction 30 degrees or greater occurs.
10. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2 foot depth plunge pool.
11. Label all inlet storm structures on storm sewer profiles.
12. 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.

Soil Erosion and Sediment Control

13. A SESC permit is required. The review checklist detailing all SESC requirements is attached to this letter. An informal review will be completed with the Final Site Plan if SESC plans are included in the submittal.

General

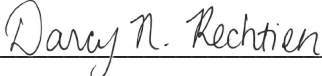
14. Draft copies of any off-site utility easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approval by the Engineering Division and the City Attorney prior to getting executed. **Off-site easements and agreements must be executed prior to stamping set drawings.**
15. 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.
16. Draft copies of easements for the sanitary sewer and/or sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department.
17. 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).
18. 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), and grading.
19. A right-of-way permit will be required from the City of Novi.

The following must be addressed prior to construction:

20. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
21. 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. There is no fee for this permit.
22. An NPDES permit must be obtained from the MDEQ since the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
23. 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.
24. A permit for work within the right-of-way of Nadlan Drive must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.
25. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the water main plans have been approved.
26. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
27. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.

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

Please contact Darcy Rechten at (248) 735-5695 with any questions.



cc: Theresa Bridges, Engineering
George Melistas, Engineering
Kirsten Mellem, Community Development
Tina Glenn, Treasurers
Kristen Pace, Treasurers
Ben Croy, Water and Sewer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 27, 2017

Preliminary Site Plan - Landscaping

Beck North Unit 54

Review Type

Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: Beck North Industrial Park – Unit 54 – Nadlan Dr.
- Site Acreage: 5.0 acres
- Site Zoning: I-1
- Adjacent Zoning: I-1
- Plan Date: 2/6/2016

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**. Please address the items below and on the attached Landscape Chart in the corrected Preliminary Site Plan/Final Site Plans.

Waivers required

1. 10-15' tall landscaped berm between industrial and residential not provided due to preservation of 50 foot woods buffer along east property line. Supported.
2. 28 of 51 required parking lot perimeter trees are not provided due to lack of room for planting of entire requirement. Supported, but applicant is asked to provide more perimeter trees than are shown to reduce waiver request.
3. 6 required subcanopy trees for industrial subdivision frontage not provided due to lack of space for all plantings (9 are provided). Supported.

Ordinance Considerations

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

Provided.

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

1. Provided.
2. All trees are shown as being at least 10 feet from utility structures.
3. **Please add a note to the landscape plan stating that all trees shall be planted at least 10 feet away from hydrants and other utility structures.**

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

1. The border of the regulated woodland is provided, as are tree ids and locations for all existing trees on the site and adjacent to it.

2. Tree fencing is shown, but it's not clear if it is located based on the critical root zone. Please verify that the tree fencing/disturbance limits are located correctly.
3. Add tree protection fencing detail with fence located at Critical Root Zone (1' beyond dripline).

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

1. Property is not immediately adjacent to Residential. However, as it is adjacent to the tree buffer created for the residential subdivision east of the woods, the 10-15' landscaped berm is required.
2. **The applicant may request a landscape waiver for the berm as the preserved woods provides the buffer. As the building's loading zone and entry are on the west side of the building, and additional trees will be planted between the buffer and the drive, this will be supported by staff.**

Industrial Subdivision Landscaping (LDM 1.d(2))

1. One deciduous canopy tree is required per 35 lf of frontage. With 215 lf of frontage on Nadlan Court, 6 trees are required. These are all provided.
2. Three subcanopy trees are required per 40 lf of frontage, for a total of 16 trees. Due to limited space, only 9 are provided. A landscape waiver for the missing 6 trees is requested and is supported by staff.

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

1. Based on the vehicular use areas, 3,150 sf of landscape island area and 39 deciduous canopy trees are required. Per the plan, 3,150 sf of islands and 39 trees are provided.
2. **Please check the areas of some of the interior islands. Some appear to be smaller than the SF callout, but there are also some end/peninsula islands that could be used to make up any shortfall that may exist.**
3. **Please widen the landscape area adjacent to the walks leading from the parking lots to the side doors on the west, north and south sides of the building to at least 10 feet and plant deciduous canopy trees in those areas to help shade the parking lot and break up the extent of paving.**

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

1. Based on the 1780 lf of perimeter, 51 canopy trees are required (1/35lf). 23 canopy trees are proposed and a landscape waiver is requested for the 28 trees not provided.
2. While there isn't room for all 51 trees, it appears that at least 3 more perimeter trees could be added, at the expense of woodland replacement trees on the plan. Woodland replacement trees should not replace required perimeter trees.
3. **Please reduce the amount of the waiver request as much as is reasonably possible without overcrowding the site. The waiver will be supported if this is done.**

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

The loading zone is sufficiently screened from the residential subdivision by the building.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

Based on the perimeter, 8888 sf of foundation landscape area is required. 8890 sf are provided, and well over 60% of the building visible from Nadlan Court is landscaped, exceeding the requirement.

