

TOWNEPLACE SUITES (fka FAIRFIELD INN & SUITES) JSP 18-66

TownePlace Suites JSP 18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Final Site Plan and Storm Water Management plan. The applicant is proposing a 5 –story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

Project History

The PRO agreement was approved by City Council at their October 22, 2018 meeting. An amendment to the PRO agreement was approved on June 17, 2019. This project is subject to conditions of the PRO agreement and the amendment. The Planning Commission initially approved the Preliminary Site Plan on June 26, 2019, but that approval has now lapsed. The Stamping Set approval expired in June 2023 and now the Site Plan once again requires the Planning Commission approval. The Planning Commission is asked to review and approve an updated set of plans.

Required Action

Approval or denial for Preliminary Site Plan and Storm Water Management Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	09-05-23	<ul style="list-style-type: none"> • Consistent with approved PRO concept plan • Approval required for the following deviations: <ul style="list-style-type: none"> ○ Alternate location for Transformer ○ Reduction in minimum square footage for loading area; • Additional items to be addressed with Electronic Stamping Set
Engineering	Approval recommended	09-05-23	<ul style="list-style-type: none"> • Additional items to be addressed with Electronic Stamping Set
Landscaping	Approval recommended	08-25-23	<ul style="list-style-type: none"> • Approval required for a Landscape waiver for shrubs to be used in lieu of perimeter parking lot trees along western property boundary; • Additional items to be addressed with Electronic Stamping Set
Wetland	Approval recommended	02-02-23	<ul style="list-style-type: none"> • A letter of authorization for impacting the wetland buffer is required for 1,240 square feet of temporary impact within the 25-foot wetland boundary
Traffic	Approval recommended	02-08-23	<ul style="list-style-type: none"> • Additional items to be addressed with Electronic Stamping Set
Façade	Approval recommended	09-05-23	<ul style="list-style-type: none"> • A Section 9 waiver is not required, the current set of plans are in conformance with the Ordinance requirements
Fire	Approval recommended	08-31-23	<ul style="list-style-type: none"> • Additional items to be addressed with Electronic Stamping Set

Motion sheet

Approval – Preliminary Site Plan and Final Site Plan

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, motion to approve the Preliminary Site Plan and Final Site Plan based on and subject to the following:

1. The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:
 - a. Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted;
 - b. *Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8. Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed) due to location of the electrical room;*
 - c. *The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow for reduction of minimum required loading area (2,060 sf required, 153 sf provided) based on the largest truck information the applicant has provided;*
2. The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:
 - a. Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards;
 - b. Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 ft., from the proposed access easement. A minimum of 18 feet shall be permitted;
 - c. Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 ft. for the following units as shared access is proposed between parking lots;
 - a. Unit 3: minimum 15 feet along West and 5 feet along South
 - d. Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
 - a. Unit 3: interior side yard (no double frontage)
 - e. The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval;
 - f. Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification

for Planning Commission's approval of the parking reduction at the time of respective site plan approval;

- g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27. I .F.);
 - h. Planning deviation from Section 5.7 .3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4: 1;
 - i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4: 1 within the Adell Drive pavement areas as listed in Section 5.7 .3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units;
 - j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.
 - k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.
3. 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;
4. *(additional conditions here if any).*

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

-AND-

Approval – Stormwater Management Plan

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, 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 it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- OR -

Denial – Preliminary Site Plan and Final Site Plan

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, motion to deny the Preliminary Site Plan and Final Site Plan ... (because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Denial – Stormwater Management Plan

In the matter of request of Novi Superior Hospitality, LLC, for the TownePlace Suites JSP18-66, 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

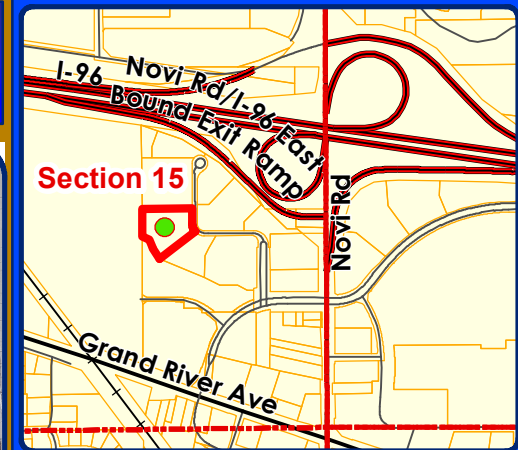
Zoning

Future Land use

Natural Features

TOWNEPLACE SUITES (fka FAIRFIELD INN & SUITES)

LOCATION



LEGEND

 Subject Property



City of Novi

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

Map Author: Ian Hogg
Date: 9/19/23
Project: TOWNEPLACE SUITES
Version #: 1



1 inch = 186 feet

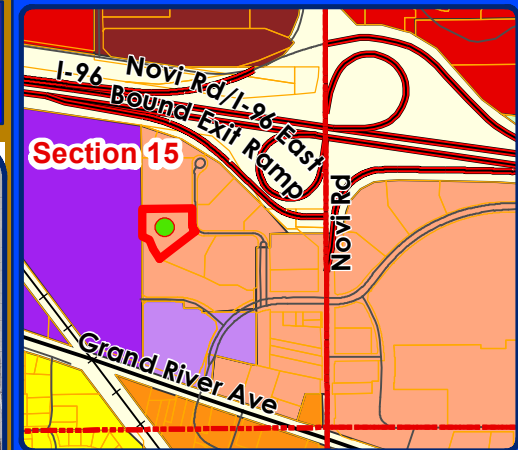
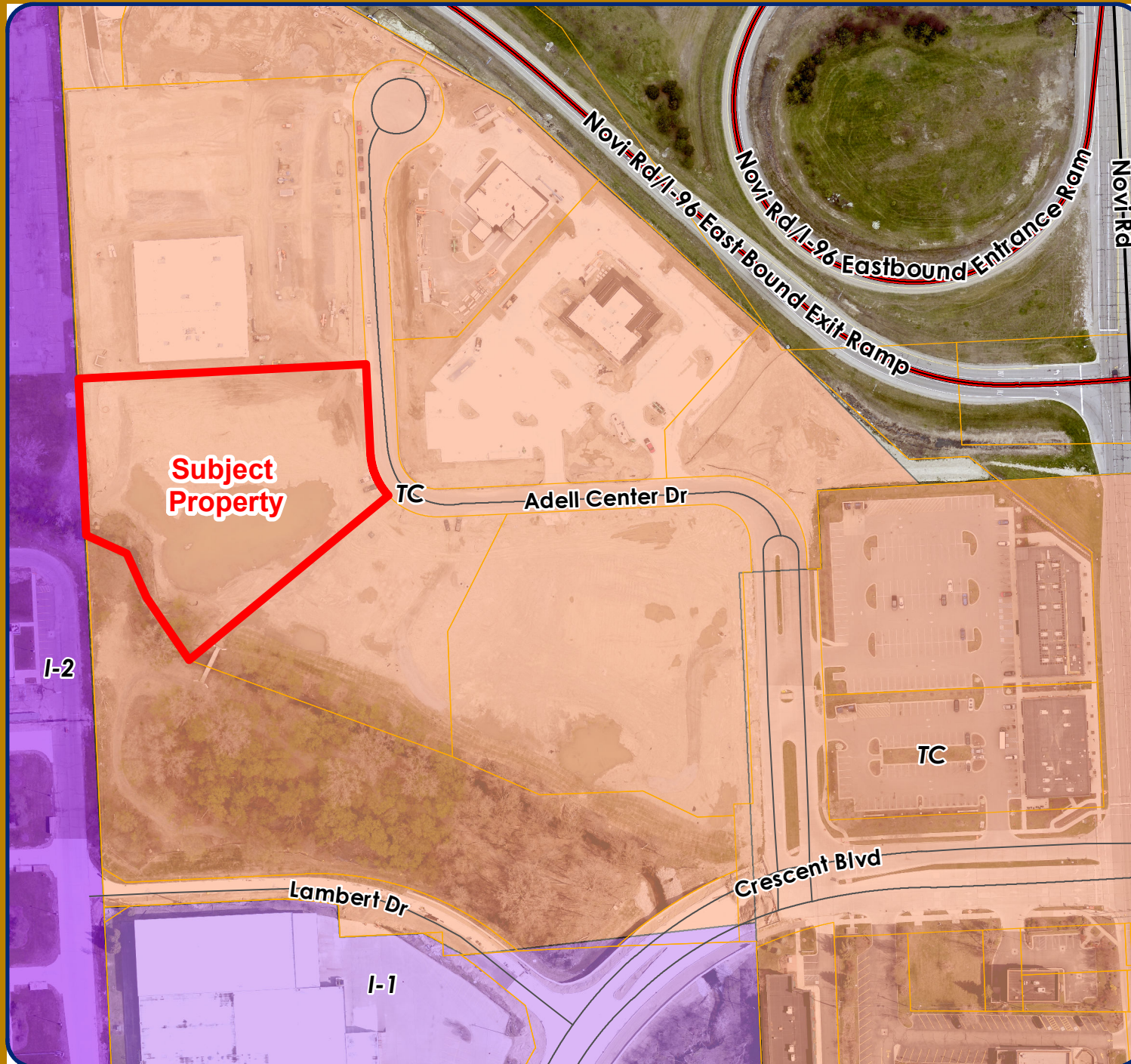


MAP INTERPRETATION NOTICE

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

TOWNEPLACE SUITES (fka FAIRFIELD INN & SUITES)

CURRENT ZONING



LEGEND

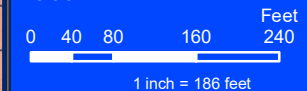
-  R-A: Residential Acreage
-  R-4: One-Family Residential District
-  C: Conference District
-  I-1: Light Industrial District
-  I-2: General Industrial District
-  RC: Regional Center District
-  TC: Town Center District
-  TC-1: Town Center -1 District



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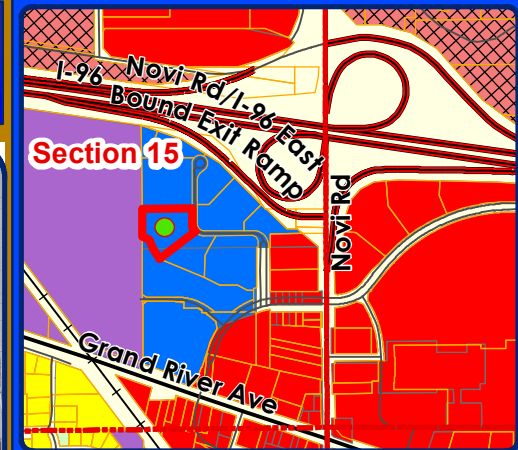
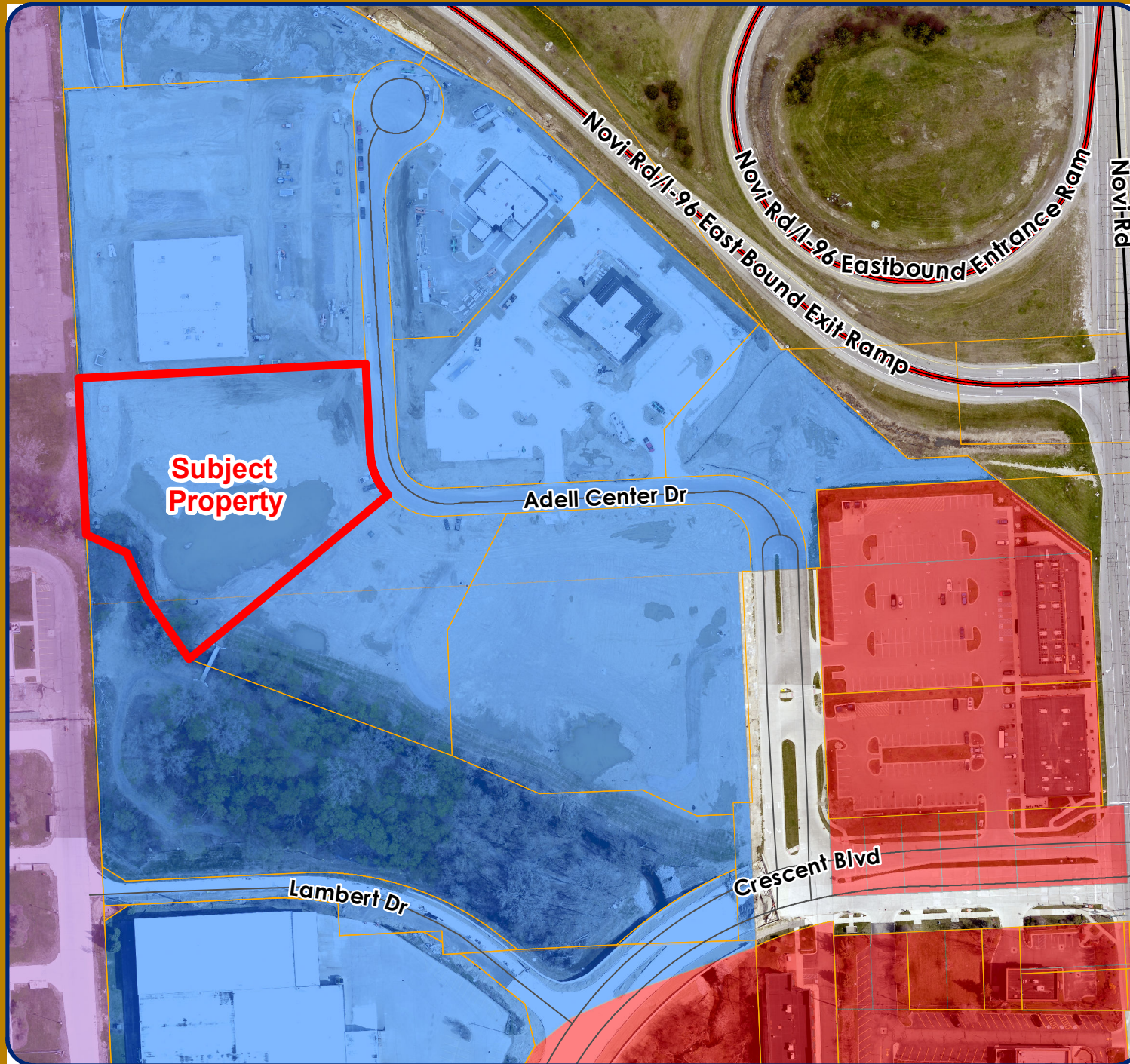


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TOWNEPLACE SUITES (fka FAIRFIELD INN & SUITES)

FUTURE LAND USE



LEGEND

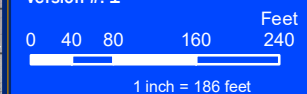
- Single Family
- Office, Research, Development and Technology
- Industrial, Research, Development and Technology
- Regional Commercial
- Town Center Commercial
- Private Park



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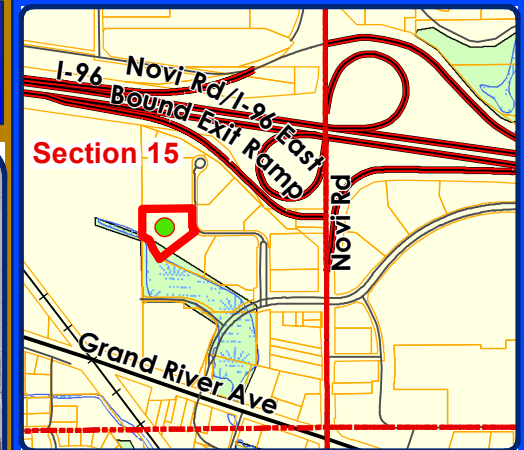


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TOWNEPLACE SUITES (fka FAIRFIELD INN & SUITES)

NATURAL FEATURES



LEGEND



WETLANDS



WOODLANDS



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1 inch = 186 feet



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SITE PLAN

(Full size drawings available for viewing at the Community Development Department)

***CONSTRUCTION MATERIALS:**

PHASE I:

6" CURB & GUTTER (DETAIL 3E) - 3500 PSI CONCRETE	2,136 LF
8" CONCRETE APPROACH (DETAIL 9B) - 3500 PSI CONCRETE	2,583 SF
CONCRETE WALK (DETAIL 11B) - 3500 PSI CONCRETE	21,526 SF
ASPHALT PAVEMENT -1.5" DEPTH HMA 5E 1 (SURFACE)	48,927 SF
ASPHALT PAVEMENT -2" DEPTH HMA 4C (LEVELING)	48,927 SF
ASPHALT PAVEMENT -2" DEPTH HMA 3C (LEVELING)	48,927 SF
4" 21AA AGGREGATE BASE	963 TONS
12" 1"X3" CRUSHED CONCRETE	898 TONS
6" 21AA CRUSHED LIMESTONE PATH	199 TONS

LOT COVERAGES

UNIT	APPROX. BLDG AREA	UNIT AREA	% LOT COVERAGE
1	6000	47731	13
2	20000	137034	15
3	14100	100807	14
4	6000	67383	9
5	18500	132912	14
6	5000	45149	11
7	7163	111186	6
8	5800	56534	10
9	400	20246	2

UNIT WIDTH TO DEPTH RATIOS

UNIT	APPROX. AVG. WIDTH	APPROX. AVG. DEPTH	D/W RATIO
1	150	320	2.1:1
2	371	363	1.0:1
3	250	325	1.3:1
4	200	270	1.4:1
5	356	383	1.1:1
6	137	225	1.6:1
7	276	375	1.4:1
8	190	270	1.4:1
9	80	220	2.8:1

NOTE:
CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.

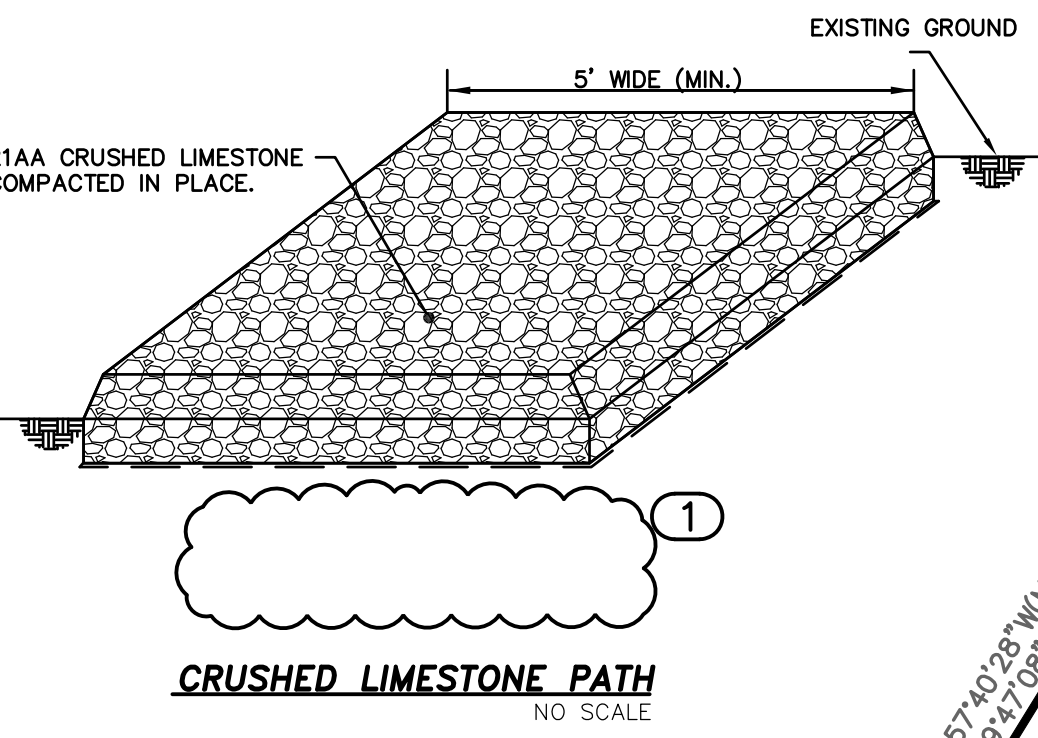
- GENERAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 - REFER TO CITY OF NOVI PAVING STANDARD DETAILS FOR ADDITIONAL DETAILS.
 - CITY OF NOVI HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE STREET CONTAINED WITHIN OR PRIVATE STREETS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS PLAN.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND SPECIFICATIONS.
 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 - ALL ON SIGHT SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH MMUTCD. PARKING STALL STRIPING SHALL BE 4" WIDE (SINGLES) AND WHITE. PAINTED ISLANDS ARE 3" SHORTER THAN PARKING STALLS.
 - ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
 - ALL ROADSIDE SIGNS SHOULD BE INSTALLED TWO FEET FROM THE FACE OF THE CURB TO THE NEAR EDGE OF THE SIGN.
 - SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED 2 LB. U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSIONS GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3 LB. OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
 - TRAFFIC CONTROL SIGNS SHALL USE THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) STANDARD ALPHABET SERIES.
 - TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET THE FHWA RETROREFLECTIVITY REQUIREMENTS.