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

1. The plant list provided conforms to the requirements of the city.
2. **Please consider substituting some of the burning bush shrubs in the foundation plantings with another species that is not as invasive as the burning bush can be.**

3. **Please don't use Vinca minor as a ground cover. It gets very invasive in woodland settings.**

Planting Notations and Details (LDM)

1. Planting details are provided.
2. If the Amelanchier canadensis are multi-stem, please provide a multi-stem planting detail.
3. If the applicant would like to reduce the required tree mulch depth from 4" to 3", and the shrub/perennial depth from 3" to 2", that would be acceptable.
4. **Please change the City of Novi note to change "Replace failing material during the next appropriate planting period" to "Replace failing material as soon as possible."**

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

Not applicable as no changes are proposed to the regional detention basin.

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

Irrigation plans for landscaped areas are required for Final Site Plan.

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

Provided.

Snow Deposit (LDM.2.q.)

Snow deposit areas are indicated. The applicant may want to move the pointer to a point between trees.

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

Trees to be removed are clearly marked.

Corner Clearance (Zoning Sec 5.9)

Corner clearance at exit sign is met.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: February 27, 2017
Project Name: JSP16 – 0036: Beck North Unit 54
Plan Date: 2/6/2017
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Yes	Yes	Scale: 1"=30'
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	Cover Sheet
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
Zoning <i>(LDM 2.f.)</i>	Include all adjacent zoning	Yes	Yes	I-1 – site and adjacent
Survey information <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Yes	Yes	Sheet 3
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none 	Yes	Yes	1. Sheet L-3 2. It appears that grading is proposed within a conservation

Item	Required	Proposed	Meets Code	Comments
	exists.			easement. 3. It appears that trees #31 and #64 may be adversely affected by the construction, even though they are shown as being saved. 4. Please refer to ECT's comments regarding Woodlands.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Yes	Yes	Sheet 4
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	1. Please add a note stating that trees should be planted at least 10 feet away from hydrants and utility structures. 2. Try to keep trees at least 5' away from underground utility lines.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes/No	Please shift northern deposit area to a spot that won't damage trees.
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 300 SF to qualify ▪ 6" curbs 	Yes	Yes	1. Please widen the islands adjacent to the pathways from

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> ▪ Islands minimum width 10' BOC to BOC 			<p>the north, south and west parking lots to the doors to 10 feet wide (planting area) and plant deciduous canopy trees in those islands. The peninsula endcap islands' width can be decreased to provide additional width.</p> <p>2. Please correct the island area for the endcap islands in the south parking lot. They don't appear to have 300sf.</p> <p>3. The peninsula islands at the end of parking bays can be used toward the required area if necessary.</p>
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Yes	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	Yes	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	Yes	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	A = Area x 10% = sf	NA		
B = Total square footage of additional paved vehicular use areas (not including	B = Area x 5% = sf	NA		

Item	Required	Proposed	Meets Code	Comments
A) under 50,000 SF) x 5%				
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	$C = x 1\% = \text{sf}$	NA		
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	<ul style="list-style-type: none"> ▪ $A = 7\% \times \text{xx sf} = \text{xx sf}$ ▪ $28,579 \times 7\% = 2,001 \text{ sf}$ 			
B = Total square footage of additional Paved vehicular use areas (not including A) under 50,000 SF) x 2%	<ul style="list-style-type: none"> ▪ $B = 2\% \times \text{xx sf} = \text{xx sf}$ ▪ $46,509 \times 2\% = 930 \text{ sf}$ 			
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	<ul style="list-style-type: none"> ▪ $C = 0.5\% \times 0 \text{ sf} = 0 \text{ SF}$ 			
All Categories				
D = A+B or A+C Total square footage of landscaped islands	$2001 + 930 = 2931 \text{ SF}$	3,150 SF	Yes	<ol style="list-style-type: none"> 1. Please check the areas provided in the islands and correct if necessary. 2. See notes above regarding parking lot islands.
E = D/75 Number of canopy trees required	$3150/75 = 39 \text{ Trees}$	39 trees	Yes	
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ $1780 \text{ lf}/35 = 51 \text{ trees}$ 	23 trees	No	<ol style="list-style-type: none"> 1. Applicant is requesting a waiver for the 28 perimeter trees that can't be planted without overcrowding the site. 2. While all 51 trees can't be planted, there is room for at least 3 more along the east side of the eastern drive and northeast corner.

Item	Required	Proposed	Meets Code	Comments
				3. Replacement trees should not take the place of required perimeter trees when there is space along the parking lot/access ways. A contribution to the tree fund can be made for all replacement trees that can't be planted on the site.
Parking land banked	NA	No		
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> ▪ All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours ▪ Berm should be located on lot line except in conflict with utilities. ▪ Berms should be constructed with 6" of top soil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Refer to Residential Adjacent to Non-residential berm requirements chart	No	No	<ol style="list-style-type: none"> 1. Site is adjacent to residential on east so berm 10-15 ft high with a 6 foot wide crest is required. 2. As the 50 foot wide woods are being preserved, a landscape waiver for the required berm can be requested.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	Refer to ROW landscape screening requirements chart for corresponding requirements.	NA		<ol style="list-style-type: none"> 1. Site is in industrial subdivision. However, per Zoning Ordinance 3.6.2.E, since parking is within the front yard, a brick wall or landscaped berm that is 2.5 feet tall, as measured from the parking lot surface, is required in front of the parking

Item	Required	Proposed	Meets Code	Comments
				<p>areas. Due to the site configuration, the berm or wall should extend across the entire cul-de-sac frontage of the parcel.</p> <p>2. The required berm has been provided.</p>
Cross-Section of Berms (LDM 1.d(2))				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% slope ▪ Constructed of loam ▪ 6" top layer of topsoil 	Yes		<p>1. Detail is provided.</p> <p>2. Please revise to show that the berm is constructed of loam with a 6" top layer of topsoil.</p>
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	NA		A note indicates that there are no overhead wires. This is satisfactory.
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements(Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	Parking: 25 ft.			
Min. berm crest width	Parking: 3 ft.			
Minimum berm height (9)	Parking: 3 ft.	None		
3' wall	(4)(7)	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 40 lf ▪ $xx/40 = x$ trees 	NA		Site is in industrial subdivision.
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 30 lf ▪ $xx/30 = x$ trees 	NA		Site is in industrial subdivision.
Canopy deciduous trees in area between	<ul style="list-style-type: none"> ▪ Parking: 1 tree per 45 lf ▪ $xx/45 = x$ trees 	NA		Site is in industrial subdivision so no street

Item	Required	Proposed	Meets Code	Comments
sidewalk and curb (<i>Novi Street Tree List</i>)				trees are required.
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (<i>LDM 1.d.(2)</i>)	<ul style="list-style-type: none"> ▪ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW ▪ 215/35 = 6 trees ▪ 3 sub canopy trees per 40 l.f. of total linear frontage ▪ 3*215/40 = 16 subcanopy trees ▪ Plant massing of ornamental grasses, perennials and/or annuals and bulbs for 25% of ROW 	<ul style="list-style-type: none"> ▪ 6 deciduous canopy trees ▪ 9 subcanopy trees ▪ 25% plant massing (junipers provided along frontage) 	Yes/No	<ol style="list-style-type: none"> 1. Required canopy and additional plantings are provided. 2. Waiver for 6 subcanopy trees is requested and supported by staff because combination of underground utilities and clear vision zones leaves no room in front yard for trees
Screening of outdoor storage, loading/unloading (<i>Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5</i>)		Yes	Yes	The loading zone is screened from the residential property to the east by the building.
Transformers/Utility boxes (<i>LDM 1.e from 1 through 5</i>)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	Yes	Yes	
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ 1111 lf x 8ft = 8888 SF 	8,890 sf	Yes	
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	Yes	Yes	All of frontage except paved entries is landscaped.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (<i>Sec. 5.5.3.E.iv</i>)	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin 	NA		No on-site detention is provided – storm water goes to regional basin.

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> Refer to wetland for basin mix 			
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Mar-Nov 2017	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> Include statement of intent to install and guarantee all materials for 2 years. Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No		<u>Need for final site plan</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	Please verify plant counts
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	<u>Need for final site plan</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	If Amelanchier canadensis are multi-stem trees, please add multi-stem planting detail.

Item	Required	Proposed	Meets Code	Comments
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	Please add tree protection fencing detail, showing fence at 1' outside dripline, to the plan set.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	Please add note near property lines stating this.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	Sheet L-3
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands or wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No	Yes	1. Please consider reducing the number of burning bushes on the plans and replacing them with a species without invasive tendencies. 2. Please don't use Vinca minor as the ground cover. It gets very invasive in woodlands.
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	NA		

Item	Required	Proposed	Meets Code	Comments
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	Yes	Yes	You may reduce the required depth of mulch on the planting details per the reduced depth listed here, if desired.

NOTES:

1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
2. The section of the applicable ordinance or standard is indicated in parenthesis. For the landscape requirements, please see the Zoning Ordinance landscape section 5.5 and the Landscape Design Manual for the appropriate items under the applicable zoning classification.
3. Please include a written response to any points requiring clarification or for any corresponding site plan modifications to the City of Novi Planning Department with future submittals.