CURRENT ZONING:
EXPO, EXPO PER CITY OF NOVI ZONING MAP PROPOSED ZONING: PRO, PLANNED REZONING OVERLAY

BUILDING SETBACKS:
PERIMETER: 50 FEET
ADELL DRIVE: 30 FEET
INTERIOR SIDES: 0 FEET
INTERIOR REAR: 15 FEET

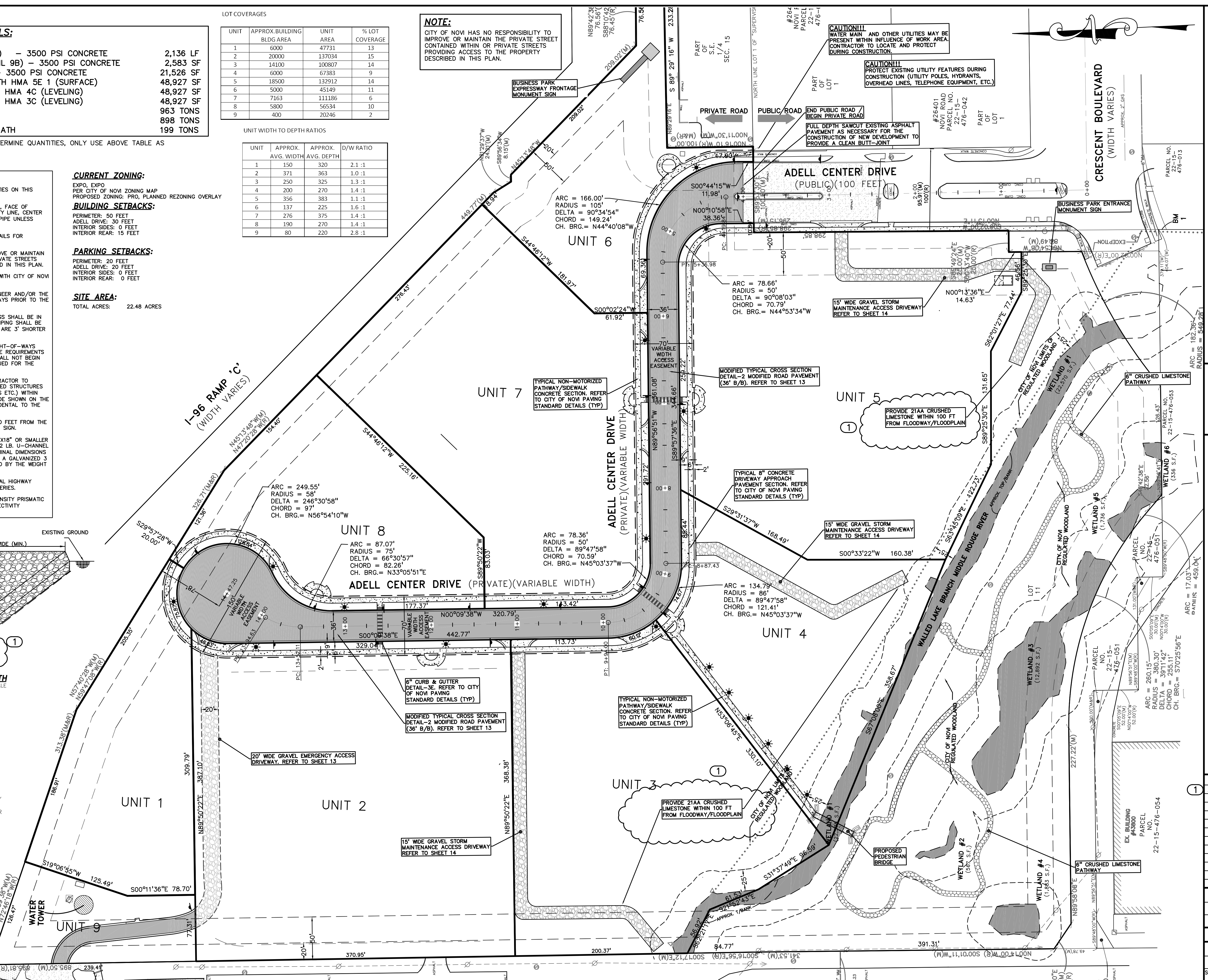
PARKING SETBACKS:
PERIMETER: 20 FEET
ADELL DRIVE: 20 FEET
INTERIOR SIDES: 0 FEET
INTERIOR REAR: 0 FEET

SITE AREA:
TOTAL ACRES: 22.48 ACRES



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.

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.



GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail, Wixom, MI 48393
Phone: (248) 669-0700 Fax: (248) 669-0701

811
Know what's Below
Call before you dig.

SITE PLAN (OVERALL)

CLIENT: ADELL CENTER

43700 EXPO CENTER DRIVE - PARCEL NO. 22-15-476-056
SECTION: 15 TOWNSHIP: 1N RANGE: 8E
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

REVISIONS

2019-03-19	REVISED
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DATE: 2-8-2019
DRAWN BY: RMS/MW
CHECKED BY: DJL/JMF

SCALE: HOR 1" = 50 FT
VER 1" = 10 FT

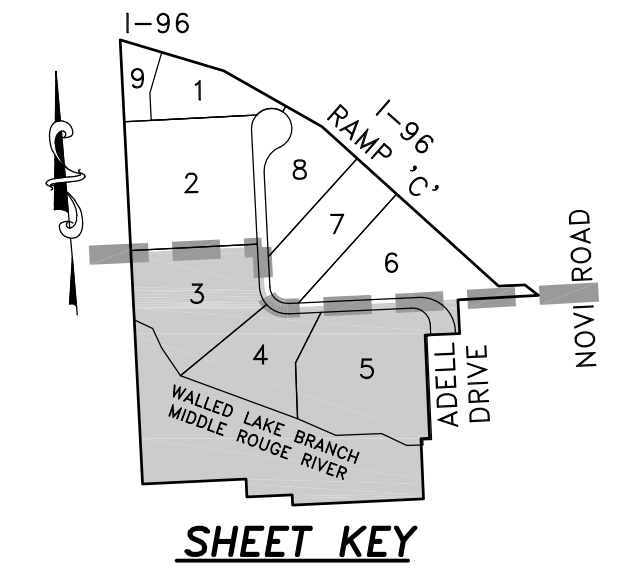
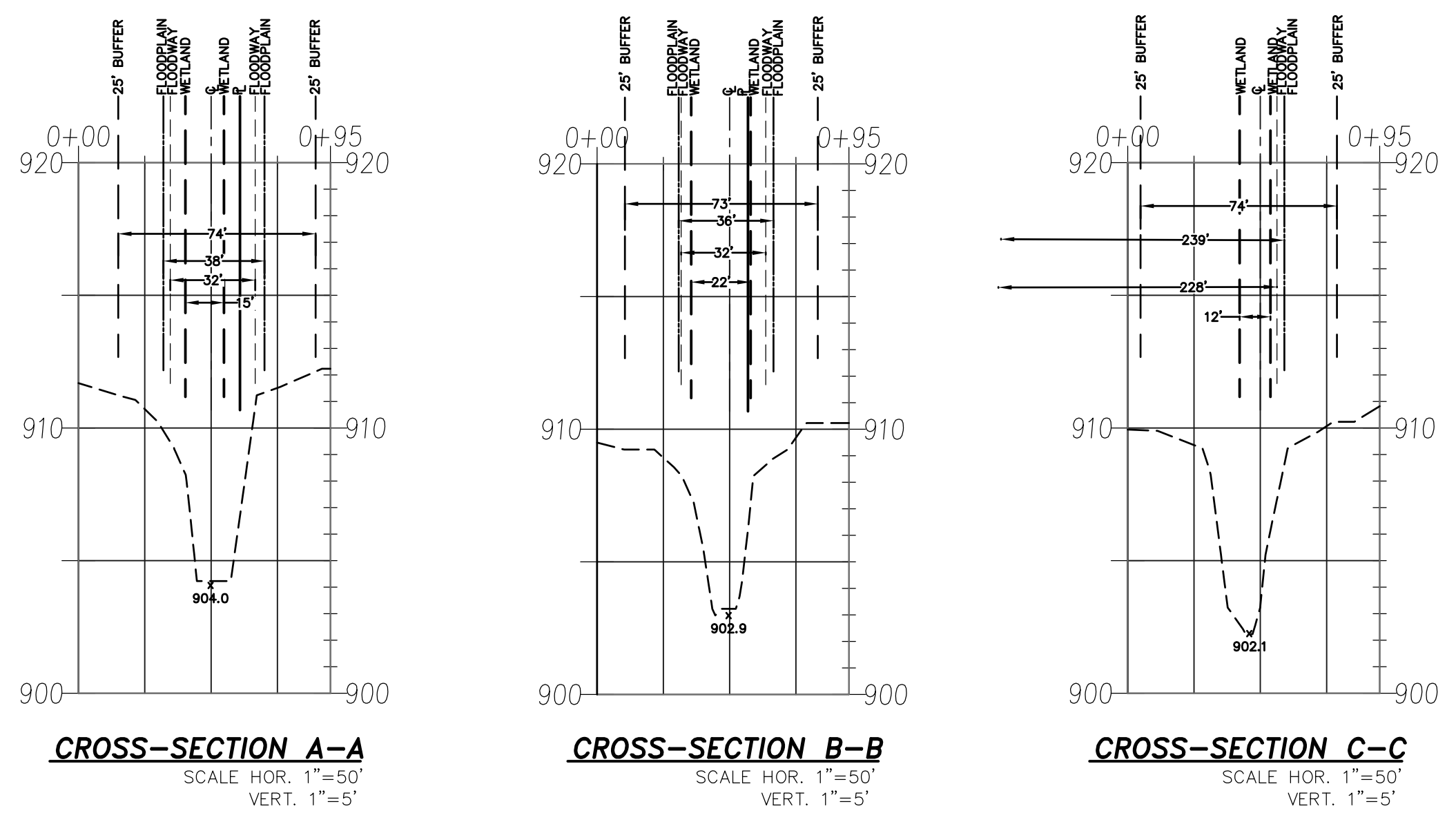
12

BENCHMARKS:
 CITY OF NOVI BM 1542
 'X' ON NORTH RIM OF SANITARY MANHOLE,
 25'± WEST OF BACK OF CURB NOVI ROAD
 & 45'± SOUTH OF DRIVE #26179 NOVI ROAD
 ELEVATION: 915.10 N.A.V.D.88

BM #1
 ARROW ON HYDRANT, SOUTH SIDE OF
 CRESCENT BOULEVARD, 24'± EAST OF
 SOUTHEAST PROPERTY CORNER
 ELEVATION: 915.58 (N.A.V.D.88 DATUM)

BM #2
 ARROW ON HYDRANT, 260'± WEST OF EXPO
 CENTER DRIVE, 68'± SOUTH OF BUILDING
 FOUNDATION.
 ELEVATION: 912.13 (N.A.V.D.88 DATUM)

BM #3
 ARROW ON HYDRANT NORTH SIDE OF SITE,
 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE,
 250'± EAST OF ADELL WATER TOWER.
 ELEVATION: 914.36 (N.A.V.D.88 DATUM)



LEGEND

FIB	FOUND IRON BAR	— — — — —	SANITARY SEWER
FCI	FOUND CAPPED IRON	— — — — —	STORM SEWER
⊙	EX. UTILITY POLE	— — — — —	WATER MAIN
⊙	EX. LIGHTPOLE	— — — — —	GAS MAIN
⊙	EX. GATE VALVE	— — — — —	OVERHEAD LINES
⊙	EX. CATCH BASIN	— — — — —	FENCE LINE
⊙	EX. AIR CONDITIONER	— — — — —	RIGHT OF WAY
⊙	EX. PEDESTAL	— — — — —	ZONING LIMITS
⊙	EX. HYDRANT	— — — — —	PROPERTY BOUNDARY
⊙	EX. SIGN	— — — — —	RETAINING WALL
⊙	EX. CLEANOUT	— — — — —	TREE LINE
⊙	EX. WATER SHUT-OFF	— — — — —	CONTOUR 1 FT. INCR.
⊙	EX. SANITARY MANHOLE	— — — — —	CONTOUR 5 FT. INCR.
⊙	EX. CATCH BASIN	— — — — —	CURB & GUTTER
⊙	EX. STORM END SECTION	— — — — —	SPILLOUT CURB & GUTTER
⊙	EX. STORM MANHOLE	— — — — —	WETLAND BOUNDARY
⊙	EX. ELECTRIC METER	— — — — —	WETLAND BUFFER
⊙	EX. OVERHEAD LINES	— — — — —	FLOODPLAIN
⊙	EX. FENCE	— — — — —	FLOODWAY
⊙	EX. TREELINE	— — — — —	EASEMENT
⊙	EX. TREE (TAG NO.)	— — — — —	REGULATED WOODLAND
⊙	EX. BOULDER	— — — — —	
⊙	EX. BOLLARD	— — — — —	
⊙	EX. POST	— — — — —	
⊙	EX. ELECTRIC TRANSFORMER	— — — — —	
⊙	SOIL BORING	— — — — —	

WETLAND LEGEND

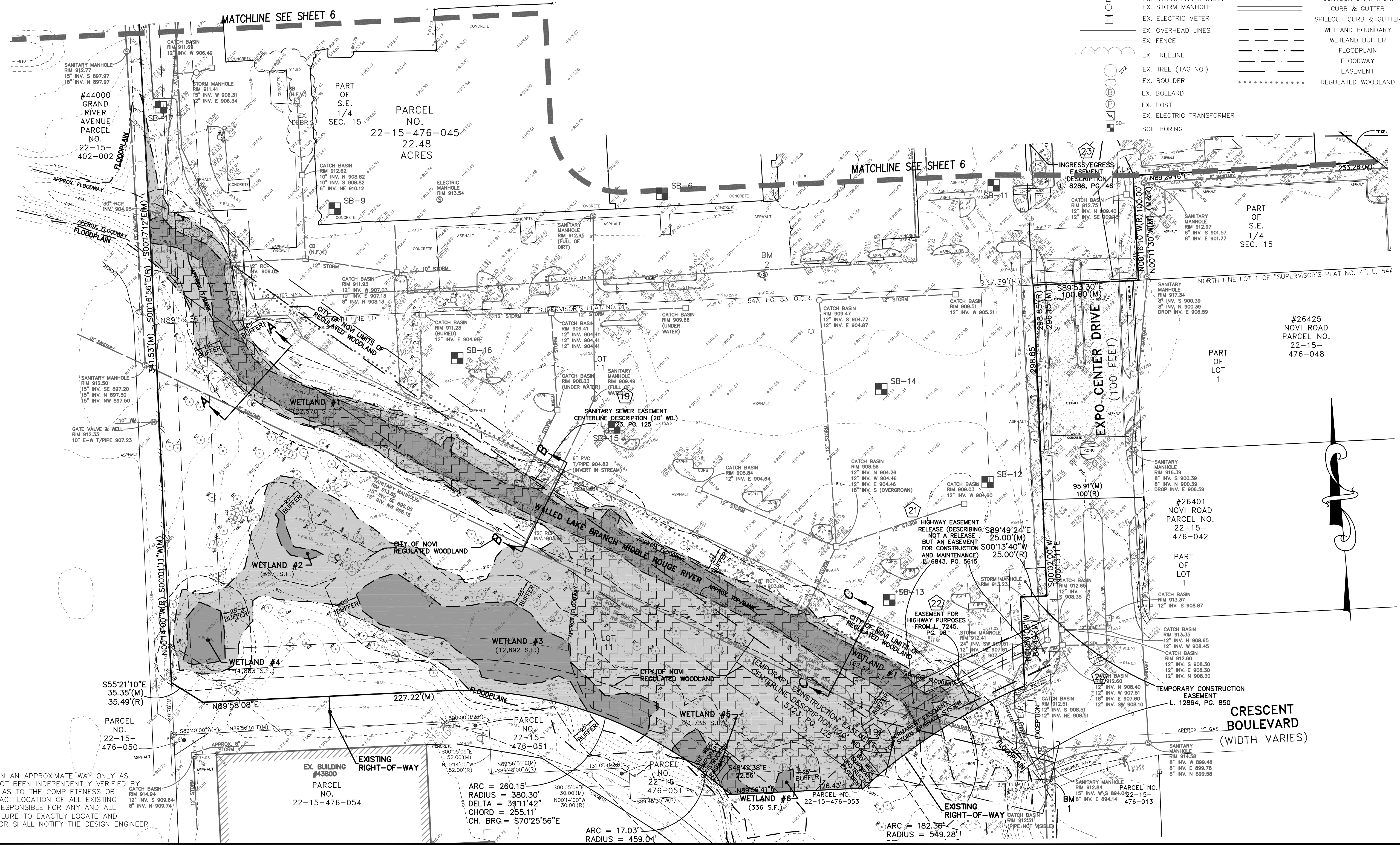
[Pattern]	WETLAND
[Pattern]	FLOODPLAIN
[Pattern]	FLOODWAY

WETLAND NOTE:
 WETLAND DELINEATION WAS PERFORMED ON
 SEPTEMBER 22, 2017. ECT CONFIRMED ON-SITE
 WETLANDS WERE DELINEATED ACCURATELY VIA
 LETTER DATED MAY 16, 2018. SIX (6) WETLAND
 AREAS WERE DELINEATED AND CONSIDERED
 ESSENTIAL/REGULATED WETLANDS.

FLOOD HAZARD STATEMENT:
 A PORTION OF THIS PROPERTY IS LOCATED WITHIN
 A FEMA DESIGNATED ZONE AE FLOOD HAZARD
 AREA AS SHOWN ON NATIONAL FLOOD INSURANCE
 PROGRAM (NFIP) FOR MICHIGAN FLOOD INSURANCE
 RATE MAP (FIRM) #26125C0626F (COMMUNITY ID
 NO. 260175 - CITY OF NOVI, MI) WITH AN
 EFFECTIVE DATE OF SEPTEMBER 29, 2006. THIS
 STATEMENT IS BASED ON THE RESULTS OF GRAPHIC
 PLOTTING ONTO THE ABOVE NAMED MAP AND
 PANEL, WHICH IS THE CURRENT MAP FOR THE
 COMMUNITY IN WHICH THE PROPERTY IS LOCATED.
 ZONE AE INDICATES BASE FLOOD ELEVATIONS
 DETERMINED.

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
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 PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER
 IMMEDIATELY IF A CONFLICT IS APPARENT.



GREENTECH ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51147 W. Pontiac Trail, Wixom, MI 48393
 Phone: (248) 668-0700 Fax: (248) 668-0701

811
 Know whats Below
 Call before you dig.

EXISTING CONDITIONS PLAN (SOUTH)
 CLIENT: ADELL CENTER
 43700 EXPO CENTER DRIVE - PARCEL NO. 22-15-476-045
 SECTION: 15 TOWNSHIP: 1N RANGE: 8E
 CITY OF NOVI OAKLAND COUNTY MICHIGAN

REVISED
 2018-10-10 PER REVIEW

DATE: 7-19-2018
 DRAWN BY: RMS/MW
 CHECKED BY: DJL/JMF

FBK: ---
 CHP:
 SCALE: HOR 1"=50 FT.
 VER 1"=5 FT.

17-334



LOCATION MAP (1"=4000' ±)



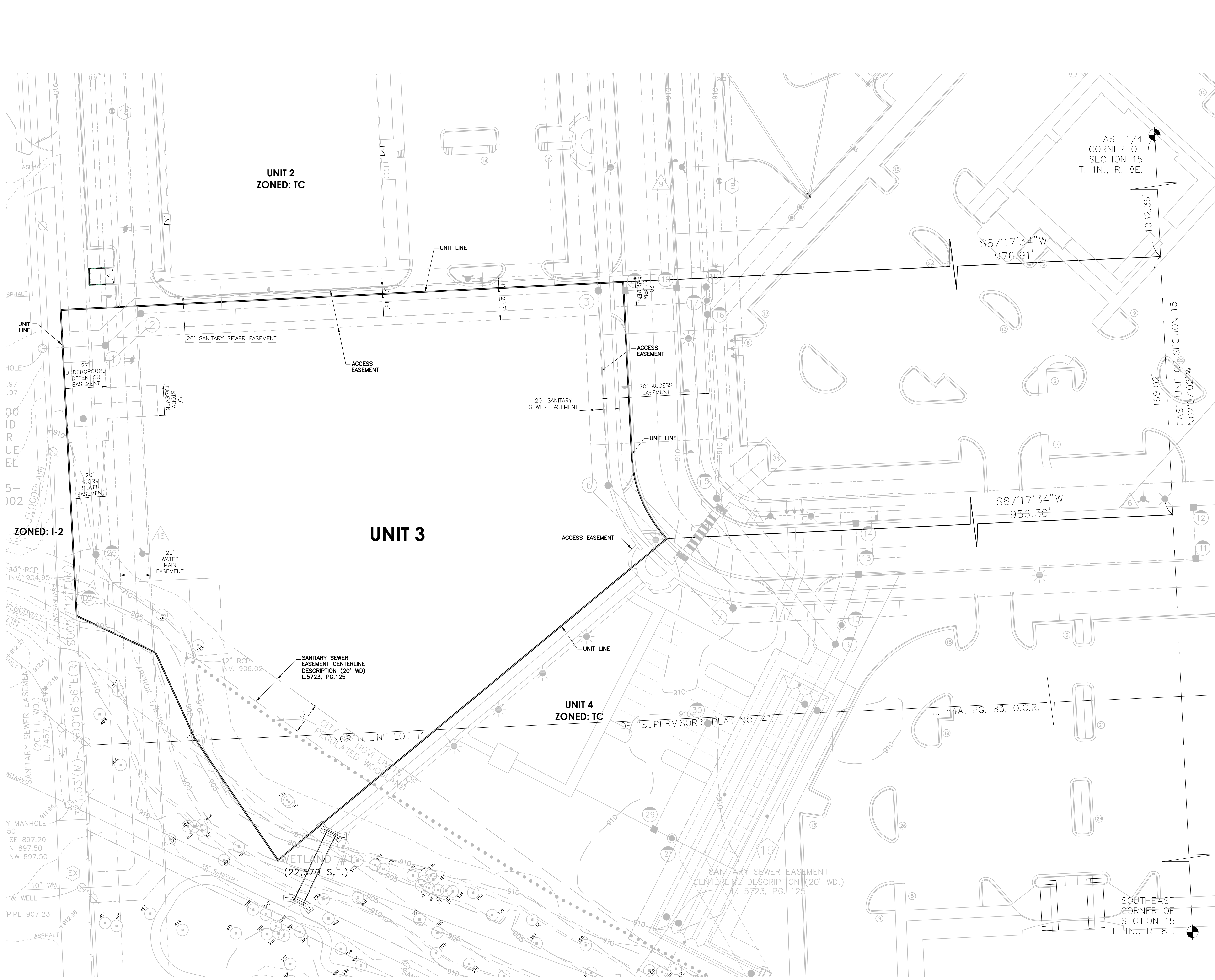
TRIUMPH

Triumph Engineering & Design, Inc.