WOODLANDS REVIEW

February 28, 2017

Ms. Barbara McBeth, AICP
 City Planner
 Community Development Department
 City of Novi
 45175 W. Ten Mile Road
 Novi, Michigan 48375

Re: Beck North Unit 54 (JSP16-0036)
 Woodland Review of the Preliminary Site Plan (PSP17-0016)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Beck North Unit 54 project prepared by Alpine Engineering, Inc. dated February 6, 2017 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

ECT recommends approval of the Preliminary Site Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the "Woodland Comments" section of this letter at the time of Final Site Plan submittal.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

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 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 project is located off of Nadlan Drive within the Beck North Corporate Park development in Section 4 (east of Hudson Drive; north of West Road and east of N. Beck Road).

The Plan proposes the construction of a proposed, speculative light industrial building (containing approximately 27,000 square feet of office space and approximately 40,000 square feet of industrial/research floor area), associated parking and utilities.

Based on our review of the application, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached) it appears as if this proposed project site contains City-Regulated Woodlands along the eastern edge of the site.

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

Woodlands

The site does contain areas noted as City of Novi Regulated Woodlands. The area designated as Regulated Woodland is located along the southern and eastern section of the site (see Figure 1). The current Plan includes a *Woodland Plan* (Sheet L-3). The *Woodland Plan* includes a Tree List and Woodland Summary that indicates the existing trees and the proposed tree removals.

Based on the Woodland Plan and our site inspection, on-site woodland contains bigtooth aspen (*Populus grandidentata*), black walnut (*Juglans nigra*), red oak (*Quercus rubra*), silver maple (*Acer saccharinum*), pin oak (*Quercus palustris*), American elm (*Ulmus americana*), and black cherry (*Prunus serotina*).

Woodland Impact Review & Required Replacements

The Plan indicates a total of sixty-eight (68) total surveyed trees on-site. Two (2) of the trees surveyed are listed as 'dead', therefore the site contains a total of sixty-six (66) regulated trees. These trees are located within the area designated as Regulated Woodland on the City of Novi's Regulated Woodland map. In terms of habitat quality and diversity of tree species, the woodland areas on the project site are of good quality. The majority of the woodland areas consist of relatively-mature growth trees of good. This wooded area does appear to provide a significant level of environmental benefit, and the subject property is located directly adjacent to a wooded/natural corridor that extends both north and south of the development. In terms of a scenic asset, wind block, noise buffer or other environmental asset, the woodland areas proposed for impact are considered to be of good quality. The current plan proposes to impact only several trees as the majority of the lot had already been cleared for development of the overall Beck North Corporate Park.

As shown, the Plan proposes the removal of eight (8) of the sixty-six (66) regulated trees on-site (12% removal). It should be noted that the City of Novi replacement requirements pertain to regulated trees with d.b.h. greater than or equal to 8 inches and located within the areas designated as woodland on the City's Regulated Woodland Map. The replacement requirements also pertain to any tree greater than or equal to 36-inches in diameter.

A *Woodland Summary* Table has been included on Sheet L-3 (*Woodland Plan*). The Applicant has noted the following woodland impacts associated with the project:

- Total Trees: 68 (includes dead & unregulated trees)
- Net Regulated Trees: 66
- Regulated Trees Removed: 8 (12% removal)
- Regulated Trees Preserved: 58 (88% preservation)

- Stems to be Removed 8" to 11": 3 x 1 replacement (Requiring 3 Replacements)
- Stems to be Removed 11" to 20": 5 x 2 replacements (Requiring 10 Replacements)
- Stems to be Removed 20" to 30": 0 x 3 replacements (Requiring 0 Replacements)
- Stems to be Removed 30"+: 0 x 4 replacements (Requiring 0 Replacements)
- Multi-Stemmed Trees (0 trees): (Requires 0 Replacements)

- Total Woodland Replacement Trees Required: 13

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) 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 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.*

A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch DBH or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and all coniferous replacement trees shall be six (6) feet in height (minimum). All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).

It should be noted that the current Plan proposes to provide all thirteen (13) required Woodland Replacement tree credits on-site:

- 3 x 2.5-inch tulip tree (*Liriodendron tulipifera*);
- 5 x 2.5-inch red oak (*Quercus rubra*);
- 3 x 2.5-inch basswood (*Tilia americana*).

A Woodland Replacement Performance financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400.

Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. A Woodland Maintenance and Guarantee bond equal

to twenty-five percent (25%) of the value of the original Woodland Replacement material will then be kept for a period of 2-years after the successful inspection of the tree replacement installation.