10775 S. SAGINAW ST.
SUITE D
GRAND BLANC, MI 48439
(PH) 810.584.7364
(F) 810.584.7362

PREPARED UNDER THE DIRECTION OF:
ANDREW ANDRE, P.E.
M #47380

APPLICANT:
NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326
PH 248-419-5550
FX 248-553-4218



LEGAL DESCRIPTION

PROPERTY IN THE CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

UNIT NO. 3, ADELL CENTER, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 52318, PAGE 378, OAKLAND COUNTY RECORDS, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 2254, AND ANY AMENDMENTS THERETO, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SET FORTH IN AFOREMENTIONED MASTER DEED AND AS DESCRIBED IN ACT 59 OF PUBLIC ACTS OF MICHIGAN OF 1978, AS AMENDED.

PARCEL IDENTIFICATION NO: 22-15-478-003
26775 ADELL CENTER DRIVE

BENCHMARKS

CITY OF NOVI BM 1542
"X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE #26179 NOVI ROAD.
ELEV. 915.10 NAVD 88

B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER.
ELEV. 915.58 NAVD 88

B.M. #2 - ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION.
ELEV. 912.13 NAVD 88

B.M. #3 - ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER.
ELEV. 914.36 NAVD 88

UTILITY NOTE

THE UTILITY LOCATIONS AS HEREON SHOWN ARE BASED ON FIELD OBSERVATIONS AND A CAREFUL REVIEW OF MUNICIPAL AND UTILITY RECORDS. HOWEVER, IT IS NOT POSSIBLE TO DETERMINE THE PRECISE SIZE, LOCATION, DEPTH, PRESSURE, OR ANY OTHER CHARACTERISTICS OF UNDERGROUND UTILITIES, TANKS OR SEPTIC FIELDS WITHOUT EXCAVATION. THEREFORE, WE CANNOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE BURIED UTILITY INFORMATION HEREON SHOWN. THE CONTRACTOR SHALL CALL MISS DIG (1-800-482-7171) A MINIMUM OF THREE WORKING DAYS PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THESE UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND MAKE EVERY EFFORT TO PROTECT AND/OR RELOCATE THEM AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER/SURVEYOR AS SOON AS POSSIBLE IN THE EVENT A DISCREPANCY IS FOUND.

TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITESSM MARRIOTT

THE CITY OF NOVI HAS REVIEWED THESE RECORDS AND FOUND THEM TO BE IN ACCORDANCE WITH THE RECORDS OF THE CITY OF NOVI. THE CITY OF NOVI DOES NOT GUARANTEE THE ACCURACY OF THESE RECORDS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THESE RECORDS PRIOR TO CONSTRUCTION. THE CITY OF NOVI SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS CAUSED BY THE CONTRACTOR'S FAILURE TO PROTECT AND/OR RELOCATE UTILITIES AS REQUIRED.

ISSUED FOR	DATE
PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE: _____
DRAWN: ACA
CHECKED: ACA
SCALE: 1"=30'
JOB NO: SD-18-103
SHEET TITLE: SURVEY PLAN - UNIT 3

SHEET **C2.0**

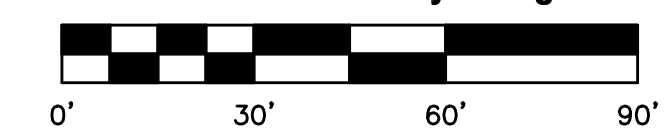
THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

COORDINATION NOTE

REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/25/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.



Know what's below.
Call before you dig.





- GENERAL NOTES**
- REFER TO ARCHITECTURAL PLANS TO VERIFY BUILDING DIMENSIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE ALL PERMITS AND POST ALL BONDS PRIOR TO CONSTRUCTION, OR ENSURE THAT ALL REQUIRED PERMITS AND BONDS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING MISS-DIG AT 1-800-482-7171 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. ALL UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED WITH LIKE MATERIAL. THE EXACT LOCATION OF EXISTING UTILITIES SHALL BE LOCATED BY HAND DIGGING.
 - DIMENSIONS ARE TO FACE OF CURB, OUTSIDE FACE OF BUILDING, EDGE OF PAVEMENT, CENTER OF STRUCTURE OR OTHERWISE INDICATED.
 - ALL PAVING MATERIALS AND OPERATIONS SHALL BE IN CONFORMANCE WITH THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - PARKING STALL SPACES TO BE 4" SOLID WHITE PAINT STRIPES. HANDICAP PARKING TO BE 4" SOLID BLUE PAINT STRIPES W/ BARRIER FREE STRIPPING OF 4" SOLID BLUE @ 2' O.C. ON 45° ANGLE.
 - FROM REVIEW OF THE CITY OF NOVI WOODLAND MAP, IT DOES NOT APPEAR THAT REGULATED WOODLANDS EXIST ON THE SITE.
 - FROM REVIEW OF THE CITY OF NOVI WETLANDS MAP, IT DOES APPEAR THAT REGULATED WETLANDS EXIST ON THE SITE.
 - ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION OF FOUNDATION.
 - THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS SHALL BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
 - ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
 - A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
 - DETECTABLE WARNING PLATES ARE REQUIRED AT ALL BARRIER FREE RAMPS, HAZARDOUS VEHICULAR CROSSINGS AND OTHER AREAS WHERE THE SIDEWALK IS FLUSH WITH THE ADJACENT DRIVE OR PARKING PAVEMENT. THE BARRIER-FREE RAMPS SHALL COMPLY WITH CURRENT MDOT SPECIFICATIONS FOR ADA SIDEWALK RAMPS. CONTRACTOR SHALL PROVIDE THE MOST CURRENT APPROVED MDOT DETECTABLE SURFACES.
 - WHERE A STANDARD SPACE IS ADJACENT TO AN ACCESSIBLE SPACE, ABUTTING BLUE AND WHITE STRIPES SHALL BE INSTALLED.

SITE INFORMATION

RE-ZONING: TOWN CENTER (TC)

UNIT DATA: ADELL CENTER PRO - UNIT 3
SITE AREA = 2.3 ACRES (GROSS)

BUILDING DATA:
GROSS FLOOR AREA = 14,087 S.F.
BUILDING HEIGHT = 62'-10" HIGHEST PARAPET
PERMITTED HEIGHT = 5-STORIES OR 65'-FEET
BUILDING/LOT COVERAGE = 14,087 / 100,188 = 14.1%

OPERATIONAL DATA:
NUMBER OF EMPLOYEES IN LARGEST SHIFT: 5
NUMBER OF EMPLOYEES TOTAL: 12 (3 SHIFTS)
HOURS OF OPERATION: 24 HOURS/DAY AT 7 DAYS/WEEK AT 365 DAYS/YEAR

LOADING ZONE:
DEDICATED LOADING ZONE IS LOCATED IN THE REAR OF THE BUILDING. THERE IS NO RESTAURANT AND ONLY CONTINENTAL BREAKFAST IS SERVED, THEREFORE FOOD SERVICE DELIVERIES ARE ONLY REQUIRED ON A WEEKLY BASIS. TYPICAL DELIVERY TRUCKS ARE "BOX TRUCKS" THAT ARE OF SIMILAR SIZE TO UPS TRUCKS AND CAN UTILIZE STANDARD PARKING SPACE. DELIVERY TIMES ARE COORDINATED WITH NON-PEAK GUEST HOURS.

PARKING DATA:
REQUIRED:
1 SPACE PER ROOM
ROOMS = 119
NUMBER OF EMPLOYEES IN LARGEST SHIFT: 5
NUMBER OF EMPLOYEES IN OVERNIGHT SHIFT: 1
PRO DEVIATION ALLOWS 5% REDUCTION IN REQUIRED PARKING
REQUIRED = 124 + 95% = 118 SPACES

PROVIDED:
STANDARD SPACES = 114
BARRIER FREE SPACES = 5
TOTAL = 119 SPACES

BICYCLE PARKING DATA:
REQUIRED = 4
PROVIDED = 6

TRAFFIC CONTROL SIGN TABLE

DESCRIPTION	MMUTCD	QUANTITY
HANDICAP	R7-8	4
HANDICAP (VAN)	R7-8P	1
STOP SIGN	R1-1	2

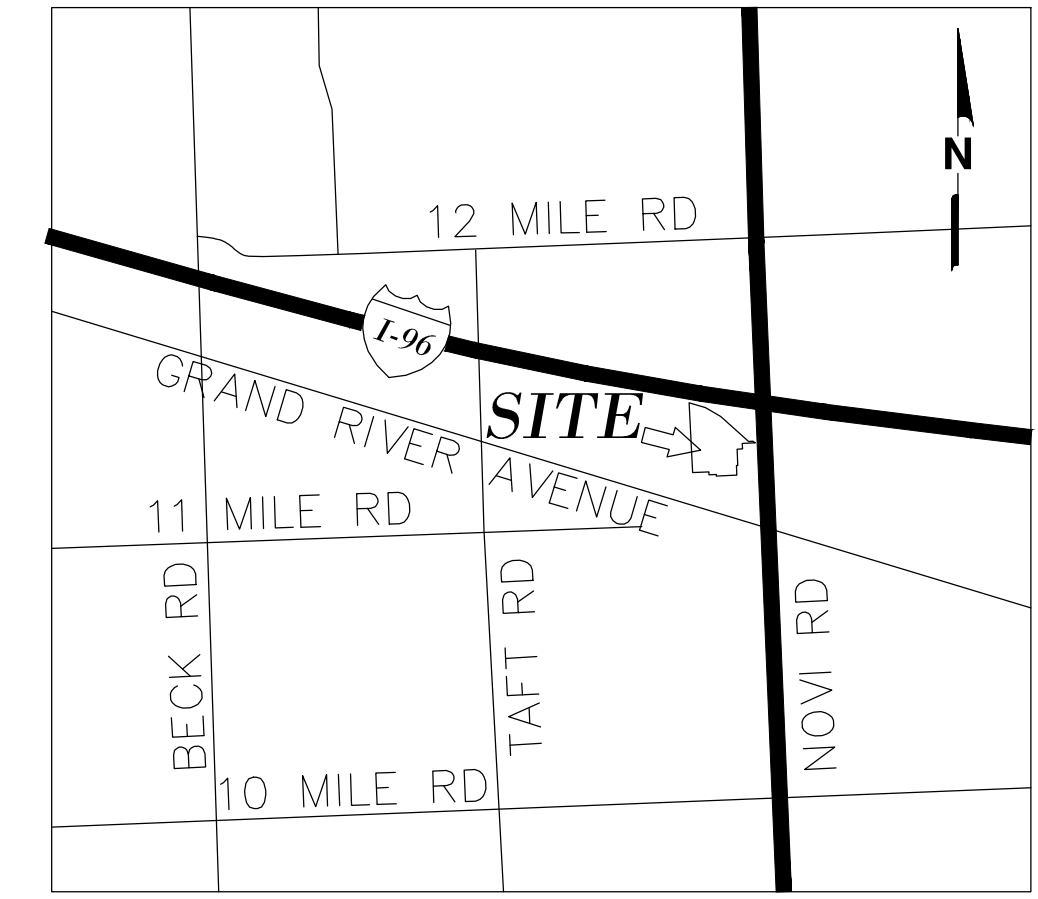
ALL TRAFFIC SIGNAGE SHALL COMPLY WITH THE CURRENT MMUTCD STANDARDS

LEGAL DESCRIPTION

PROPERTY IN THE CITY OF NOVI, COUNTY OF OAKLAND AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:

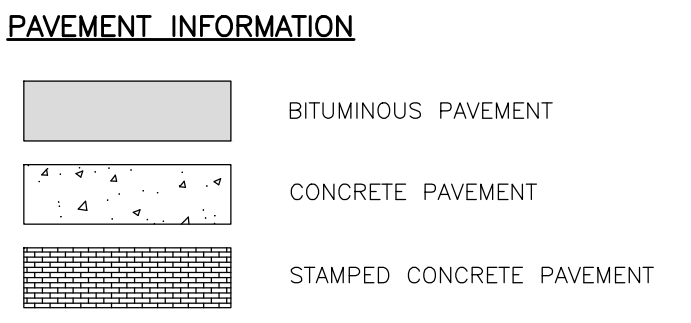
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PARCEL IDENTIFICATION NO: 22-15-478-003
43700 EXPO CENTER DRIVE



LOCATION MAP (1"=4000' ±)

- CITY OF NOVI SIGNAGE NOTES**
- SINGLE SIGNS WITH NOMINAL DIMENSIONS OF 12"x18" OR SMALLER IN SIZE SHALL BE MOUNTED ON A GALVANIZED ZLB U-CHANNEL POST. MULTIPLE SIGNS AND/OR SIGNS WITH NOMINAL DIMENSION GREATER THAN 12"x18" SHALL BE MOUNTED ON A GALVANIZED 3LB OR GREATER U-CHANNEL POST AS DICTATED BY THE WEIGHT OF THE PROPOSED SIGNS.
 - THE SIGN SHALL BE MOUNTED 7'-FEET FROM FINAL GRADE FOR ALL SIGNS INSTALLED.
 - ALL SIGNAGE SHALL BE PLACED 2'-FEET FROM THE FACE OF THE CURB OR EDGE OF THE NEAREST SIDEWALK TO THE NEAR EDGE OF THE SIGN.
 - TRAFFIC CONTROL SIGNS SHALL USE THE FHWA STANDARD ALPHABET SERIES.
 - TRAFFIC CONTROL SIGNS SHALL HAVE HIGH INTENSITY PRISMATIC (HIP) SHEETING TO MEET FHWA RETROREFLECTIVITY REQUIREMENTS.



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TOWNEPLACE SUITES

UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES
MARRIOTT

THIS SITE PLAN AND ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF TRIUMPH ENGINEERING & DESIGN, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRIUMPH ENGINEERING & DESIGN, INC.

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ISSUED FOR DATE

CITY PRO	05/29/18
CITY PRO	07/18/18
CITY PRO	08/15/18
PRE-APPLICATION	11/09/18
PRELIM SPA	02/20/19
PRELIM SPA	05/23/19

DATE: _____
DRAWN: ACA
CHECKED: ACA
SCALE: 1"=30'
JOB NO: SD-18-103

SHEET TITLE:
SITE LAYOUT AND PAVING PLAN

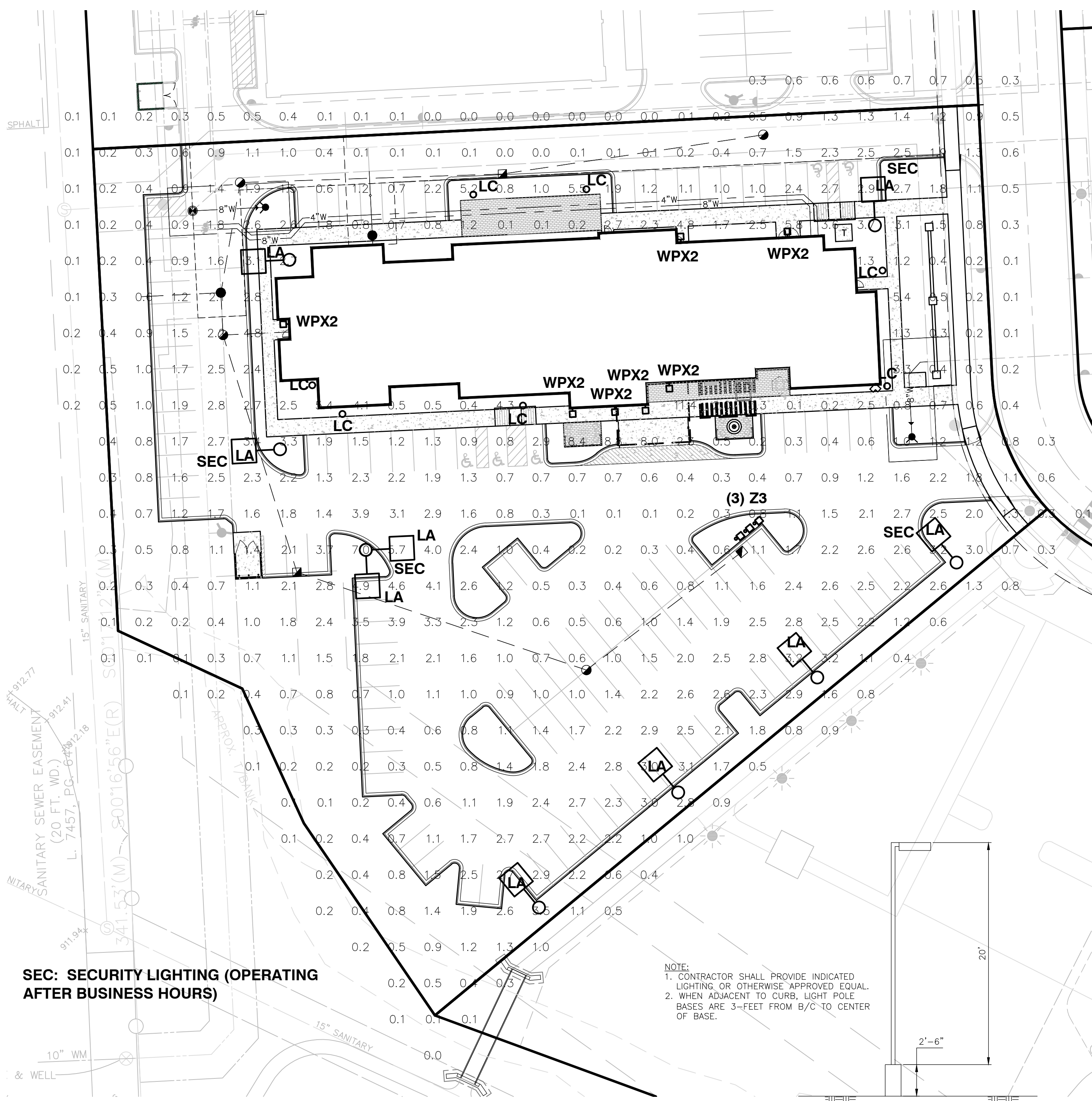
SHEET
C3.0

811

Know what's below.
Call before you dig.

SCALE: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.



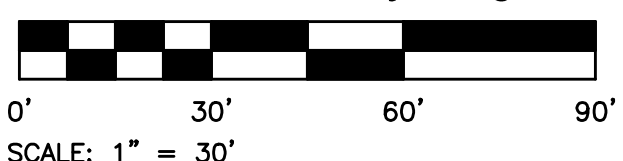
SEC: SECURITY LIGHTING (OPERATING AFTER BUSINESS HOURS)

NOTES:
 1. CONTRACTOR SHALL PROVIDE INDICATED LIGHTING OR OTHERWISE APPROVED EQUAL.
 2. WHEN ADJACENT TO CURB, LIGHT POLE BASES ARE 3'-FEET FROM B/C TO CENTER OF BASE.

LA	LED AREA LIGHT	LITHONIA	DSX1 LED P4 40K TFTM MVOLT PIRH1FC3V (BI-LEVEL, MOTION/AMBIENT SENSOR ENABLED @ 1 FOOT-CANDLE)
LC	EXTERIOR DECORATIVE BOLLARD	LITHONIA	KBC8 LED 16C 530 50K SYM MVOLT
WPX2	EXTERIOR BUILDING WALL MOUNT	LITHONIA	WPX2 LED P1 30K MVOLT DDBXD
Z3	FLAGPOLE LIGHTING	LITHONIA	PDX10 B 18LED WHT53K NSP FLC

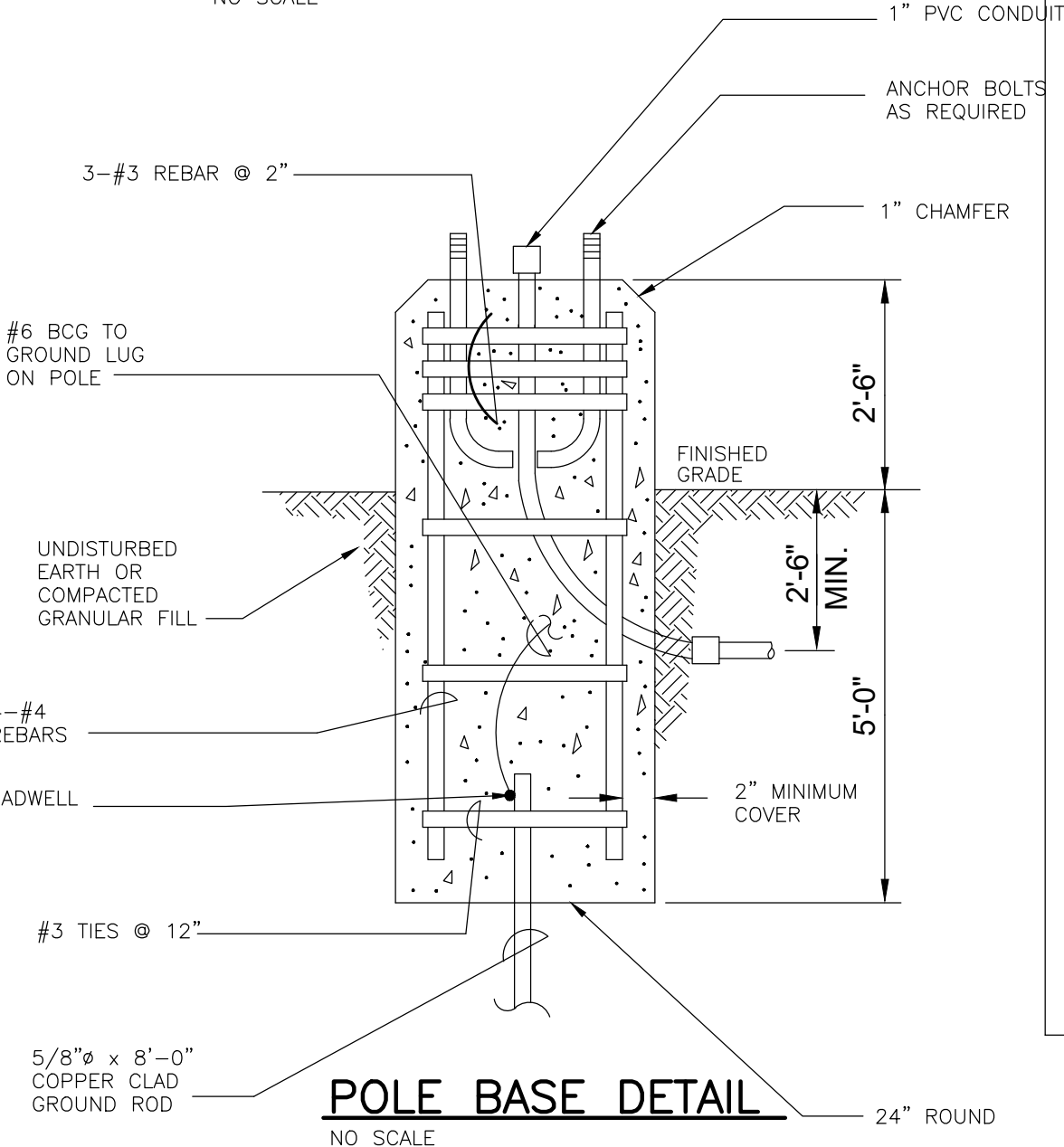
NOTE: CONTRACTOR SHALL PROVIDE INDICATED LIGHTING OR OTHERWISE APPROVED EQUAL.
NOTE: LIGHT LEVELS REDUCED FROM HOURS OF 10PM TO 5AM.