Comments

Please consider the following comments when preparing the Final Site Plan:

1. It should be noted that this Lot contains a 50-foot wide Tree Preservation Easement along the eastern edge (defined in the Master Deed – Ninth Amendment, Liber 47451, dated September 29, 2014). Also included along the eastern edge of the development site is a Woodland Conservation Easement (defined in the Conservation Easement documents Liber 42076, date stamped May 17, 2010). It should be noted that no existing trees are being removed from within the 50-foot wide Tree Preservation Easement. In addition all thirteen (13) proposed Woodland Replacement trees appear to be located within the Woodland Conservation Easement. Please indicated and label the Woodland Conservation Easement on the Landscape Plan (Sheet L-1) to ensure that the proposed Woodland Replacement trees are in fact all located within this easement.
2. In addition to the eight (8) trees proposed for removal, five (5) trees to be preserved appear to be located within approximately 5-feet of the limits of disturbance. It is ECT's assessment that the silt fence and tree protection fence will be located within the dripline and critical root zone (CRZ) of these 5 trees. The critical root zone (CRZ) as defined by the Woodland Ordinance means a circular area around a tree with a radius measured to the tree's longest dripline radius plus 1 foot. These trees are:
 - Tree #68 (13" black cherry – requires 2 Woodland Replacement Credits if disturbed);
 - Tree #64 (19" red oak – requires 2 Woodland Replacement Credits if disturbed);
 - Tree #63 (12" red oak – requires 2 Woodland Replacement Credits if disturbed);
 - Tree #45 (8" bigtooth aspen – requires 1 Woodland Replacement Credits if disturbed);
 - Tree #31 (10" bigtooth aspen – requires 1 Woodland Replacement Credits if disturbed).

It should be noted that the Woodland Ordinance (Sec. 37-9. Tree protection during construction) notes the following:

(a) Before development, land clearing, filling or any land alteration for which a use permit is required by this chapter commences, the developer shall be required to erect for the protection of remaining trees barriers as approved by the city. Such protection shall be maintained and remain in its approved location until such time as it is authorized to be removed by the city or issuance of a final certificate of occupancy. The location of such barriers from protected trees shall be the same separation as is required for trench excavation pursuant to section 11-50 of this Code. During construction, no attachments or wires shall be attached to any of such trees so protected. The construction of barriers shall comply with the following:

(1) Woodland areas shall be separated from construction areas by the installation of "barrier" fencing either of plastic or wood slat materials, a copy of the fence detail is available from the Parks, Recreation and Forestry Department or the Community Development Department. These materials shall be attached to five-foot "T" poles spaced at five-foot intervals and shall have a tree protection sign affixed to the fence every 50 foot in such a manner to be clearly visible to workers near the site. The use of chain link fence may also

be required by the planning commission in the case of specimen trees or exceptionally valuable woodland or wetland areas. This barrier shall be installed at the critical root zone (CRZ) perimeter of the on-site trees to be protected prior to initiating project construction. Should it not be possible to place the protection fencing at the CRZ of a regulated tree due to practical hardship, the applicant may provide replacement value for the tree into the City Tree Fund. The applicant may also choose to allow the tree in question to remain at his or her option. Accurate critical root zones must be depicted on the site plan for all regulated trees within 50' of proposed grading or construction activities.

ECT recommends that the applicant depict the critical root zone for these five (5) trees on the Plan. If the proposed site work/grading cannot be kept outside of the CRZ of these trees, the applicant shall provide eight (8) additional Woodland Replacement Credits on-site or to the City of Novi Tree Fund. The Plan should be reviewed and revised as necessary.

3. The Woodland Replacement Performance financial guarantee for the planting of replacement trees will be \$8,400 [21 (13 + 8 CRZ trees) Woodland Replacement Credits required x \$400/credit].

Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement Performance Guarantee shall be returned to the Applicant. A Woodland Maintenance and Guarantee bond equal to twenty-five percent (25%) of the value of the original Woodland Replacement material will then be kept for a period of 2-years after the successful inspection of the tree replacement installation. The City has a minimum Woodland Maintenance Guarantee value of \$1,000.

4. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement trees spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.
5. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site.

Beck North Unit 54 (JSP16-0036)
Woodland Review of the Preliminary Site Plan (PSP17-0016)
February 28, 2017
Page 6 of 9

Recommendation

ECT recommends approval of the Preliminary Site Plan for woodlands with the condition that the Applicant satisfactorily address the items noted in the "Woodland Comments" section of this letter at the time of Final Site Plan submittal.

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, City of Novi Planning Assistant
Rick Meader, City of Novi Landscape Architect
Kirsten Mellem, City of Novi Planner

Attachments: Figure 1 – City of Novi Regulated Wetland & Woodland Map
Site Photos



Figure 1. City of Novi Regulated Wetland & Woodland Map. Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue. The approximate overall property boundary is indicated in red.

Site Photos



Photo 1. Looking northeast from Nadlan Drive towards area of City-regulated woodlands (ECT, February 28, 2017).



Photo 2. Looking northeast from Nadlan Drive towards area of City-regulated woodlands (ECT, February 28, 2017).



Photo 3. Looking east northeast towards area of City-regulated woodlands (ECT, February 28, 2017).



Photo 4. Looking east along south side of site towards area of City-regulated Woodlands (ECT, February 28, 2017).

TRAFFIC REVIEW



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

Project name:
 JSP16-0036 Beck North #54 Preliminary Traffic Review

From:
 AECOM

Date:
 March 3, 2017

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

CC:
 Sri Komaragiri, Kirsten Mellem, George Melistas,
 Theresa Bridges, Richelle Leskun, Darcy Rechten

Memo

Subject: Beck Road North #54 Traffic Review

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

GENERAL COMMENTS

1. The applicant, Dembs Development, Inc., is proposing a 67,309 square foot office/industrial building on the north side of Nadlan Drive, which is located on the east side of Hudson Drive. Hudson Drive is a north/south collector roadway that is located between Beck Road and W Park Drive. All surrounding roadways are within the City of Novi's jurisdiction.
2. The lot is currently zoned I-1 (light industrial). There are not any proposed zoning changes at this time.
3. The site has two proposed driveways, both of which are located on a cul-de-sac of Nadlan Drive.
4. Variances/Waivers
 - a. The applicant has requested a waiver for the driveway spacing between the proposed west driveway and the existing driveway for Unit 53.

TRAFFIC IMPACTS

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

ITE Code: 710 (General Office Building) and 110 (General Light Industrial)
 Development-specific Quantity: 26,924 sq. ft. gross floor area (office) and 40,385 sq. ft. gross floor area (industrial)
 Zoning Change:

Trip Generation Summary					
	City of Novi Threshold	Estimated Trips (Office)	Estimated Trips (Industrial)	Total	Analysis

AM Peak-Hour, Peak-Direction Trips	100	59	N/A	59	Fitted Curve Equation
PM Peak-Hour, Peak-Direction Trips	100	91	N/A	91	Fitted Curve Equation
Daily (One-Directional) Trips	750	485	200	685	Fitted Curve Equation

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

Traffic Impact Study Recommendation	
Type of Study	Justification
Traffic Impact Assessment	The PM peak hour trips is expected to generate between 75-100 directional trips thereby warranting a traffic impact assessment (TIA).

EXTERNAL SITE ACCESS AND OPERATIONS

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

- Driveway widths and turning radii are generally compliant with City standards. However, please provide turning radii dimensions for the future-use driveway located on the north side of the property.
- The applicant has not proposed any changes to the existing state of Nadlan Drive.
- The development needs at least 300 feet of building frontage to be eligible for two driveways.
- Commercial properties must be spaced at least 105 feet apart from near approach curb to near approach curb on 25 mph roadways. Indicate on the plans that there is 105 feet between the two proposed Nadlan Drive driveways and the proposed west site driveway with the existing driveway for Unit 53. **The applicant has requested a Planning Commission waiver for the west driveway spacing. AECOM does not support this waiver due to the development’s ineligibility for a second driveway.**
- There are an adequate number of site access drives provided.
- Eliminate the ability for eastbound vehicles on Nadlan Drive to turn left into the west driveway which may be achieved by:
 - Placing a median island in the cul-de-sac
 - One-way driveway operation
 - Signing

INTERNAL SITE OPERATIONS

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

1. General Traffic Flow
 - a. Large trucks and emergency access vehicles are able to access and maneuver throughout the site.
 - b. The loading zone and dumpster location are not expected to interfere with parking operations. However, the current location of the dumpster could limit access during future use of the northern driveway. Relocation or repositioning of the dumpster location should be considered.
2. Parking Facilities
 - a. The City of Novi Zoning Ordinance requires one parking space for every 222 sq. ft. of gross leasable floor area for office use and one parking space for every 700 sq. ft. of usable floor area of industrial use. The applicant has used the 100% of the gross floor area for gross leasable floor area and usable floor area resulting in 179 required parking spaces. The applicant has provided 180 parking spaces.
 - b. Parking space dimensions are generally in compliance with City standards.
 - c. The applicant has provided an end island or peninsula every 15 parking spaces, which is in compliance with City standards.
 - d. Parking end islands and peninsulas are generally in compliance with City standards. However, the parking peninsula located on the west side of the northernmost row of parking spaces has an outside radius of 10 feet. The applicant should increase the outside radius to 15 feet.
 - e. The site requires a minimum of six barrier free parking spaces and the applicant has provided seven barrier free parking spaces, two of which are van accessible.
 - f. The applicant has proposed 1" wide, 4" high parking blocks in the front of barrier free parking spaces with a four inch curb which reduces the length of the parking space below the required 17 feet. The applicant should remove the parking bricks from the barrier free spaces or provide more detail on the location of these bumper blocks to ensure the parking space dimensions are in compliance with City standards.
 - g. The City of Novi Zoning Ordinance requires nine bicycle parking spaces. The applicant has provided ten bicycle parking spaces. The bicycle parking spaces are in compliance with City standards.
3. Sidewalk Requirements
 - a. The applicant has proposed an internal sidewalk with a width of a minimum of five feet and seven feet adjacent to 17 foot parking spaces, which is in compliance with City of Novi standards.
 - b. External sidewalks are not being proposed for the development.
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices.
 - a. All signing is MMUTCD compliant.