AVERAGE	MAXIMUM	MINIMUM	MAX TO MIN FC RATIO	AVG TO MIN FC RATIO	AVG TO MAX FC RATIO
1.2 FC	11.4 FC	0.3 FC (ON PROPERTY)	38:1	4:1	0.03:1



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LIGHT POLE AND LAMP DETAIL
NO SCALE



WPX LED Wall Packs

Specifications

Luminaire	Height (H)	Width (W)	Depth (D)	Side Cord Location	Weight
WPX1	8.1" (20.6 cm)	11.3" (28.3 cm)	3.2" (8.1 cm)	A, B	6.1 lbs (2.8 kg)
WPX2	8.1" (20.6 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	A, B	8.2 lbs (3.7 kg)
WPX3	9.3" (23.4 cm)	13.8" (35.0 cm)	4.3" (11.0 cm)	A, B	11.0 lbs (5.0 kg)

Ordering Information

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	MVOLT 120V-277V	(blank) None	DOBBD Dark bronze
WPX1 LED P2	40K 4000K	347 347V ¹	E4WH Emergency battery backup, CEC compliant 4W, 4PC min ²	DWBDD White
WPX2 LED	50K 5000K		E4HWC Emergency battery backup, CEC compliant (14W, 20" max)	DBDD Black
WPX3 LED			PE Photocell ³	Note: For other options, consult factory.

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Features & Specifications

INTENDED USE: The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION: WPX features a die-cast aluminum main body with optional thermal management that both enhances LED efficiency and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL: Light engine configurations consist of high-efficiency LEDs and LED lumen maintenance of 100,000 hours. Color temperature CCT options of 3000K, 4000K and 5000K with minimum CRI of 75. Electronic driver ensures system power factor >90%, and THD <20%. All luminaires have 6kV surge protection (Note: WPX1 LED P1 package comes with a standard surge protection rating of 230kV; it can be ordered with an optional 4kV surge protector).

INSTALLATION: WPX can be mounted directly over a standard electrical junction box. Three 1/2 inch conduit ports on three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LETTINGS: CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® DLC Qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.dlc.com to confirm which versions are qualified. International Dark Sky Association (IDA) Future Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature versions.

WARRANTY: 5-year limited warranty. This is the only warranty provided and no other statements in this specification create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at www.lithonia.com/customer-service/terms_and_conditions.

NOTE: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

PARADOX 10 19W LED 10" Architectural In-Grade

Specifications

LE	W	H
1 1/2"	4 3/4"	3 1/2"
1 1/2"	13"	3 1/2"
1 1/2"	305 mm	3 1/2"
1 1/2"	305 mm	3 1/2"

ORDERING INFORMATION

Model*	Door Material*	LED Type*	LED Color*	Voltage*	Light Distribution*
PDX10	SS Stainless Steel	18LED 18 Chip LED array	WHT30K 3000K CCT WHT4K 4100K CCT WHT53K 5300K CCT AMBPC Phosphor Converted Amber BLU Blue GRN Green RED Red	MVOLT (120-277V)	NSP Narrow Spot MFL Medium Flood FL Flood WFL Wide Flood VWFL* Very Wide Flood (no optics) HSP Horizontal Spot HPL Horizontal Flood

DESCRIPTION: Hydrel's Paradox Series sealed modular in-grade luminaires are multi-purpose units designed for use lighting architectural and landscape features. These units can be flush mounted into a variety of substrates including concrete or tile, or landscape materials, and are ideal when aperture size or luminaire depth is a priority.

Accessories:

Accessories	Options	Listing
Internal IHL Internal Honeycomb Louver	LDIM 0-10V Dimming	IEC International Electrotechnical Commission
FRF Frosted Filter		
External RG Decorative Rock Guard		

Required Categories:

Notes:

- Not available with Decorative Rock Guard.
- FRF filter needed with VWFL.
- Meets ADA requirements for coefficient of friction.
- Only for use in 50Hz applications.

EXAMPLE: PDX10 B 18LED WHT30K MVOLT NSP FLC 345

D-Series Size 1 LED Area Luminaire

Specifications

EPA:	Length:	Width:	Height:	Weight (max):
1.01 (25.4)	33" (83.8 cm)	13" (33.0 cm)	7-1/2" (19.0 cm)	22 lbs (10.0 kg)

Ordering Information

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	Shipped included
DSX1 LED P1	P4 P7	30K 3000K	T15 Type I short	T55 Type V short	MVOLT**	DOBDD Dark bronze SPA Square pole mounting
DSX1 LED P2	P4 P8	40K 4000K	T25 Type I short	T55W Type V medium	120 ¹	DWBDD White SPA Square pole mounting
DSX1 LED P3	P5 P8	50K 5000K	T35 Type II medium	T55W Type V wide	208 ^{1A}	RPA Round pole mounting
DSX1 LED P4	P6 P9	AMBPC Amber phosphor converted ²	T35 Type II short	BLC Backlight control ³	240 ^{1A}	WBA Wall bracket
DSX1 LED P5	P12		T35 Type II medium	CCO Left corner cutoff ⁴	277 ¹	SPUMBA Square pole universal mounting adapter ⁵
DSX1 LED P6	P12		T35 Type II medium	CCO Right corner cutoff ⁴	347 ^{1A}	RPA Round pole universal mounting adapter ⁵
DSX1 LED P7	P13		T35 Type II short	CCO Right corner cutoff ⁴	480 ^{1A}	DOBDD U Most arm mounting bracket adaptor (specify finish) ⁶

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DDBXD

Control options:

Control options	Other options	Finish (optional)
SHIPPED INSTALLED	PIR/HVFCV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ^{1A}	DOBDD Dark bronze
NLTAIR2 rLight AIR generation 2 enabled ⁷	HS House-side shield ⁸	DBDD Black
PER NEMA two-lock receptacle only (controls ordered separately)	BL30 Bi-level switched dimming, 30% ^{1A,9}	DNADD Natural aluminum
PERF Fine wire receptacle only (controls ordered separately)	DF Single face (120, 277, 347V) ¹	DWBDD White
PERF Smart wire receptacle only (controls ordered separately)	DF Double face (208, 240, 480V) ¹	DBDDT Secured dark bronze
DMS 0-10V dimming entered out back of housing for external control (leads not factory)	PMTD03 Part night, dim 8 hrs ¹⁰	DBDDD Secured black
DG Dual switching ¹¹	PMTD01 Part night, dim 3 hrs ¹⁰	DBDDD Secured natural aluminum
PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' ^{1A,10}	PMTD02 Part night, dim 7 hrs ¹⁰	DBDDD Secured white
PIRHS Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 16' ^{1A,10}	FAO Field adjustable output ¹²	DWBDD Secured white
PIRHS Network, Bi-level, motion/ambient sensor		ESG External glare shield ¹³
PIR/HVFCV Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' ^{1A,10}		

Accessories:

Accessories	Options and Requirements
MBA10	Anchor bolts for KBC8 LED ¹⁴

Notes:

- Only available in the 120V, 60Hz version.
- Only available in the 16C, 250W version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 208, 240, 277 or 347V option only when ordering with factory DF (DF optional), or photocell (PE option).
- Not available with 347V. Not available with listing. Not available with 480 AMBW.
- Single face (DF) requires 120, 277, or 347V voltage option. Double face (DF) requires 208 or 240V voltage option.
- MBA10 not available with LAMB option.
- Strapping is available only in the colors listed.

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TOWNEPLACE SUITES
 UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
 CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES
 MARRIOTT

ISSUED FOR DATE

PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE:

DRAWN: ACA

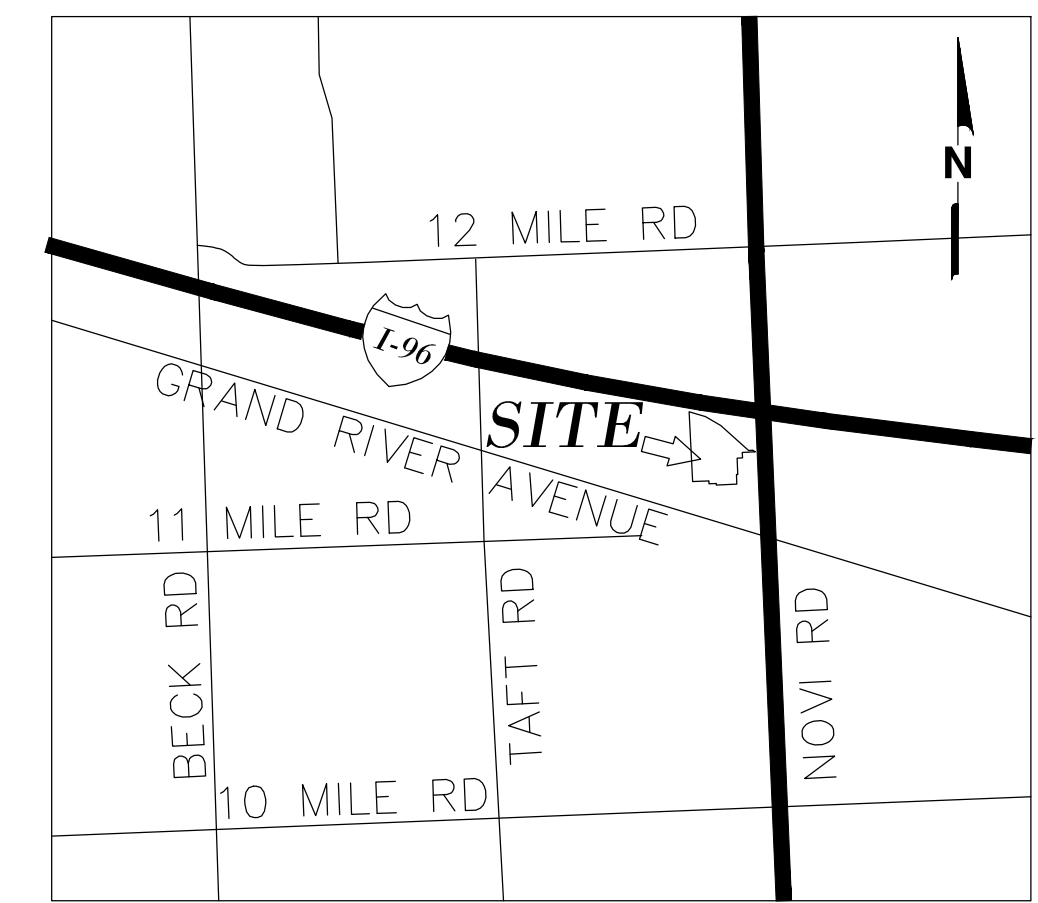
CHECKED: ACA

SCALE: 1"=30'

JOB NO: SD-18-103

SHEET TITLE: SITE LIGHTING AND PHOTOMETRIC PLAN

SHEET
C3.1



LOCATION MAP (1"=4000' ±)



TRIUMPH

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SANITARY USE CALCULATIONS

USAGE	AREA	UNIT FACTOR	R.E.U.
Hotel	129 rooms	0.38 units per room	49.02
Pool	375 s.f.	3 units per 1000 s.f.	1.13
			Total = 50.15

POPULATION EQUIVALENT = 3.2 Persons per R.E.U.
 POPULATION = 160.5 Persons
 AVERAGE FLOW RATE = 100 Gallons per capita per day
 AVERAGE FLOW = 16,046 GPD = 0.024 CFS
 PEAK FACTOR = 4
 PEAK FLOW = 64,185.60 GPD = 0.096 CFS @1.00%(cfs) = 0.73

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF NOVI WATER AND SANITARY STANDARDS AND SPECIFICATIONS.
- MAINTAIN A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND ANY OTHER UTILITY OF 10- FEET. THE MINIMUM VERTICAL CLEARANCE BETWEEN A WATER MAIN AND A SEWER SHALL BE 18-INCHES.
- NO GROUNDWATER, STORM WATER, CONSTRUCTION WATER, DOWNSPOUT DRAINAGE OR WEEP TILE DRAINAGE SHALL BE ALLOWED TO ENTER ANY SANITARY SEWER INSTALLATION.
- REFER TO PLUMBING PLANS TO VERIFY BUILDING UTILITY CONNECTION LOCATIONS, SITE UTILITY LOCATIONS TO TERMINATE 5' OUTSIDE OF BUILDING.
- SANITARY CLEANOUT ASSEMBLIES TO BE ZURN 1402-HD, OR OTHERWISE APPROVED EQUAL.
- ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION OF FOUNDATION.
- ALL WATER MAIN AND FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE PRIOR TO THE CONSTRUCTION OF THE FOUNDATION.
- THE BUILDING ADDRESS SHALL BE POSTED FACING THE STREET THROUGHOUT CONSTRUCTION. THE ADDRESS SHALL BE AT LEAST 3 INCHES HIGH ON A CONTRASTING BACKGROUND.
- CONTRACTOR SHALL ENGAGE A PRIVATE UTILITY LOCATING SERVICE TO IDENTIFY ALL UTILITIES WITHIN THE INFLUENCE OF WORK ASSOCIATED WITH THE PROJECT. ALL FINDINGS SHALL BE REPORTED, IN WRITTEN FORM, TO THE ENGINEER.
- COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
- A CITY OF NOVI RIGHT-OF-WAY PERMIT IS REQUIRED FOR WORK WITHIN ANY PUBLIC ROAD RIGHT-OF-WAY AND/OR CITY EASEMENT.
- SANITARY LEAD SHALL BE BURIED AT LEAST 5- FEET DEEP WHERE UNDER THE INFLUENCE OF PAVEMENT.
- IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY OF NOVI ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
- PER THE TEN STATES STANDARDS ARTICLE 8.B.3, ONE FULL 20-FOOT PIPE LENGTH OF WATER MAIN SHALL BE USED WHENEVER STORM SEWER OR SANITARY SEWER IS CROSSED, AND THE PIPE SHALL BE CENTERED ON THE CROSSING, IN ORDER TO ENSURE 10-FOOT SEPARATION BETWEEN WATER MAIN AND SEWERS.

UTILITY CROSSING SCHEDULE

UC	DESCRIPTION	TOP OF WATER	TOP OF SANITARY	MIN VERTICAL CLEARANCE
UC 1	BOTTOM OF STORM	= 906.98	= 905.48 (DEFLECT WATER MAIN)	(18" MIN VERTICAL CLEARANCE)
UC 2	BOTTOM OF SANITARY	= 908.23	= 906.73 (DEFLECT WATER MAIN)	(18" MIN VERTICAL CLEARANCE)
UC 3	BOTTOM OF STORM	= 907.50	= 902.00±	
UC 4	BOTTOM OF STORM	= 906.40	= 905.4± (FIELD VERIFY)	(CLEARANCE LESS THAN 18-INCHES SHALL REQUIRE PROPER BEDDING/ENCASEMENT THAT SHALL BE DETERMINED BY THE INSPECTING ENGINEER)
UC 5	BOTTOM OF STORM	= 907.02	= 905.52 (DEFLECT WATER MAIN)	(18" MIN VERTICAL CLEARANCE)

CITY OF NOVI FIRE DEPARTMENT NOTES

- ALL FIRE HYDRANTS MUST BE INSTALLED AND OPERATIONAL PRIOR TO ANY BUILDING CONSTRUCTION BEGINS.
- PROJECT MUST COMPLY WITH THE INTERNATIONAL FIRE CODE SECTION 510 FOR EMERGENCY RADIO COVERAGE. THIS SHALL BE COMPLETED BY THE TIME THE FINAL INSPECTION OF THE FIRE ALARM AND FIRE SUPPRESSION PERMITS.
- FIRE LANES WILL BE DESIGNATED BY THE FIRE CHIEF OR HIS DESIGNEE WHEN IT IS DEEMED NECESSARY AND SHALL COMPLY WITH THE FIRE PREVENTION ORDINANCES ADOPTED BY THE CITY OF NOVI.
- WATER MAINS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- CANOPY CLEARANCE SHALL BE 14- FEET FROM THE HIGHEST FINISHED GRADE AND CLEARANCE SHALL BE POSTED ON THE CANOPY.
- ON-SITE DRIVES SHALL MEET THE CITY OF NOVI WEIGHT REQUIREMENTS OF 35-TONS.

UTILITY NOTE

ALL UTILITIES LABELED AS "BY OTHERS" ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE.
 UTILITY STUB LEADS FOR LOTS ARE TO BE CONSTRUCTED AS PART OF THE ADELL CENTER ROADS & UTILITIES PACKAGE. ALL UTILITY LEADS SHOWN ARE APPROXIMATE LOCATIONS. THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORT ALL FINDINGS TO ENGINEER.

SANITARY SEWER QUANTITIES

1EA	MONITORING MANHOLE (PRIVATE)
1EA	6" CLEAN OUT (PRIVATE)
34LF	6" PVC SDR 23.5 (PRIVATE)

NOTE - QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO ACCURACY THEREOF.

WATER MAIN QUANTITIES

268LF	4" CL 54 D.I. (PRIVATE-DOMESTIC SERVICE)
264LF	8" CL 54 D.I. (PRIVATE-FIRE SUPPRESSION)
8LF	6" CL 54 D.I. (PUBLIC)
58LF	8" CL 54 D.I. (PUBLIC)
1EA	12"x8" TSV&W (PUBLIC)
2EA	8"x6" REDUCER (PUBLIC)
2EA	FIRE HYDRANT (PUBLIC)

NOTE - QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO ACCURACY THEREOF.

CITY OF NOVI IRRIGATION SYSTEM NOTE

- FOR COMMON AREA IRRIGATION SYSTEMS CONNECTED TO PUBLIC WATER SUPPLIES, INSTALL A BACKFLOW PREVENTION REDUCED PRESSURE ZONE ASSEMBLY (RPZ) WITH AN ASSE 1013 LISTING APPROVAL AT EACH TAP TO THE PUBLIC WATER SUPPLY. A MINIMUM CLEARANCE OF 12-INCHES MEASURED FROM THE BOTTOM OF PRESSURE RELIEF VALVE TO THE FINISHED LANDSCAPED GRADE SHALL BE REQUIRED. INFORMATION AND DETAIL PROVIDED ON PLUMBING PLANS.

COORDINATION NOTE

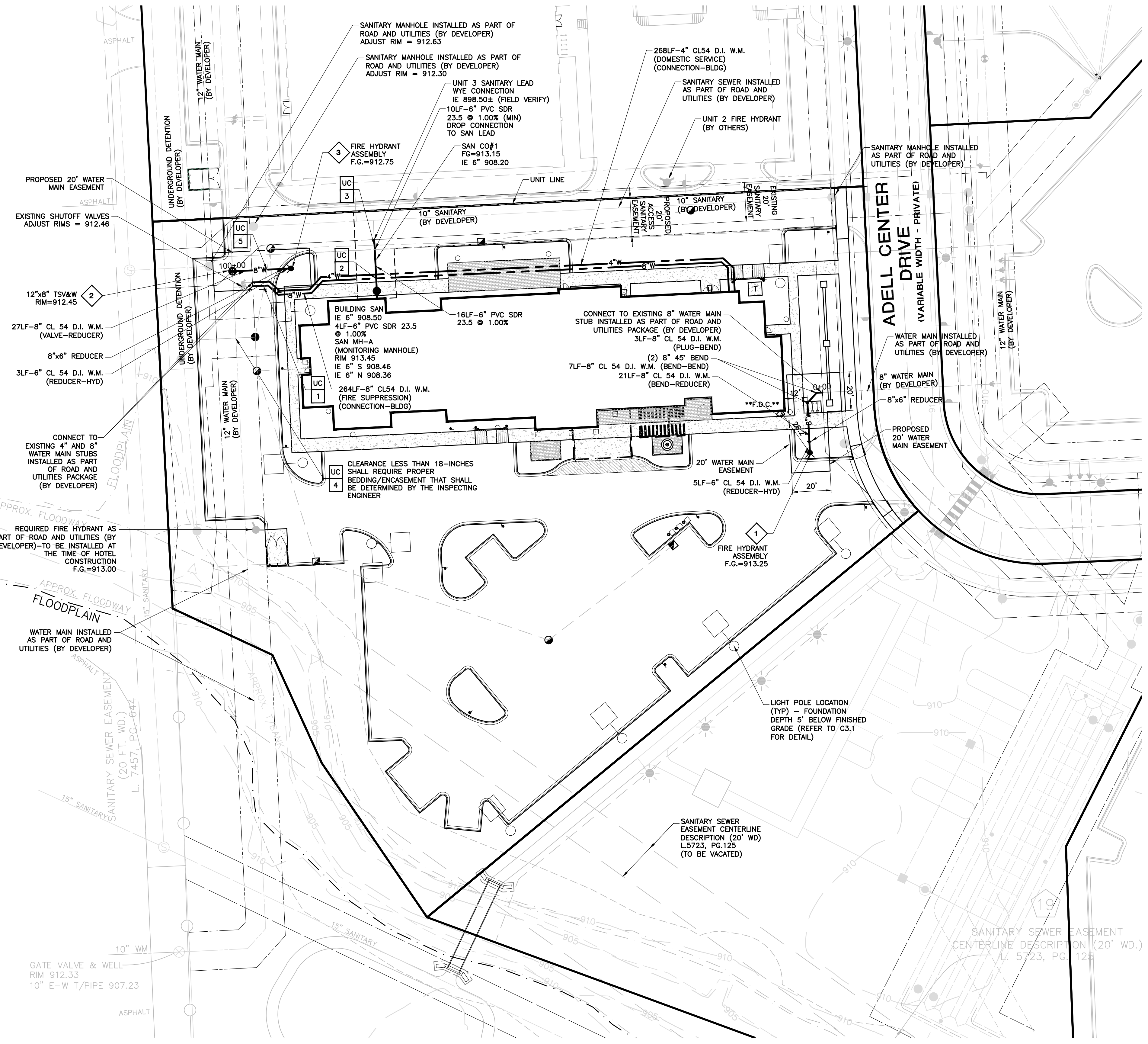
REFER TO "CONSTRUCTION PLANS (ROADS & UTILITIES)" DATED 03/27/2019 AS PREPARED BY GREENTECH ENGINEERING, INC. FOR DEVELOPER INSTALLED UTILITIES, INFRASTRUCTURE AND MASS GRADING.

APPLICANT/PROPERTY OWNER

NOVI SUPERIOR HOSPITALITY, LLC
2600 AUBURN ROAD, SUITE 240
AUBURN HILLS, MI 48326

DEVELOPER

ORVILLE PROPERTIES, LLC
20733 WEST TEN MILE ROAD
SOUTHFIELD, MI 48075

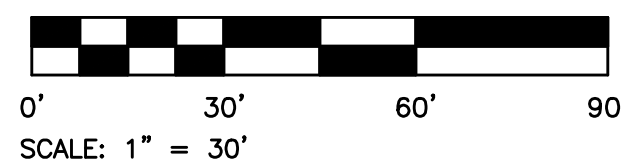


BENCHMARKS

CITY OF NOVI BM 1542 "X" ON NORTH RIM OF SANITARY MANHOLE, 25'± WEST OF BACK OF CURB NOVI ROAD & 45'± SOUTH OF DRIVE #26179 NOVI ROAD. ELEV. 915.10 NAVD 88
B.M. #1 - ARROW ON HYDRANT, SOUTH SIDE OF CRESCENT BOULEVARD, 24'± EAST OF SOUTHEAST PROPERTY CORNER. ELEV. 915.58 NAVD 88
B.M. #2 - ARROW ON HYDRANT, 260'± WEST OF EXPO CENTER DRIVE, 68'± SOUTH OF BUILDING FOUNDATION. ELEV. 912.13 NAVD 88
B.M. #3 - ARROW ON HYDRANT NORTH SIDE OF SITE, 12.5'± SOUTHWEST OF RIGHT OF WAY FENCE, 250'± EAST OF ADELL WATER TOWER. ELEV. 914.36 NAVD 88



Know what's below.
Call before you dig.



THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

TOWNEPLACE SUITES
UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES
MARRIOTT

ALL CITY RECORD INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE CITY OF NOVI DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION. THE CITY OF NOVI SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION. THE CITY OF NOVI SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS INFORMATION.

ISSUED FOR DATE

PRELIM-FINAL SPA	01/23/23
PRELIM-FINAL SPA	07/26/23

DATE:	
DRAWN:	ACA
CHECKED:	ACA
SCALE:	1"=30'
JOB NO:	SD-18-103
SHEET TITLE:	UTILITY PLAN

SHEET
C5.0



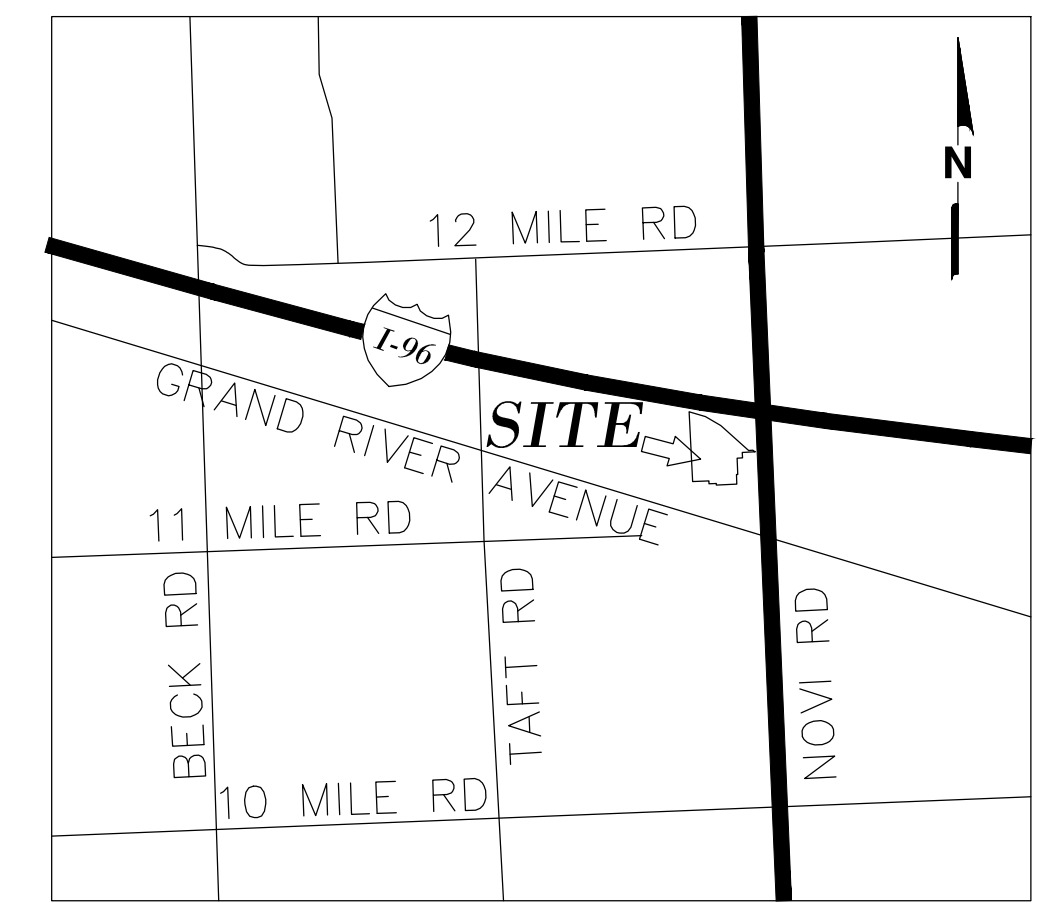
TRIUMPH

Triumph Engineering & Design, Inc.

10775 S. SAGINAW ST. SUITE D GRAND BLANC, MI 48439 (PH) 810.584.7364 (F) 810.584.7362

PREPARED UNDER THE DIRECTION OF: ANDREW ANDRE, P.E. MI #47380

APPLICANT: NOVI SUPERIOR HOSPITALITY, LLC 2600 AUBURN ROAD, SUITE 240 AUBURN HILLS, MI 48326 PH 248-419-5550 FX 248-553-4218



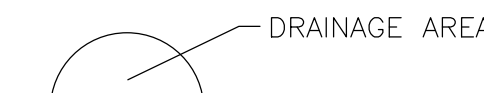
LOCATION MAP (1"=4000' ±)

GENERAL NOTES

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2. MAINTAIN A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER SERVICE AND ANY OTHER UTILITY OF 10'-FEET...
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10. COMPACTED SAND BACKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
11. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DEWATERING PLAN MUST BE SUBMITTED TO THE CITY OF NOVI ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.

DRAINAGE AREAS

Table with 7 columns: Drainage Area, Area Total (S.F.), Pervious Area (S.F.), Impervious Area (S.F.), C Perv, C Pavement, Area Total (acres), Cw. Rows DA1 through DA7.



DRAINAGE AREA KEY

AREA IN ACRES

STORM SEWER QUANTITIES

- 7EA 4" DIA CATCH BASIN
1EA MECHANICAL TREATMENT UNIT
155LF 12" C76 CLIV RCP
318LF 12" C76 CLV RCP
127LF 15" C76 CLV RCP
51LF 18" C76 CLV RCP
103LF 18" C76 CLV RCP
44LF 10" PVC SDR 26
280LF 6" UNDERDRAIN

NOTE - QUANTITIES ARE ESTIMATED FOR PERMIT/APPROVAL PURPOSES ONLY. NO GUARANTEE IS EITHER IMPLIED OR EXPRESSED TO ACCURACY THEREOF.

STORM STRUCTURE CASTING SCHEDULE

- EJW 7045 M1/T1
CB-1, CB-3, CB-6
EJW 1040 M1
CB-2, CB-4, CB-5, CB-7
EJW 1040 B
MH-8



DRAINAGE AREA PLAN

SCALE: 1" = 60'

STORM SEWER CALCULATIONS

Qr = C * I * A
Qp = A x 1.486/n x R^2.3 x S^1/2
I = 175/(25 + tc) for 10 year storm event

Large table with columns: AREA NO., FROM MH/CB, TO MH/CB, AREA A, COEFF. C, AREA TOTAL, COEFF. Wt, TIME, INT., n, FLOW, PIPE CAP., PIPE LENGTH, PIPE DIA., PIPE SLOPE, VEL, TIME, RIM ELEV, HIGH END, LOW END, PIPE COVER, RIM H.G.L., LOW END, HIGH END.

COORDINATION NOTE

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UTILITY NOTE

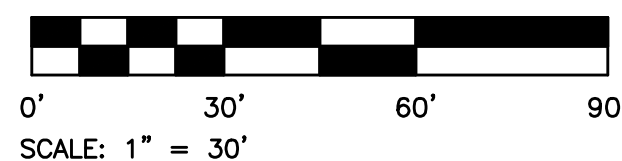
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BENCHMARKS

Table with 2 columns: B.M. # and Description/Elevation. Includes B.M. #1, B.M. #2, and B.M. #3.



Know what's below. Call before you dig.



SCALE: 1" = 30'

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

TOWNEPLACE SUITES
UNIT 3 ADELL CENTER - 26775 ADELL CENTER DRIVE
CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWNEPLACE SUITES MARRIOTT

THE CITY OF NOVI HAS REVIEWED THESE RECORDS FOR CONFORMANCE WITH THE CITY OF NOVI RECORDS ACT AND HAS FOUND THEM TO BE ACCURATE AND COMPLETE. THE CITY OF NOVI DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE RECORDS. THE USER OF THESE RECORDS SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THESE RECORDS. THE CITY OF NOVI SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE RECORDS.

ISSUED FOR DATE

Table with 2 columns: ISSUED FOR, DATE. Rows: PRELIM-FINAL SPA 01/23/23, PRELIM-FINAL SPA 07/26/23.

DATE:

DRAWN: ACA

CHECKED: ACA

SCALE: 1"=30'

JOB NO: SD-18-103

SHEET TITLE:

STORM MANAGEMENT PLAN

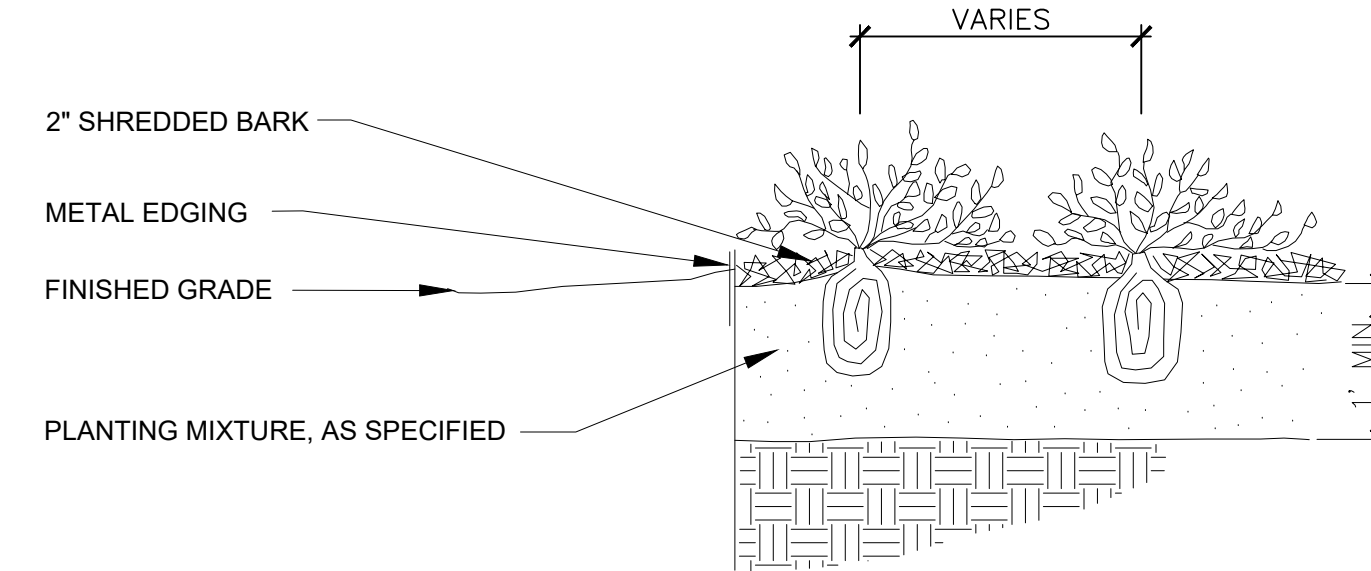
SHEET

C5.1

Landscape Summary

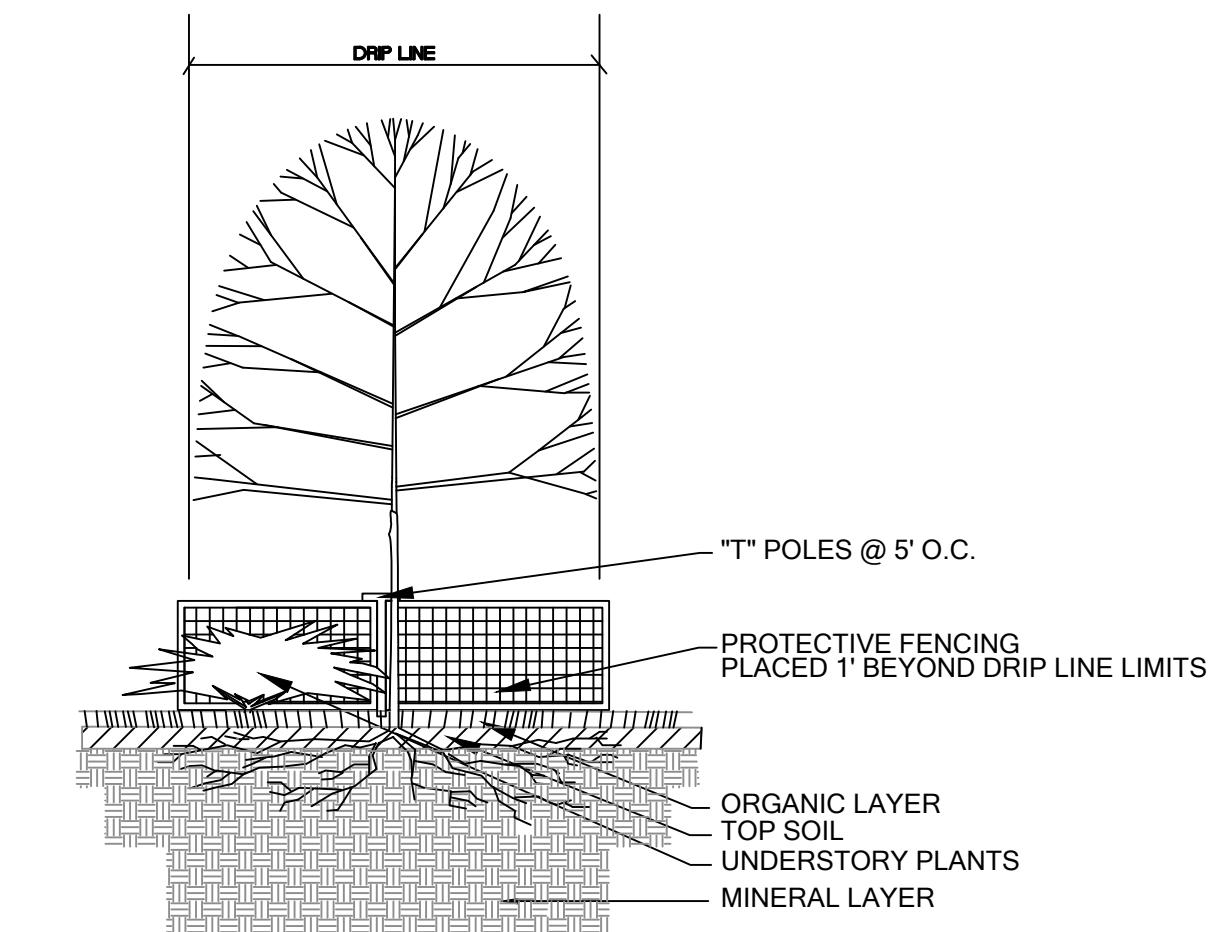
Existing Zoning	PRO
Greenbelt	
Street Frontage Adjacent to Pkg.	103'
Less Drives	45'
Net Frontage	58'
Trees Required	2 Trees (58' / 25')
Trees Provided	1 Trees
Ornamental Trees Required	3 Trees (58' / 15')
Ornamental Trees Provided	0 Trees
Street Frontage Not Adjacent to Pkg.	85'
Trees Required	3 Trees (85' / 30')
Trees Provided	3 Trees
Ornamental Trees Required	4.25 Trees (85' / 20')
Ornamental Trees Provided	4 Trees
Parking Lot Landscaping - "P"	
Vehicular Use Area	50,072 s.f.
VUA up to 50,000 s.f.	3,750 s.f. (50,000 s.f. x 7.5%)
VUA Over 50,000 s.f.	1 s.f. (72 s.f. x 1%)
Landscape Area Required	3,751 s.f.
Landscape Area Provided	3,887 s.f.
Trees Required	19 Trees (3,754 s.f. / 200)
Trees Provided	19 Trees
Parking Lot Perimeter Length - "per"	585 l.f.
Trees Required	17 Trees (585' / 35')
Trees Provided	14 Trees
Foundation Landscaping	
Building Perimeter	695 l.f.
Landscape Required	5,560 s.f. (695' x 8')
Landscape Provided	5,579 s.f.

- Waiver Granted by Planning Commission on June 26, 2019:
1. A Waiver of 3 Parking Lot Perimeter Trees Due to Underground Detention Located Along the Western Side of the Parking Lot.
- Notes:
1. No Overhead Lines Exist.
 2. Trees Shall be Planted no Closer than 10' Utility Structure Including Hydrants.
 3. Trees Shall not be Planted within 4' of Property Lines.
 4. Utility Boxes Shall be Screen per Detail on Sheet L-2.
 5. No Phragmites or Japanese Knotweed are Present.