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

Sincerely,

AECOM



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



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

FAÇADE REVIEW



March 1, 2017

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

Façade Review Status Summary:
**Approved, Section 9 Waiver
 recommended for overage of C.M.U.**

Re: **FACADE ORDINANCE - Façade Review**
Beck North Corporate Park Lot 54, PSP17-0016
 Façade Region: 3, Zoning District: I-1

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the drawings prepared by Faudie Architecture, dated 2/7/17. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 5.15 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold. A sample board as required by Section 5.15.4.D of the Ordinance was not provided at the time of this review.

	West (Front)	South	East	North	Ordinance Maximum (Minimum)
Split Faced CMU	44%	45%	60%	61%	75%
Striated Score CMU	23%	30%	34%	35%	25%
Combined Percentage of C.M.U.	67%	75%	94%	96%	75%
Flat Metal Panel (ACM)	28%	22%	2%	1%	75%
Flat Metal Panels (RTU Screens)	5%	3%	4%	3%	50%

As shown above the combined percentage of Concrete Masonry Units (C.M.U) exceeds the maximum amount allowed by the Ordinance on the east and north façades. A Section 9 Waiver would be required for this deviation.

Recommendation - The overall design is substantially consistent with other nearby structures and will harmonize well within the Beck North Corporate Park. Therefore, it is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of combined types of Concrete Masonry Units (C.M.U.). A sample board indicating proposed colors of all materials should be provided not less than 5 days before the Planning Commission meeting.

Notes to the Applicant:

1. Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade".
2. The dumpster enclosure should be constructed of materials matching the primary structure.

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

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



February 16, 2017

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrold S. Hart

RE: Proposed to build a 67,309 square foot building.

PSP# 17-0016

Project Description:

Build a 67,309 square foot building in section 4.

Comments:

Turning radius on south east corner of the parking lot around the Island doesn't meet fire department standards.

Recommendation:

Approved with conditions.

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



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

April 18, 2017

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

Re: **Unit 54 Beck North Corporate Park
Preliminary Site Plan Response Letter
City of Novi Review# JSP16-36**

Dear Kirsten:

This letter is in response to the Plan Review Center Report received on March 7, 2017 for the above referenced project. Alpine offers the below comments in response to the review comments:

Planning Chart Review dated February 23, 2017

- A variance will be applied for the building height deviation.
- Additional parking calculation information will be provided on the Final Site Plan.
- A note indicating that tenants should check with the Planning Department prior to leasing spaces to ensure use is consistent with special land use criteria will be provided on the Final Site Plan.
- A note indicating trucks shall not use the drive on the east side of the building to access the loading dock, but can only use the drive on the west side of the building will be provided on the Final Site Plan.
- Economic impact estimate to be provided by the applicant.

Engineering Review dated March 7, 2017

General

1. Through subsequent conversations with the City, it is our understanding that two (2) driveways will be acceptable with limitations to truck access. A driveway spacing waiver is requested.
2. See above response.
3. See above response.
4. Soil borings will be provided by the Applicant.

Paving & Grading

5. Additional notes regarding grading will be included on the Final Site Plan submittal.
6. Additional information regarding the parking blocks will be included on the Final Site Plan submittal.
7. Additional dimensions will be included on the Final Site Plan.
8. The three (3)-ft required buffer between the sidewalk and any fixed objects will be verified and adjusted if necessary on the Final Site Plan.
9. The dimensions of the end islands will be verified for the Final Site Plan submittal.

Storm Water Management Plan

10. No comment.
11. Storm sewer calculations will be provided on the Final Site Plan.
12. Additional information regarding the c factor will be provided on the Final Site Plan.

Off-Site Easements

13. Off-site easements not required.

Utilities

1. A construction materials table will be provided on the Final Site Plan.
2. The separation between the utilities and trees will be verified and adjusted if necessary on the Final Site Plan.
3. Light pole locations with typical foundation depth will be shown at Final Site Plan.

Water Main

4. Water main profiles will be provided on the Final Site Plan.
5. Compacted sand backfill will be illustrated on the profiles on the Final Site Plan.
6. Water main flow calculations were provided by City on previous MDEQ permit applications.
7. The MDEQ water main permit will be applied for during the Final Site Plan review process.

Storm Sewer

8. The cover depth over the storm sewer will be verified for the Final Site Plan.
9. A minimum drop of 0.1' at storm structures will be verified for the Final Site Plan.
10. Any storm manholes with differences in invert elevations exceeding two (2)-ft will be proposed with a two (2)-ft plunge pool on the Final Site Plan.
11. Inlet storm structures will be labeled on the Final Site Plan utility profiles.
12. A casting schedule will be provided on the Final Site Plan.