PERENNIAL PLANTING DETAIL

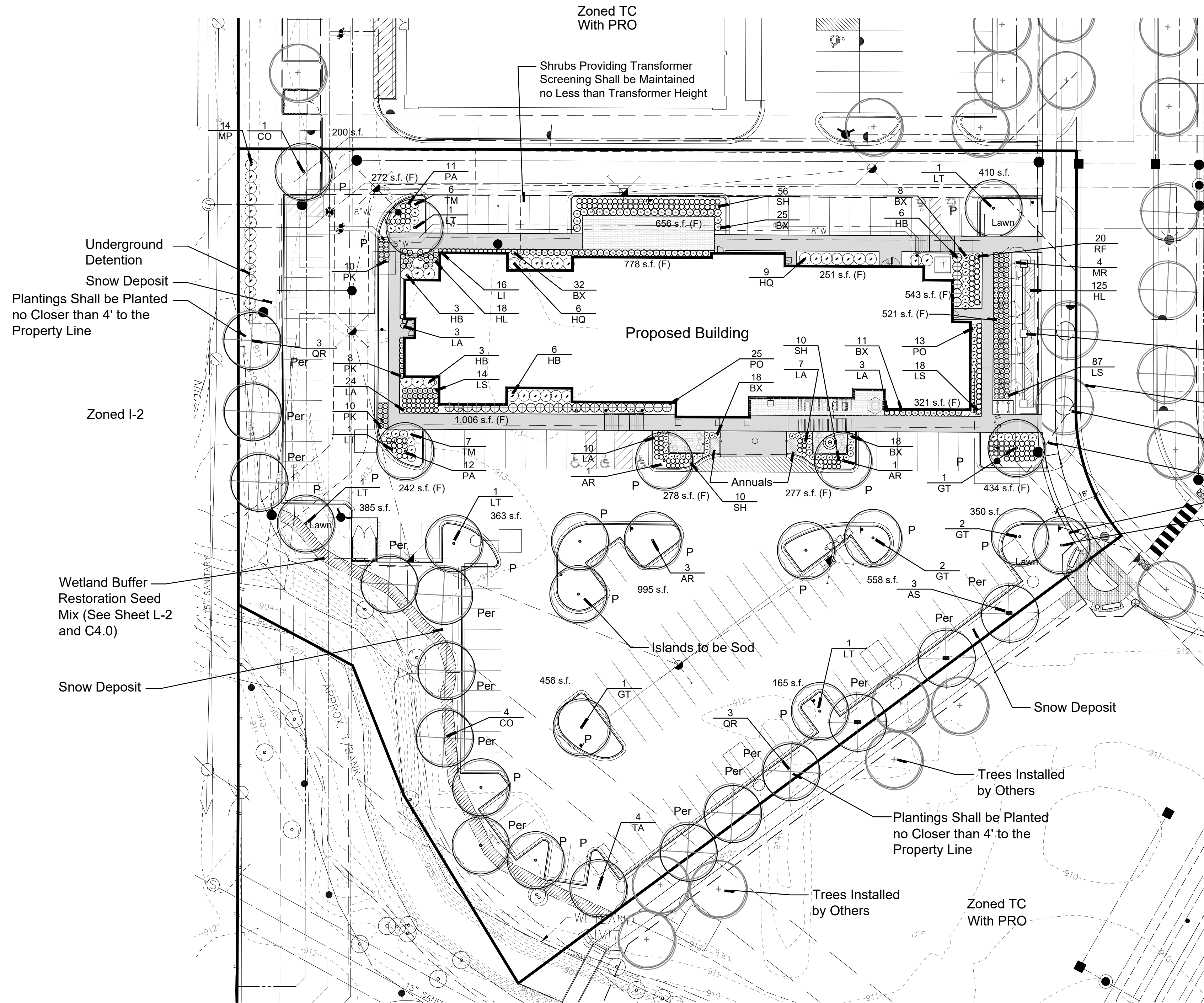
Not to scale



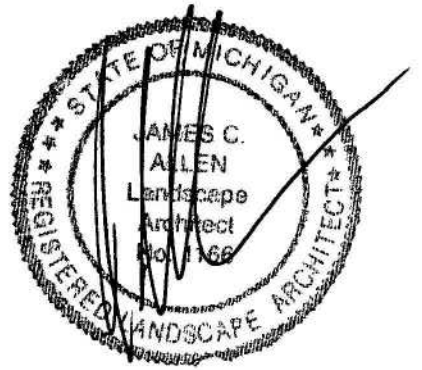
1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Drip Line, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Drip Line of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall include, but not limited to:
 - a. No Solvents or Chemicals Within Protected Areas.
 - b. No Building Materials or Construction Equipment Within Protected Areas.
 - c. No Grade Changes, Including Fill, Within Protected Areas.
 - d. No Removal of Vegetation from the Ground 15' Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
 - e. Any Required Swales Needs to be Directed Around the Protected Areas. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
 - f. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

TREE PROTECTION DETAIL

NO SCALE



Seal:



Title:

Landscape Plan

Project:

Townplace Suites, Unit 3
 Novi, Michigan

Prepared for:

Novi Superior Hospitality, LLC
 2600 Auburn Road
 Auburn Hills, Michigan 48326

Revision: Issued:

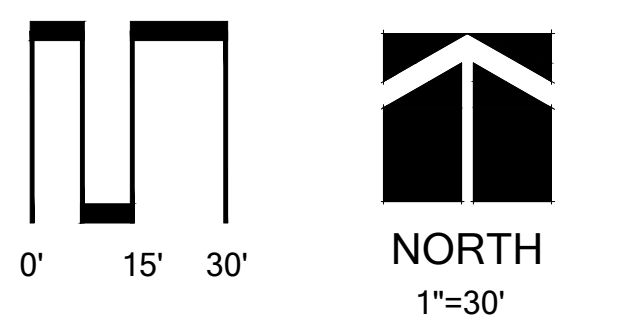
Review Preliminary / Final SPA October 27, 2022
 July 26, 2023

Job Number:

19-004

Drawn By: Checked By:

jca jca



JSP 18-0066

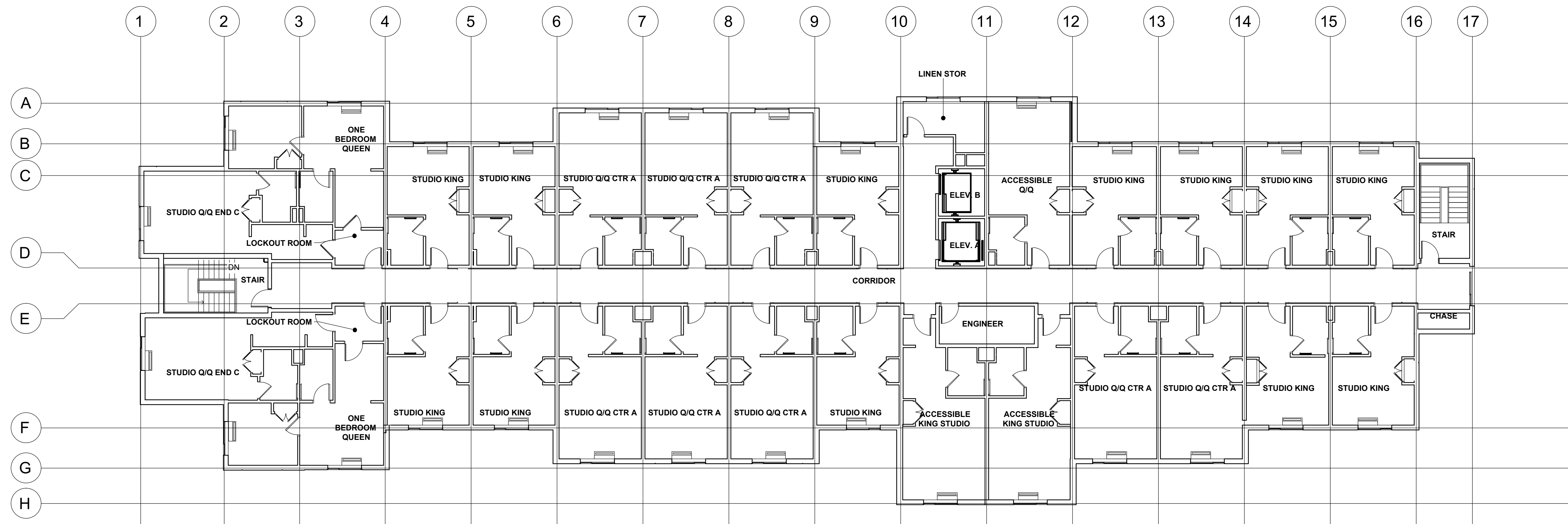
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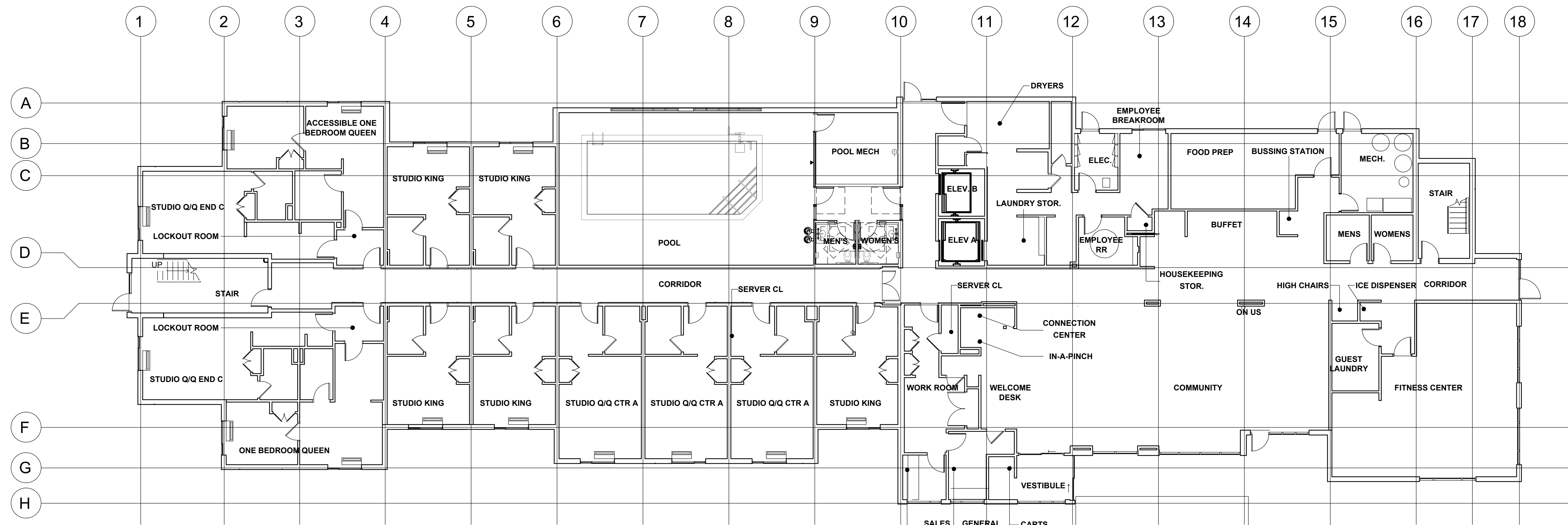
L-1

Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height	price	total	Species	Genus	Native	Total	
Trees														
AR	5	Acer rubrum 'October Glory'	October Glory Red Maple	3.0"	as shown	B&B	24"	\$ 400.00	\$ 2,000.00	13%	25%	1	1	
AS	3	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0"	as shown	B&B		\$ 400.00	\$ 1,200.00	8%	21%	1	1	
CO	5	Celtis occidentalis	Northern Hackberry	3.0"	as shown	B&B		\$ 400.00	\$ 2,000.00	13%	13%	1	1	
GT	6	Gleditsia triacanthos var. Inermis	Honey Locust	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00	15%	15%	1	1	
LT	6	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00	15%	15%	1	1	
MR	4	Malus 'Royal Raindrops'	Royal Raindrops Crab	2.5"	as shown	B&B		\$ 250.00	\$ 1,000.00	10%	10%	1	1	
QR	6	Quercus rubra	Red Oak	3.0"	as shown	B&B		\$ 400.00	\$ 2,400.00	15%	15%	1	1	
TA	4	Tilia americana	Basswood	3.0"	as shown	B&B		\$ 400.00	\$ 1,600.00	10%	10%	1	1	
Total Trees														
									39					
BX	112	Buxus x. Green Velvet'	Green Velvet Boxwood		as shown	cont.	24"	\$ 50.00	\$ 5,600.00				1	
HB	18	Hydrangea paniculata 'Limelight'	Limelight Hydrangea		as shown	B&B	36"	\$ 50.00	\$ 900.00				1	
HL	143	Hemerocallis 'Little Grapette'	Little Grapette Daylily		18" o.c.	#2 cont.		\$ 15.00	\$ 2,145.00				1	
HQ	15	Hydrangea quercifolia	Oakleaf Hydrangea		B&B	36"		\$ 50.00	\$ 750.00			1	1	
LA	47	Lavandula angustifolia 'Dwarf Blue'	Dwarf Blue Lavender		as shown	cont.	#2						1	
LI	16	Liriope muscari 'Big Blue'	Big Blue Liriope		as shown	#2 cont.		\$ 15.00	\$ 240.00				1	
LS	119	Leucanthemum 'Snow Lady'	Short Shasta Daisy		as shown	#2 cont.		\$ 15.00	\$ 1,785.00				1	
MP	14	Myrica pensylvanica	Northern Bayberry		as shown	B&B	36"	\$ 50.00	\$ 700.00			1	1	
PA	23	Pennisetum a. 'Hamel'	Dwarf Fountain Grass		as shown	#2 cont.		\$ 15.00	\$ 345.00				1	
PK	28	Pennisetum o. 'Karley Rose'	Karley Rose Fountain Grass		as shown	#2 cont.		\$ 15.00	\$ 420.00				1	
PO	38	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark		as shown	cont.	36"	\$ 50.00	\$ 1,900.00			1	1	
RF	32	Rudbeckia fulgida speciosa 'Goldsturm'	Black Eyed Susan		as shown	#2 cont.		\$ 15.00	\$ 480.00			1	1	
SH	76	Sporobolus heterolepis	Prairie Dropseed		as shown	#2 cont.		\$ 15.00	\$ 1,140.00			1	1	
TM	13	Taxus x. media 'Densiformis'	Dense Yew		as shown	cont.	36"	\$ 50.00	\$ 650.00			1	1	
										Total	12	22		
										% Native	55%			
	31	4" Deep Shredded Hardwood Bark Mulch						\$35/s.y.	\$ 1,085.00					
	280	Sod						\$60/s.y.	\$ 1,680.00					
	90	Seed						\$3/s.y.	\$ 270.00					
	137	Buffer Seed						\$6/s.y.	\$ 826.00					
									Irrigation	\$ 9,000.00				
									Total	\$ 44,916.00				



1 TYP. UPPER LEVEL
 3/32" = 1'-0"



1 FIRST LEVEL FLOOR PLAN
 3/32" = 1'-0"

ISSUED FOR	DATE

BUILDING ELEVATIONS



Material Area Percentage:

- M 1** 29.7%
- M 2** 24.2%
- M 3** 14.7%
- M 4** 10.9%

Glass 20.4%
Total Brick Area: 79.5 %

FRONT (SOUTH) ELEVATION
3/32" = 1'-0"



Material Area Percentage:

- M 1** 42.2%
- M 2** 24.9%
- M 3** 0%
- M 4** 24.8%

Glass 8.1%
Total Brick Area: 91.9 %

SIDE (EAST) ELEVATION
3/32" = 1'-0"

Material Area Percentage:

- M 1** 56.6%
- M 2** 17.0%
- M 3** 6.8%
- M 4** 3.0%

Glass 26.5%
Total Brick Area: 73.4 %

SIDE (WEST) ELEVATION
3/32" = 1'-0"



Material Area Percentage:

- M 1** 28.6%
- M 2** 24.3%
- M 3** 14.8%
- M 4** 10.8%

Glass 19.0%
Total Brick Area: 78.5 %

BACK (NORTH) ELEVATION
3/32" = 1'-0"

EXTERIOR FINISH KEY Gray Scheme

- E 1** EIFS COLOR 1 - BENJAMIN MOORE 'MANOR BLUE' NO. 1627
- M 1** SMOOTH BRICK MATCHES THE COLOR AS 'MANOR BLUE' NO. 1627 IN PROTOTYPE
- M 2** SMOOTH BRICK MATCHES THE COLOR AS 'NOVEMBER RAIN' NO. 2142-60 IN PROTOTYPE
- M 3** SMOOTH BRICK MATCHES THE COLOR AS 'NIGHT SHADE ED680-CUS' IN PROTOTYPE
- M 4** SMOOTH BRICK MATCHES THE COLOR AS 'SMOKE ED247N' IN PROTOTYPE
- A 1** ALUMINUM COPING - MATCH BENJAMIN MOORE 'STONE BROWN' NO. 2112-30

- A 2** ALUMINUM COPING-COLOR MATCH TO ADJACENT SURFACE
- A 3** ALUMINUM COPING - MATCH NICHHA WHITE DIAMOND
- R 1** MEMBRANE ROOFING-SLOPED - WHITE
- R 2** MEMBRANE ROOFING - WHITE
- PT 1** PAINTED SURFACE 1 - WHITE
- PT 2** PAINTED SURFACE 2 - MATCH NICHHA WHITE DIAMOND

1. Roof top equipment to be concealed
2. Proposed signs are not regulated by the Facade Ordinance and will comply with the City's Sign Ordinance
3. Materials displayed on the approved sample board are to be compared to materials on site.

ISSUED FOR	DATE

PLANNING REVIEW



PLAN REVIEW CENTER REPORT
September 5, 2023
Planning Review
Towne Place Suites (fka Fairfield Inn & Suites)
JSP 18-66

PETITIONER

Novi Superior Hospitality, LLC

REVIEW TYPE

2nd Revised Final Site Plan

PROPERTY CHARACTERISTICS

Section	15	
Site Location	50-22-15-478-003 South of I-96, west of Novi Road, northwest of Crescent Boulevard	
Site School District	Novi Community School District	
Site Zoning	TC with PRO	
Adjoining Zoning	North	TC with PRO
	East	TC with PRO
	West	I-2 General Industrial
	South	Open Space
Current Site Use	Vacant	
Adjoining Uses	North	Planet Fitness
	East	Open Space
	West	Comau Industries
	South	Open Space
Site Size	2.31 acres	
Plan Date	July 26, 2023	

PROJECT SUMMARY

The applicant is proposing a 5 –story hotel with 120 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements.

RECOMMENDATION

Approval of the 2nd Revised Final Site Plan is **recommended at this time**. Planning, Engineering, Landscape, Façade, and Fire are **recommending approval**.

PROJECT HISTORY

The subject property is part the Planned Rezoning Overlay (PRO) for Adell Center Development, which was approved by City Council at their October 22, 2018 meeting. An Amendment to the PRO agreement was approved by City Council on June 17, 2019. This site is subject to the terms and conditions of the PRO Agreement.

A Pre-application meeting was held for this site plan on November 30, 2018. On June 26, 2019, the Planning Commission approved the Preliminary Site Plan and Storm Water Management plan. The action summary is listed at the end of this letter. The applicant's Final Site Plan approval has expired, and the applicant will need to return to the Planning Commission for Preliminary Site Plan approval of the revised plans.

In June 2021 the Final Stamping Set was approved for the Fairfield Inn & Suites, but work has not yet commenced. The applicant now proposes changing the hotel brand to Towne Place Suites, and other minor site changes.

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. **Please see the attached chart for information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the Electronic Stamping Set:

1. Minimum Parking: Planning Commission approved a reduction of minimum required parking spaces (124 spaces required, 118 spaces proposed). However, an amendment to the Zoning Ordinance relating to hotel uses in the city has reduced the number of required parking spaces to 107 spaces, so the site now has an excess of 11 spaces.
2. Building height: The building height is 65 feet, which complies with the height limit of 65 feet in this district.
3. Usable Open Space: On December 9, 2019, City Council adopted an amendment to the Zoning Ordinance relating to hotel uses in the city. The revised ordinance requires all hotels to provide a minimum of 30 square feet of usable open space for each room. The proposed 120 room hotel requires 3,600 square feet of usable open spaces. The site plan provides 3,665 square feet of open space, which includes 3 outdoor patios and one lawn game area.
4. Building Lighting (Sec. 5.7.2.A.iii): Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures. **Please include proposed light locations and light levels on building elevations.**
5. Security Lighting (Sec. 5.7.3.H): Security lighting is indicated on the site plan and indicates that lighting levels will be reduced from 10 PM to 5 AM.
6. Off-site easements: This Unit shares the drive with Unit 2 to the north. The shared access drive was constructed when Planet Fitness was built. The Easement Agreement between the properties is recorded with Oakland County at Liber 55615 Page 333.
7. Master Deed: The Master Deed for the Adell Center was previously recorded. Any changes to off-site and on-site easements in the Master Deed and the easements shall be amended to comply with the current site layout for the subject property, prior to final stamping set approval. **It appears that none are required for this site plan at this time.**

OTHER REVIEWS

- a. Engineering Review: Engineering is recommending approval of the 2nd Revised Final Site Plan. Additional comments are to be addressed in the Electronic Stamping Set submittal.
- b. Landscape Review: Landscape is recommending approval of the 2nd Revised Final Site Plan. Additional comments to be addressed in the Electronic Stamping Set submittal.
- c. Facade Review: Façade is recommending approval at this time of the 2nd Revised Final Site Plan. Additional comments to be addressed in the Electronic Stamping Set submittal.
- d. Fire Review: Fire is recommending approval of the 2nd Revised Final Site Plan. Additional comments are to be addressed in the Electronic Stamping Set submittal.

NEXT STEP: PLANNING COMMISSION AND RESPONSE LETTER

The Preliminary/Final Site Plan will need to receive Planning Commission approval again. No request for an extension of the Stamping Set approval was made in 2021 and now the Site Plan requires a return to the Planning Commission. Please provide the following via email one week prior to your Planning Commission meeting date.

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers as you see fit.
3. A color rendering of the Site Plan (Optional to be used for Planning Commission presentation).

PLANNING COMMISSION MEETING

If new waivers are required, or if the plan changes do not qualify for administrative approval under Section 6.1.1.C, Planning Commission approval will be required. If the PRO Agreement needs to be amended to include new deviations, that would be subject to public hearing by the Planning Commission to make a recommendation to City Council.

ELECTRONIC STAMPING SET SUBMITAL AND RESPONSE LETTER

After Final Site Plan approval is granted, make any required revisions to the plans and submit an electronic set for informal review prior to submitting printed sets. This step is intended to ensure the plans are ready for approval and all previous comments have been satisfactorily addressed.

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.

OTHER REQUIREMENTS

1. **Signage:** Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications that relate to construction of a new building or an addition to an existing building may submitted, reviewed, and approved as part of a site plan application. Proposed signs shall be shown on the preliminary site plan. Alternatively, an applicant may choose to submit a sign application to the Building Official for administrative review. Following preliminary site plan approval, any application to amend a sign permit or for a new or additional sign shall be submitted to the Building Official. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.
2. **Site Addressing:** The property address is 26775 Adell Center Drive.
3. **Street and Project Name:** Not Applicable

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, so please reach out to Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] after Final Site Plan approval to begin the process of scheduling. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

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 248.347.0607 or ihogg@cityofnovi.org.

A handwritten signature in black ink, appearing to read "Ian Hogg". The signature is written in a cursive style with a large initial "I".

Ian Hogg – Planner

PREVIOUS MEETING MINUTES

On June 26, 2019, the Planning Commission approved the Preliminary Site Plan and Storm Water Management plan for the subject parcel with the following motions:

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Preliminary Site Plan based on and subject to the following:

1. *The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:*
 - a. *Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval; Planning Commission's approval to allow for reduction of minimum required parking spaces (124 spaces required, 119 spaces proposed);*
 - b. *Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted;*
 - c. *Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8. Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed) due to location of the electrical room;*
 - d. *The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow for reduction of minimum required loading area (2,060 sf required, 153 sf provided) based on the largest truck information the applicant has provided;*
 - e. *A Section 9 waiver for overage of Patterned/Textured Siding (Nichiha Vistawood Cedar) (SP1) on the west façade (25 percent maximum allowed, 46 percent proposed), which is hereby granted;*
2. *The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:*
 - a. *Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards;*
 - b. *Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 ft., from the proposed access easement. A minimum of 18 feet shall be permitted;*
 - c. *Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 feet for the following units as shared access is proposed between parking lots:
Unit 3: minimum 15 feet along West and 5 feet along South*
 - d. *Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
Unit 3: interior side yard (no double frontage)*
 - e. *The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval;*
 - f. *Planning deviation from standards of Sec. 5.12 for up to 5 percent reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for*

each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval;

- g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27. I .F.);
 - h. Planning deviation from Section 5.7 .3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4:1;
 - i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4:1 within the Adell Drive pavement areas as listed in Section 5.7 .3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units;
 - j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.
 - k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.
3. 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;
4. At the time of final site plan review, turning radii shall comply with the minimum fire truck turning requirements.

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.

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Stormwater Management Plan based on and subject to 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. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.



PLANNING REVIEW CHART: TC - Town Center District

Review Date: September 1, 2023
Review Type: Final Site Plan (2nd Revision)
Project Name: **18-66 TOWNE PLACE SUITES (FKA FAIRFIELD INN & SUITES)**
Plan Date: July 26, 2023
Prepared by: Ian Hogg, Planner
E-mail: ihogg@cityofnovi.org; **Phone:** (248) 347-0607

- **Bold:** Items that need to be addressed by the applicant with next submittal
- **Bold and Underline:** Does not conform to the code. If not revised, a deviation would be required
- *Italics:* Notes to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Office Research Development Technology	Hotel with 120 rooms	Yes	
Town Center Area Study	This site is in close proximity to study area boundary for Town Center Area study adopted in 2014	TC with a PRO	Yes	
Zoning <i>(Effective Dec. 25, 2013)</i>	EXPO	TC: Town Center with a PRO	Yes	<i>The subject property is part of a Planned Rezoning Overlay request for Adell Center Development, which was approved by City Council at their October 22, 2018 meeting.</i>
Density <i>Future Land Use Map(adopted July 26, 2017)</i>	Not Applicable	Residential development not proposed	NA	
Phasing	Show proposed phasing lines on site plan. Describe scope of work for each phase. Each phase should be able to stand on its own with regards to utilities and parking	Phasing is not proposed.	NA	
Height, bulk, density and area limitations				
Frontage on a Public Street <i>(Sec. 5.12)</i> <i>(Sec. 6.3.2.A)</i>	Frontage upon a public street is required	Frontage and access from the proposed private drive.	No	<i>This deviation is approved as past the Adell Center PRO request</i>

Item	Required Code	Proposed	Meets Code	Comments
Access To Major Thoroughfare (Sec. 5.13)	Access to major thoroughfare is required, unless the property directly across the street between the driveway and major thoroughfare is either multi-family or non-residential	Adell Center has access to Crescent Boulevard, individual parcels have access to internal private drive; No single family residential zoning in the vicinity	NA	<i>This deviation is approved as per the Adell Center PRO</i>
Open Space Area (Sec. 3.27.1.F)	15% (permanently landscaped open areas and pedestrian plazas).	Required open space is provided at a central location within Adell Center development. A small pocket park is proposed as agreed to allow for pedestrian crossing across Adell Center	Yes	
Maximum % of Lot Area Covered (By All Buildings) (Sec. 3.6.2 D)	No Maximum	Same as shown in the PRO plan		
Building Height (Sec.3.1.26.D)	5 stories or 65 ft, whichever is less	65 ft, 5 stories	Yes	
Building Setbacks (Sec 3.1.26 D) and (Sec. 3.27.1.C)				
Front (east along Adell Drive) 50 feet minimum from all lot lines for exterior lot 15 feet minimum for front side, for interior lot lines 15 feet between separate buildings on same side	15 feet	29.4 ft	Yes	<i>Setback measured from 70' access easement of Adell Dr = ROW line</i>
Rear Yard(west) 50 feet exterior 15 feet interior Exterior: lot lines located abutting non-TC district lots. Interior: lot lines	15 feet (Change it to 50)	74.9 ft	Yes	

Item	Required Code	Proposed	Meets Code	Comments
abutting TC district lots.				
Side Yard (north) Side yard (south) 50 feet exterior 15 feet interior Exterior: lot lines located abutting non-TC district lots. Interior: lot lines abutting TC district lots.	15 feet	North: 45.8 ft South: Exceeds	Yes	
Parking Setback (Sec 3.1.25.D)				
Front (east) Parking Setback	18 ft. from access easement for private roads as per the Adell Center PRO Agreement	25 ft	Yes	
Side Yard (north) Parking Setback	20 ft.	20 ft	Yes	
Side yard (south) Parking Setback	5 ft. from side lot line as per the Adell Center PRO Agreement	10 ft	Yes	
Rear Yard (west) Parking Setback	15 ft. from side lot line as per the Adell Center PRO Agreement	19.1 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.	Not applicable	NA	
Minimum lot area and width (Sec 3.6.2.D)	Except where otherwise provided in this ordinance, the minimum lot area and width, maximum percentage of lot coverage shall be determined by the requirements set forth.	Lot area and dimension are consistent with the Site Condominium and PRO for Adell Center	Yes	
Yard setbacks (Sec 3.6.2.H&L)	If site abuts a residential zone, buildings must be	Does not abut residential zoning	NA	

Item	Required Code	Proposed	Meets Code	Comments
	set back at least 3' for each 1' of building height, but in no case can be less than 20' setback			
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	Wetland setback area noted – minor impacts proposed	Yes	Requires Letter of Authorization
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape Plan included	Yes	Refer to Landscape review for more details.
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q.	Parking setbacks are regulated by PRO agreement	Yes	
TC District Required Conditions (Sec 3.27)				
Site Plans (Sec. 3.27.1.A.)	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	The subject parcel is less than 5 acres	Yes	<i>Site plan approval for individual lots less than require Planning Commission approval</i> Planning Commission approval of the preliminary site plan has expired and will need to be renewed prior to moving to Electronic Stamping Set submittal
Parking Setbacks and Screening (3.27.1 D)	20 ft. from ROW (access easement for private roads)	A setback for 18 ft is being considered as part of the PRO request	Yes	
	Surface parking areas must be screened by either a 2.5 ft. brick wall, semitransparent screening or a landscaped berm from all public ROW (access easement for private roads)	A combination of brick wall and a semi-transparent screening is provided on both sides of Adell drive	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	For TC-1, No front yard or side yard parking on any non-residential collector.	Not applicable	NA	
Architecture/Pedestrian Orientation (3.27.1 E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width, unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.	Not applicable	NA	
Façade materials (Sec. 3.27.1 G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Appears to comply Applicant has stated that they have updated exterior material information on sheets A-200/A-201	TBD	See Façade Review for additional comments
Parking, Loading, Signs, Landscaping, Lighting, Etc (Sec. 3.27.1 H)	All loading shall be in rear yards.	A loading zone is proposed in rear yard, 153 sf in area	No	<u>The loading area does not meet the minimum requirements for size</u> <i>The Planning Commission previously granted a waiver for the size of the loading area</i>
	Off-street parking counts can be reduced by the number of on-street parking adjacent to a use	On-street parking is not proposed	NA	
	PC may allow parking requirement reduction when parking areas serve dual functions.	Up to 5 percent reduction is allowed per PRO agreement, subject to supporting documentation	NA	<i>The Planning Commission previously granted a waiver for this reduction</i>
	Special assessment district for structured park	Not proposed	NA	
Sidewalks required (Sec. 3.27.1 I)	For TC-1 only, Sidewalks required along non-residential collector to be 12.5 ft. wide.	Not Applicable	NA	
	Direct pedestrian access between all	A pedestrian connection from	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	buildings and adjacent areas	building to sidewalks along Adell Drive is provided		
Bicycle Paths (Sec. 3.27.1 J)	Bike paths required to connect to adjacent residential & non-residential areas.	Not required	NA	
Development amenities (Sec. 3.27.1 L)	All sites must incorporate amenities such as exterior lighting, outdoor furniture, and safety paths in accordance with Town Center Study Area.	Amenities are provided as part of the Site Condominium project for Adell Center	Yes	
Combination of use groups within a single structure (Sec. 3.27.1 M) (Sec.3.27.2.B)	Additional regulations per Sec. 3.27.1.M and 3.27.2.B apply if combination of uses proposed in same building	Each building stands on its own with a single use	NA	
Street and Roadway Rights-Of-Way (Sec. 3.27.1 N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards Roadway width: 36 feet ROW/Access Easement: 70 feet	Roadway width: 36 ft Access Easement: 70 ft	Yes	
Required Conditions: Hotels and Motels (Sec. 4.28)				
Usable Open Space (Sec. 4.28.5)	All hotels and motels shall provide a minimum of 30 sf of usable open space per room for the benefit of hotel patrons: - Minimum dimension of 10 feet, designed for active and passive recreation - May include amenities such as pavers, benches, other landscape design elements - For TC district, may count toward 15% open space required for the district	120 rooms x 30 sf = 3,600 sf required 3,665 sf proposed (3 outdoor patios, 1 lawn game area)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Parking, Handicap Parking and Bike Requirements				
Required Parking Calculation (Sec. 5.2.12.C) (Sec. 4.82.2)	0.85 per room + 1 per employee + as needed for accessory uses + Banquet Halls (if any) 1 per 3 people @ max. occupancy, whichever is greater	120 rooms Total number of employees: 12 (all 3 shifts) Total number of employees per maximum shift: 5 Total parking required: 107 Total parking proposed: 118	Yes	<i>The Planning Commission previously granted a waiver for a reduction, but the Ordinance was amended to require fewer spaces for hotel uses so there are now an excess of 11 spaces proposed</i>
Barrier Free Spaces <i>Barrier Free Code</i> <i>*No deviations since this is a Michigan Building Code requirement</i>	Minimum parking required to determine the minimum accessible parking	3 car accessible and 2 van accessible are proposed	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	minimum of 4 spaces	6 spaces proposed	Yes	Please label the width of the parking pad (6 ft required) in the next submittal
Parking Lot Design Requirements (Sec. 5.3.2.)				
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 as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft.	9 ft x 19 ft and 9 ft x 17 ft parking spaces proposed	Yes	
Parking lot entrance offset (Sec. 5.3.6)	Parking lot entrances must be set back 25' from any single-family residential district.	Subject property does not abut single-family residential district.	NA	
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 ft. wide, have an	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall			
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	Not applicable	NA	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	8 ft wide spaces with an 8 ft wide access aisle for van are provided	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Signs indicated	Yes	
Bicycle Parking General requirements (Sec. 5.16)	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk	120 ft from side entrance	Yes	
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Shown	No	Please label the width of the bicycle parking as 6 ft in the next submittal Refer to previous Traffic review for additional comments
Loading Space (Sec. 5.4.2.)	Loading area required for all uses in Town Center	It is provided in rear yard	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Loading Space location (Sec. 5.4.2)	<ul style="list-style-type: none"> - rear yard or - interior side yard beyond the side yard setback for double frontage lots - Exterior side yard per Adell PRO agreement 	Located in rear yard Meets parking setbacks	Yes	
Loading Space Area (Sec. 5.4.2) In the ratio of 10 sq. ft. per front foot of building.	Building length is required to determine the minimum required space	153 sq ft	Yes	<i>The Planning Commission previously granted a waiver for the size of the loading area</i>
Loading Space Screening (Sec. 5.4.2 B)	Loading area must be screened from view from adjoining properties and from the street.	Sufficiently screened	Yes	
Dumpster Sec 4.19.2.F	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback - Rear lot abuts ROW, 50 ft. setback required. - Away from Barrier free Spaces 	Located in rear yard Meets the setback requirements	Yes	
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<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 	Detail provided C6.0	Yes	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent	A plan is provided at this time	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky			
Lighting Plan (Sec. 5.7.2 A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures		Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Shown WPX2 is wall mounted unit and are shown on Sheet 3.1	No	Please provide the light levels on the building elevations
Lighting Plan (Sec.5.7.2 A.ii)	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	LED	Yes	
	Hours of operation	Not indicated	No	
Required Conditions (Sec. 5.7.3.A)	Light pole height not to exceed maximum height of zoning district (65 ft. for TC)	23 ft max proposed	Yes	
Required Conditions (Sec. 5.7.3.B&G)	<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 	Notes added to the sheet	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	operation			
Security Lighting <i>(Sec. 5.7.3.H)</i> Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred.	Shown Note added stating lights will be dimmed from 10 PM to 5 AM	Yes	
Required Conditions <i>(Sec.5.7.3.E)</i>	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	4:1	Yes	
Required Conditions <i>(Sec. 5.7.3.F)</i>	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED	Yes	
Min. Illumination <i>(Sec. 5.7.3.K)</i>	Parking areas: 0.2 min	Complies	Yes	
	Loading & unloading areas: 0.4 min	Complies	Yes	
	Walkways: 0.2 min	Complies	Yes	
	Building entrances, frequent use: 1.0 min	Complies	Yes	
	Building entrances, infrequent use: 0.2 min	Complies	Yes	
Max. Illumination adjacent to Non-Residential <i>(Sec. 5.7.3.K)</i>	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.5	Yes	
Cut off Angles <i>(Sec. 5.7.3.L)</i>	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	Not applicable	NA	

Item	Required Code	Proposed	Meets Code	Comments
Building Code and Other Requirements				
Accessory Structures (Sec. 4.19)	- Each accessory building shall meet all setback requirements for the zoning district in which the property is situated - Shall meet the façade ordinance standards	Three flagpoles are proposed (height is 35 ft, 60.1 ft from building) Transformer is proposed in interior side yard	Yes	Planning Commission approved the location of the transformer
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	Has stated that rooftop equipment will be screened with the building design and equipment positioning on the rooftop	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	Sidewalks shown on the plans	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	No provided	No	ALTA Survey Sheet 3 refers to overall original Adell parcel. Please provide an ALTA SURVEY for this parcel which shows all the relevant easements recorded as part of the Master Deed
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).	Mostly provided. Additional information requested in this and other review letters	No	Provide additional information as requested in all reviews
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	Total cost: \$8 million Approximately 80 construction jobs 12 total permanent employees	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Signage See link below (Chapter 28, Code of Ordinances)	- Signage if proposed requires a permit. - Signage is not regulated by the Planning Commission or Planning Division.	Information is not provided	NA	
Property Address	The applicant should contact the Building Division for an address prior to applying for a building permit.	Property has an assigned address		<u>26775 Adell Center Drive</u>
Project and Street Naming Committee	Some projects may need approval from the Street and Project Naming Committee.	Not applicable		
Future Easements	- A 60 feet ROW with additional 10 feet access easement or 70 feet access easement is required for proposed Adell drive	A 70 feet access easement is provided Cross access/parking easements are recorded	No?	<i>Any changes to off-site and on-site easements as shown on the approved Master Deed or the recorded easements shall be amended, as needed, and according to the current site layout, prior to final stamping set approval.</i>

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

9/5/2023

Engineering Review

TownePlace Suites
JSP18-66

APPLICANT

Novi Superior Hospitality, LLC

REVIEW TYPE

Revised Final Site Plan

PROPERTY CHARACTERISTICS

- Site Location: West of Novi Road, South of I-96
- Site Size: 2.30 acres
- Plan Date: 7/26/2023
- Design Engineer: Triumph Engineering & Design, INC

PROJECT SUMMARY

- Construction of an approximately 14,087 square-foot hotel and associated parking on Unit 3 at Adell Center. Site access would be provided by Adell Center Drive.
- Water service would be provided by a 4-inch domestic lead and an 8-inch fire lead extending from the existing 12-inch water main along the western limits of the property, along with additional hydrants.
- Sanitary sewer service would be provided by a 6-inch lead from the existing 10-inch sanitary sewer along the northern limits of the parcel.
- Storm water would be collected by a single storm sewer collection system and discharged to an existing underground detention constructed as part of the original development. A treatment structure will be provided prior to discharge to the underground detention.

RECOMMENDATION

Approval of the Revised Final Site Plan is recommended, with items to be addressed at Electronic Stamping Set submittal.

Comments:

The Revised Final Site Plan meets the general requirements of [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance, and the

[Engineering Design Manual](#) with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Existing utilities that were installed with the original development should be labeled as 'existing' rather than 'by developer' which implies future construction.
3. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for water main (5 sheets), sanitary sewer (3 sheets), storm sewer (2 sheets), and paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
4. Revise the traffic control sign table to include all the proposed signs. Currently, the table shows 10 signs, however it appears 16 are proposed.
5. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas, and illustrate and label on the profiles.
6. Provide a note stating if dewatering is anticipated or encountered during construction, then a dewatering plan must be submitted to the Engineering Division for review.

Water Main

7. Our records indicate that there is an existing hydrant at the northwest end of the property. Show this on the plans, and confirm whether the new hydrant proposed approximately 30-feet away is necessary.
8. Clarify if a hydrant is being proposed near the southwest corner of the building. It is our assumption that the developer will not be installing any further infrastructure. If this hydrant is required, it shall be installed as part of this site plan.
9. A sealed set of utility plans along with the [Michigan Department of Environment, Great Lakes & Energy \(EGLE\) permit application](#) for water main construction, the Streamlined Water Main Permit Checklist, and electronic utility plan should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

Irrigation Comments

10. indicate if irrigation is proposed, if so, provide a sheet specifically for irrigation system and include containment notes on irrigation sheets as well.
11. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be

enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

Storm Water Management Plan

12. As part of the Storm Drainage Facility Maintenance Easement Agreement, provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.

Paving & Grading

13. Show on the plans the Dumpster Pad dimensions.
14. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. Show dimensions and details, and add the quantities to the construction material table. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
15. Label the existing sidewalk along the Adell Center Drive frontage as 'existing'.
16. Per MDOT Special Provision for Crushed Concrete, the use of crushed concrete is prohibited on the project within 100 feet of any water course (stream, river, county drain, etc.) and lake, regardless of the application of location of the water course or lake relative to the project limits. Add note to use 21AA crushed limestone base for any pavement within 100 feet of a water course.
17. A License Agreement will be required for the proposed retaining wall within any utility easements. A plan view and cross-section shall be included with the agreement showing the relationship between the wall foundation and the existing/proposed utility. Also include the bike rack.
18. Retaining walls that are 48-inches or larger shall need a permit from Building Department.

Soil Erosion and Sediment Control

19. The SESC package has been reviewed separately from this review. We will be sending the revised fees soon.

Agreements

20. A license Agreement will be required for the retaining wall and Bike Rack proposed within the proposed water main easement. The agreement shall state that the wall and all site facilities within the influence of the wall that may be removed or damaged in the event the utility requires maintenance will be **the responsibility of the property owner** to repair or replace. Additionally, a

cross-section shall be included with the agreement showing the distance between the wall foundation and the utility. A template agreement is available from the Engineering Division.

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

21. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
22. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).
23. Due to the above comments, the itemized construction cost estimate should be revised and resubmitted to the Community Development Department for the determination of plan review and construction inspection fees.

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a [legal review transmittal form](#). Partial submittals will not be accepted. Links to the PDF copy of the easements are below, word document versions of each legal document can be found on the City's Website under [Forms and Permits](#))

24. A draft copy of the [Storm Drainage Facility Maintenance Easement Agreement \(SDFMEA\)](#), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
25. A draft copy of the 20-foot-wide [Watermain System Easement](#) onsite must be submitted to the Community Development Department.
26. A draft copy of the 20-foot-wide [Sanitary Sewer Monitoring Manhole Access Easement](#) onsite must be submitted to the Community Development Department.
27. Executed copies of approved off-site utility easements must be submitted.
28. Access with Unit 2 has already been executed (**Liber 55615 – Page 333**).

The following must be addressed prior to construction:

29. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
30. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
31. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Heather Gendron at 248-844-5400 for more information.
32. Construction inspection fees in the amount of **\$32,870.28** must be paid to the Community Development Department.
33. Legal escrow fees in the amount of **\$3,450.00** must be deposited with the Community Development Department. **All unused escrow will be returned to the payee at the end of the project** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
34. Legal fees for off-site easements should be paid as soon as possible so that documents can be approved.
35. A storm water performance guarantee in the amount of **\$18,000.00** (Equal to 120% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.
36. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Treasury Department at 248-347-0498 to determine the amount of these fees.
37. A street sign financial guarantee in the amount of **\$6,400.00** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
38. A traffic control inspection fee of **\$605.00** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.
39. A [Soil Erosion Control Permit](#) must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
40. An [Act 399 Permit for Community Water Supply Systems](#) for water main construction must be obtained from **EGLE**. This permit application must be submitted through the Engineering Division after the water main plans have

been approved. Please submit the cover sheet, overall utility sheet, standard details, and plan/profile sheets applicable to the permit.

41. Permits for the construction of each retaining wall exceeding 48 inches in height (measured from bottom of the footing to top of the wall) must be obtained from the Community Development Department (248-347-0415).

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

42. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
43. A [Bill of Sale for the Utilities](#) conveying the improvements to the City of Novi must be submitted to the Community Development Department.
44. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
45. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
46. Submit a Maintenance Bond to the Community Development Department in the amount of **\$7,912.50** (Equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on the City's website under [Forms and Permits](#).
47. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

Prior to preparing stamping sets, the Applicant should submit the Electronic Stamping set to Planning for review, if any changes are proposed after Electronic Stamping set approval send revised sheets directly to Engineering for an informal review and approval.

Engineering Review of Revised Final Site Plan

TownePlace Suites

JSP18-0066

9/5/2023

Page 7 of 7

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 Adam Yako at (248)735-5695 or email at ayako@cityofnovi.org with any questions.



Adam Yako,
Project Engineer

cc: Lindsay Bell /James Hill/Heather Zeigler/Ian Hogg, Community Development
Angela Sosnowski, Community Development
Tina Glenn, Treasurers
Kristin Pace, Treasurers
Kevin Roby, Water & Sewer
Linda Slepetski, Water & Sewer
Humna Anjum, Engineering
Ben Croy, City Engineer
H. Gendron, T. Meadows, M.Freckelton, T. Reynolds; Spalding DeDecker

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

August 25, 2023

Second Revised Final Site Plan - Landscaping

TownePlace Suites – Adell Center

Review Type

Second Revised Final Site Plan Landscape Review

Job

JSP18-0066

Property Characteristics

- Site Location: Adell Center Unit 3
- Site Zoning: TC
- Adjacent Zoning: TC/I-2
- Plan Date: 7/26/2023

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 revised Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and is not intended to substitute for any Ordinance.

Recommendation

This project is recommended for approval for Final Site Plan. Please include the changes noted below on the electronic stamping set.

LANDSCAPE WAIVER GRANTED BY THE PLANNING COMMISSION ON JUNE 26, 2019:

Lack of perimeter parking lot trees on west side of site (3 trees).

Ordinance Considerations

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

Provided

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

Provided

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

Provided

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

Property is not adjacent to Residential.

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

1. The required wall and landscaping fronting Adell Drive are provided.
2. Two trees will be planted along the road in front of the hotel. They are counted as greenbelt trees since street trees are not required in the TC-1 district, but they were included on the Roads & Utilities Plan for the overall development.