Soil Erosion and Sediment Control

13. The SEESC permit will be applied for during the Final Site Plan review process.

General

14. Off-site easements not required.
15. Draft copy of water main easement will be provided.
16. Draft copy of sanitary sewer monitoring manhole easement will be provided.
17. Comment noted.
18. An itemized construction cost estimate will be submitted with the Final Site Plan.
19. A ROW permit will be applied for during the Final Site Plan review process.

The following must be addressed prior to construction:

20. -27. Items will be addressed as necessary prior to construction

Landscape Review dated February 27, 2017

Please see response letter by Allen Design.

ECT Wetland and Woodland Review dated February 28, 2017

1. The Woodland Conservation Easement will be labeled on the Landscape Plan for the Final Site Plan submittal.
2. Additional review of the critical root zone and its impact to construction will be completed and noted on the plans as required.
3. Woodland replacement financial guarantee will be provided.
4. Additional review of the replacement material location requirements will be completed and noted on the plans as required.
5. Applicant will pay the City of Novi tree fund for any woodland replacement credits that cannot be placed on-site.

AECOM Traffic Review dated March 3, 2017

External Site Access and Operations

1. The turning radii dimensions for the future use driveway will be provided on the Final Site Plan.
2. No comment.
3. Refer to the response above (Engineering Review General Comment #1)
4. Refer to the response above (Engineering Review General Comment #1)
5. No comment.

6. Additional clarification regarding site access and signage will be provided on the Final Site Plan.

Internal Site Operations

1. General Traffic Flow
 - a. No comment.
 - b. The location of the dumpster will be reviewed for the Final Site Plan.
2. Parking Facilities
 - a. No comment.
 - b. No comment.
 - c. No comment.
 - d. The specified radius will be increased for the Final Site Plan submittal.
 - e. No comment.
 - f. Additional detail regarding the parking blocks will be provided on the Final Site Plan.
 - g. No comment.
3. Sidewalk Requirements
 - a. No comment.
 - b. No comment.
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices.
 - a. No comment.

Facade review dated March 1, 2017

1. No comment.
2. Dumpster enclosure will be noted to be constructed of materials matching the primary structure on the Final Site Plan.

Fire Department review dated February 16, 2017

1. The required radius on southeast corner of the parking lot will be verified with the Fire Marshal for the Final Site Plan.

If you have any questions, please feel free to call our office at (248) 926-3701.

Regards,
Alpine Engineering Inc.



Thomas Gizoni, PE

cc: Dembs Development, Inc.

April 18, 2017

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

RE: Beck North, Unit 54

Dear Mr. Meader:

Below are our responses to your review of plans dated February 6, 2017.

Landscape Review

- A note will be added stating trees shall be 10' from hydrants and utility structures.
- The tree fencing will be clarified and the detail revised showing the fence 1' beyond the Critical Root Zone.
- Interior island sizes will be verified.
- Islands adjacent to walks will be widened to 10' if parking requirements allow.
- Additional perimeter trees will be planted where possible.
- Vinca and burning bush will be substituted with other species.
- The City of Novi note will be revised.
- The snow deposit note leader will be revised.
- The berm cross section will be revised showing 6" of topsoil.
- A note stating plant materials shall not be planted within 4' of the property line will be added.

Woodland Review

- The Woodland Conservation Easement will be indicated and labeled on the plan.
- The Critical Root Zone will be indicated within 50' of disturbance.
- Eight additional Woodland Replacement Credits will be provided for the five trees that will be impacted within the Critical Root Zone.

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

Sincerely,



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



DEMBS

Development Inc

27750 Stansbury, Suite 200
Farmington Hills, Michigan 48334
(248) 380-7100 • Fax (248) 560-3030

April 25, 2017

Ms. Barbara McBeth
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: JSP16-0036/ Beck North Unit 54 Spec Building

Dear Barb,

This letter is intended to provide you with information regarding the potential jobs created during and after the construction of the above referenced project along with an estimated total project cost.

The new construction portion of this project will more than likely generate somewhere in the range of one hundred twenty (120) or so short term jobs for the various consultants, testing/ inspection firms and subcontractors working on the development. Once a tenant is secured for the building, a tenant improvement construction build out would also likely generate somewhere in the same range of short term jobs for various individuals working on this aspect of the project.

The building is sized accordingly for a company to move in and potentially create upwards of 120+ full time jobs.

To date the overall anticipated projected cost for the development is in the range of 5.5 million dollars.

We at Dembs Development once again want to note our appreciation for the cooperation and collaboration that you and your department, as well other pertinent departmental staff members within the City, have provided to us over the years. We look forward to yet another successful project within the City of Novi.

Sincerely,
Dembs Development, Inc.

Glenn E. Jones
Pre-Construction and Development

CC: Charles Boulard/ City of Novi
Sri Komaragiri/ City of Novi
Kirsten Mellem/ City of Novi