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

Based on the vehicular use area, 3,751SF of landscape area is required and 5,184SF is provided.

A total of 19 canopy trees are required, and 20 are provided.

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

1. Based on the calculations, 17 trees are required, and 14 are provided. Three trees are not provided along the west side of the site due to the underground storm water detention structure.
2. A line of bayberry shrubs is proposed along that frontage to help screen the parking lot from the adjacent industrial site.
3. A landscape waiver was granted for the deficiency.

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

The loading zone is sufficiently screened from Adell Drive by the site landscaping.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. 5,560sf of foundation landscaping is required and 5,579sf are provided.
2. 67 of 72lf of the frontage (93%) facing Adell Drive is landscaped.

Plant List (LDM 4)

1. Provided
2. 11 of 22 species used (50%) are native to Michigan. **Although not required, a greater percentage of native species would be appreciated.** (*Hydrangea quercifolia* is not native to Michigan).
3. The proposed tree diversity meets the requirements of the Landscape Design Manual.

Planting Notations and Details (LDM)

Provided

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

The site's storm water will be treated by an underground detention basin.

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

Please provide the irrigation plan with the electronic stamping set. It should meet the requirements listed at the end of this letter.

Snow Deposit (LDM.2.q.)

Provided

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



Rick Meader – Landscape Architect

Irrigation System Requirements

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.

6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

WETLAND REVIEW



MEMO

To: Lindsay Bell, City of Novi Planner

From: Douglas Repen, Project Manager
Keegan Mackin, Environmental Scientist

CC: Barbara McBeth, City of Novi Planner
Christian Carroll, City of Novi Planner
Ben Peacock, City of Novi Planner
Diana Shanahan, City of Novi Planning Assistant
Sarah Marchioni, City of Novi Project Coordinator
Rick Meader, City of Novi Landscape Architect

Date: February 6, 2023

Project #: N1030140

Re: **Towneplace Suites (JSP18-66); Wetland Review of Revised Final Site Plan**

The Mannik & Smith Group, Inc. (MSG) reviewed the revised final site plan set titled *Towneplace Suites, Adell Center* prepared by Triumph Engineering & Design, Inc. dated January 23, 2023 (rFSP). MSG also reviewed a previous version of the plan set titled *Fairfield Inn & Suites, Adell Center* prepared by Stellar Development, LLC dated January 15, 2020 (Fairfield Stamping Set).

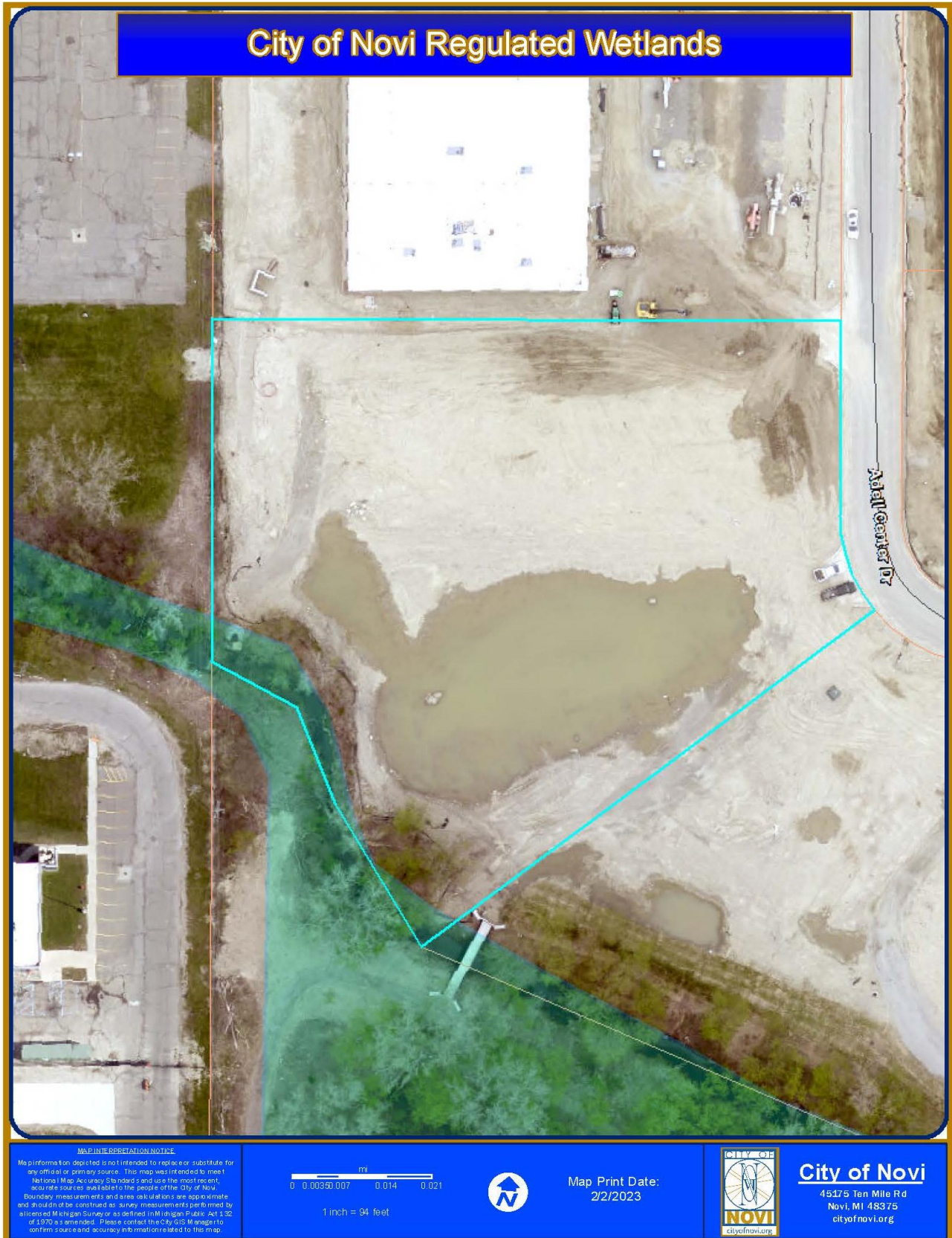
The project site is located west of Novi Road and south of Interstate 96, at 26775 Adell Center Drive, Unit 3 of the Adell Center development, Parcel 50-22-15-478-003, in Section 15 (Site). Based on aerial photographs, the Site is primarily composed of vacant land (Figure 1). The rFSP depicts construction of a 5-story, 120-room hotel with parking areas and other improvements.

In 2019/2020, the City of Novi's previous wetland consultant, Environmental Consulting & Technology, Inc. (ECT) reviewed the Final Site Plan (FSP) for the project. ECT concluded the FSP did not include any direct impacts (i.e. excavation or fill) to on-site wetlands/watercourses but did propose the 1,240 square feet (0.028-acre) of temporary impact within the 25-foot setback of Middle Rouge River/Wetland 1. On May 12, 2020, ECT provided to the City of Novi an *Authorization to Encroach Upon 25-Foot Natural Features Setback* for the proposed temporary impact.

MSG compared the rFSP to the Fairfield Stamping Set and observed the proposed wetland impacts are the same. Specifically the rFSP proposes 1,240 square feet of temporary impact within the 25-foot setback of Middle Rouge River/Wetland 1 and does not propose direct impacts to on-site wetlands/watercourses. MSG concludes ECT's May 12, 2020 *Authorization to Encroach Upon 25-Foot Natural Features Setback* remains valid for the project as proposed.

Figure 1

City of Novi Natural Resources Map. Approximate Site boundary is shown in teal.
Regulated Wetland areas are shown in blue.



TRAFFIC REVIEW



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

Project name:
 JSP18-66 – Towne Place Suites Revised Final
 Site Plan Traffic Review

From:
 AECOM

Date:
 February 8, 2023

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

CC:
 Lindsay Bell, Christian Carroll, Humna Anjum, Ben
 Peacock, Diana Shanahan

Memo

Subject: JSP18-66 – Towne Place Suites Revised Final Site Plan Traffic Review

The revised final site plan was reviewed to the level of detail provided and AECOM recommends **approval** for the applicant to move forward as long as the comments/potential variances below are addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Towne Place Suites, is proposing a 5 story, 120 room hotel as part of the overall Adell Center multi-use development on Adell Center Drive off of Crescent Boulevard.
2. Crescent Boulevard is under the jurisdiction of the City of Novi and Adell Center Drive is a private roadway.
3. The parcel has recently been rezoned to TC (Town Center District) with a Planned Rezoning Overlay (PRO).
4. Summary of traffic-related waivers/variances:
 - a. The applicant been granted a variance for the reduction of the minimum required loading zone area with the Adell Center PRO submittal.
 - b. The applicant has been granted a variance for a reduction in parking spaces.

TRAFFIC IMPACTS

1. Trip generation estimates were previously provided as part of the Adell Center PRO Concept plan. Because this is a unique land use, additional trip generation information is not available at this time.
2. 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.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	N/A

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City’s Code of Ordinances. Items marked with ZO are listed in the City’s Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the ‘Compliance’ column read as ‘met’ for plan provision meeting the standard it refers to, ‘not met’ stands for provision not meeting the standard and ‘inconclusive’ indicates applicant to provide data or information for review and ‘NA’ stands for not applicable for subject Project. The ‘remarks’ column covers any comments reviewer has and/or ‘requested/required variance’ and ‘potential variance’. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	-	N/A	Part of overall Adell Center plans
2	Driveway Width O Figure IX.3	-	N/A	Part of overall Adell Center plans
3	Driveway Taper O Figure IX.11	-	N/A	
3a	Taper length	-	N/A	
3b	Tangent	-	N/A	
4	Emergency Access O 11-194.a.19	-	N/A	Part of overall Adell Center plans
5	Driveway sight distance O Figure VIII-E	-	N/A	Part of overall Adell Center plans
6	Driveway spacing			
6a	Same-side O 11.216.d.1.d	-	N/A	Part of overall Adell Center plans
6b	Opposite side O 11.216.d.1.e	-	N/A	Part of overall Adell Center plans
7	External coordination (Road agency)	-	N/A	Part of overall Adell Center plans
8	External Sidewalk Master Plan & EDM	-	N/A	Part of overall Adell Center plans
9	Sidewalk Ramps EDM 7.4 & R-28-J	-	N/A	Part of overall Adell Center plans
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	153 SF	Met	Applicant received a waiver.
12	Trash receptacle ZO 5.4.4	Located in rear	Met	Use may interfere with adjacent parking spaces, limit pickup hours to off-peak.

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane ZO 5.3.2	24'	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	3' shorter	Met	
15b	Internal to parking bays	Present where needed	Met	
16	Parking spaces ZO 5.2.12			
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces with no island	Met	
18	Parking space length ZO 5.3.2	17' with overhang, 19' without	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	4" and unknown	Inconclusive	Applicant should clearly indicate curb height for parking spaces that do not abut sidewalk. Detail 7D shows both 4" and 6" curb, note on sheet C3.0 should be revised to indicate 6".
21	Accessible parking – number ADA	5	Met	
22	Accessible parking – size ADA	8' with 5' and 8' aisles	Met	
23	Number of Van-accessible space ADA	1 indicated	Met	
24	Bicycle parking			
24a	Requirement ZO 5.16.1	6 spaces indicated	Met	4 spaces required
24b	Location ZO 5.16.1	Near a door, not main entrance	Met	Applicant could consider providing the spaces nearer to the main entrance.
24c	Clear path from Street ZO 5.16.1	8'	Met	
24d	Height of rack ZO 5.16.5.B	3'	Met	
24e	Other (Covered / Layout) ZO 5.16.1	Spacing between racks included	Partially Met	Indicate where racks will be placed within the 6' length of space in future submittals.
25	Sidewalk – min 5' wide Master Plan	5' and 7'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-J	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	Offset provided in rear	Met	-
28	Cul-De-Sac O Figure VIII-F	N/A	-	-
29	EyeBrow O Figure VIII-G	N/A	-	-
30	Turnaround ZO 5.10	N/A	-	-
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	Included	Met	
33	Signing table: quantities and sizes	Included	Met	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	Included	Met	
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	Included	Met	
36	Sign bottom height of 7' from final grade MMUTCD	Included	Met	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	Included	Met	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Included	Met	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Included	Met	
40	Parking space striping notes	Included	Met	
41	The international symbol for accessibility pavement markings ADA	Included	Met	
42	Crosswalk pavement marking detail	N/A	N/A	
43	Any Other Comments:			

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

AECOM



Patricia Thompson, PE
Traffic Engineer



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



September 5, 2023

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW**
TownePlace Suites, JSP18-66
 Façade Region: 1, Zoning District: TC

Dear Ms. McBeth:

The following is the Façade Review for the above referenced project. Our review is based on the drawings provided by TSA Hospitality, dated 5/4/22. The percentages of materials proposed are shown in the tables below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 5.15 are shown in the righthand column. Materials that are in non-compliance, if any, are highlighted in bold. The sample board required by Section 5.15.4.D of the Ordinance was not provided at the time of this review. Colored renderings were provided.

	South (Front)	North	East	West	Ordinance Maximum (Minimum)
Brick (4 Types)	85%	85%	90%	90%	100% (30% Min)
EIFS	10%	10%	7%	7%	25%
Trim (Aluminum)	5%	5%	3%	3%	15%

As shown above, all building facades are in full compliance with the Façade Ordinance. The dumpster enclosure is proposed to have “4” face brick to match building” on three sides. The masonry landscape wall is proposed to be constructed of “brick to match the existing wall along Expo Drive and Crescent Boulevard”, with a cast stone cap. The dumpster enclosure and landscape wall are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project.

General Notes:

1. RTU Screening - It should be noted that all roof top units must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

2. Inspections – The Façade Ordinance requires inspection(s) for all façade materials. It is the applicant’s responsibility to request the inspection at the appropriate time, prior to installation. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”. <http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

3. The sample board required by Section 5.15.4.D of the Ordinance should be provided at least 5 days prior to the Planning Commission meeting.

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

Sincerely,
DRN & Associates, Architects PC

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

Douglas R. Necci, AIA

FIRE REVIEW



January 31, 2023

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Ian Hogg - Plan Review Center
James Hill – Plan Review Center
Heather Zeigler – Plan Review Center
Diana Shanahan – Planning Assistant

RE: Towne Place Suites

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Laura Marie Casey

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Justin Fischer

Brian Smith

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City Manager
Victor Cardenas

Director of Public Safety
Chief of Police
Erick W. Zinser

Fire Chief
John B. Martin

Assistant Chief of Police
Scott R. Baetens

Assistant Fire Chief

PSP# 23-0022
PSP# 23-0005

Project Description:

Build a 5-story hotel off Adell Center Dr.

Comments:

- **All** fire hydrants **MUST** be installed and operational prior to any combustible material is brought on site. **IFC 2015 3312.1**
- For new buildings and existing buildings, you **MUST** comply with the International Fire Code Section 510 for Emergency Radio Coverage. This shall be completed by the time the final inspection of the fire alarm and fire suppression permits.
- Fire lanes will be designated by the Fire Chief or his designee when it is deemed necessary and shall comply with the Fire Prevention Ordinances adopted by the City of Novi. The location of all "fire lane – no parking" signs are to be shown on the site plans. **(Fire Prevention Ord.)**
- **Corrected 8/28/23 KSP**-Hydrants shall be spaced approximately three hundred (300) feet apart online in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec. 11-68 (f)(1)c)**
- Fire hydrant spacing shall be measured as "hose laying distance" from fire apparatus. Hose laying distance is the distance the fire apparatus travels along improved access routes between hydrants or from a hydrant to a structure.
- Water mains and fire hydrants shall be installed prior to construction above the foundation. Note this on all plans.

Recommendation:

Approved

Sincerely,

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

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



Triumph Engineering & Design, Inc.

10775 S. Saginaw Street, Suite D | Grand Blanc, MI 48439 | Ph: 810-584-7364 | www.triumpheng.com

November 20, 2023

Ian Hogg, Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

RE: JSP18-66 TownePlace Suites @ Adell Center

Triumph Engineering & Design, Inc. (TED) is in receipt of the Site Plan review provided by the City of Novi. Narrative responses are provided below.

PLANNING DEPARTMENT (September 1, 2023)

- DEVIATION REQUEST: Deviation from frontage along a public street. The deviation is approved in the Adell Center PRO Agreement.
- DEVIATION REQUEST: Request from Planning Commission to allow deviation from the size of the loading zone as indicated on sheet C3.0. A dedicated loading zone is located in the rear of the building area. There is no restaurant and only continental breakfast is served, therefore food service deliveries are only required on a weekly basis. Laundry services are needed on a bi-weekly basis. Delivery times are coordinated with non-peak guest hours. Typical delivery trucks are "Box Trucks" that are similar size to UPS trucks and can utilize standard parking spaces. A deviation from Section 3.27.1H is requested. Notation has been provided on sheet C3.0.
- The bicycle parking pad area is 6'-0" x 9'-0" in size with dimensions provided on sheet C3.0 with 2.5-foot double spacing between loops.
- The building mounted lights have been indicated on sheet C3.1 with updated photometric levels and computations. Several bollard lights have been removed.
- Hours of Operation are included in the "Operational Data" on sheet C3.0.
- Sheet C2.0 "Survey Plan" includes easement information.

ENGINEERING DEPARTMENT (September 5, 2023)

General

- A notation has been added to C5.0 indicating work to be in compliance with the City of Novi standards.
- Existing utilities have been labeled accordingly.
- City standard details have been removed from the current set and will be only incorporated at the time of Stamping Set.
- The signage table has been updated on sheet C3.0.
- Compacted sand backfill is indicated in both the plan and profile views.
- A note regarding dewatering is included in "General Notes" sheet C5.0.



Triumph Engineering & Design, Inc.

10775 S. Saginaw Street, Suite D | Grand Blanc, MI 48439 | Ph: 810-584-7364 | www.triumpheng.com

Water Main

- The existing hydrant at the northwest end of the property is indicated and the proposed hydrant will still be installed for fire coverage on the TownePlace Suites property.
- All fire hydrants indicated on the plan will be installed by the hotel developer as part of this project.
- Plans will be submitted for EGLE water main permitting.

Irrigation Comments

- Irrigation is proposed and an irrigation plan will be included.
- The "City of Novi Irrigation System Note" has been added to sheet C5.0.

Storm Sewer

- An access easement for drainage facility maintenance access and for pretreatment are included on sheet C5.1.

Paving & Grading

- The dumpster dimension of 10'x10' is noted on sheet C3.0.
- Detectable warning plates are noted on sheet C3.0 and detail provided on sheet C6.0.
- The existing sidewalk along Adell Center Drive is noted as existing on sheet C3.0.
- A "Pavement Base Material Note" has been added on sheets C3.0 and C6.0 regarding the use of 21AA crushed concrete within 100-feet of a water body.
- A License Agreement for the placement of the "Landscape Wall" along the frontage of Adell Center Drive within the water main easement will be submitted.
- No retaining walls are proposed with the project.

Floodplain

- The floodplain line is indicated on the plans. No impact to the floodplain is proposed.

Soil Erosion and Sedimentation Control

- A SESC permit from the City of Novi will be obtained.

LANDSCAPE (August 25, 2023)

- The irrigation plan will be submitted as part of the Stamping Set.

FIRE DEPARTMENT (January 31, 2023)

- Refer to "City of Novi Fire Department Notes" for hydrant and project related notations.
- Hydrant location and hydrant spacing with hose lengths are provided on sheet C3.2.



Triumph Engineering & Design, Inc.

10775 S. Saginaw Street, Suite D | Grand Blanc, MI 48439 | Ph: 810-584-7364 | www.triumpheng.com

TED appreciates the thorough review provided by the City of Novi. Please feel free to contact us should you have any questions or require anything further.

Sincerely,
TRIUMPH ENGINEERING & DESIGN, INC.

A handwritten signature in blue ink, appearing to read "Andrew Andre", is written over a light blue horizontal line.

Andrew Andre, PE



PLANNING COMMISSION ACTION SUMMARY

CITY OF NOVI

Regular Meeting

June 26, 2019 7:00 PM

Council Chambers | Novi Civic Center
45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Greco, Member Hornung, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barb McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Thomas Schultz, City Attorney

APPROVAL OF AGENDA

Motion to approve the June 26, 2019 Planning Commission Agenda. *Motion carried 6-0.*

PUBLIC HEARINGS

1. MUNRO'S PRESERVE JSP19-09

Public hearing at the request of Taft 11 Group LLC for Preliminary Site Plan With Open Space Preservation Option, Site Condominium, Wetland Permit, Woodland Permit and Stormwater Management Plan Approval. The Subject Property is located in Section 22, South of Eleven Mile Road and East of Taft Road and is Zoned R-4 (One Family Residential). The applicant is proposing to construct 17 single-family residential unit development (Site Condominium) utilizing the Open Space Preservation Option, with 2 additional single family parcels off of Danya's Way.

In the matter of Munro's Preserve JSP 19-09, motion to approve the Preliminary Site Plan with Open Space Preservation and the Site Condominium based on and subject to the following:

- a. The Planning Commission has made the determination that the parallel plan is acceptable and, based on that plan, has determined the maximum number of dwelling units that would be permitted under the Open Space Preservation Option is nineteen units;
- b. The Planning Commission has made the determination that the Open Space Preservation Plan satisfies the intent of the Open Space Preservation Option;
- c. Reduction of minimum site area (10,000 square feet required, 8,000 square feet provided), minimum lot width (80 feet required, 70 feet provided) and minimum

Storm Water Management Plan approval for site improvements to expand the existing car wash facility at 21510 Novi Road. The property is in Section 35, located on the east side of Novi Road between Eight Mile Road and Nine Mile Road is zoned B-3 (General Business). The subject property is approximately 1.56 acres.

In the matter of Squeaky Shine Car Wash, JSP18-55, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Relocating the proposed loading area to a suitable location within the rear yard, subject to Traffic consultant approval at the time of Final Site Plan approval;
- b. A waiver for lack of greenbelt width, because it is an existing condition of the site and not enhanced by this plan, which is hereby granted;
- c. A waiver for deficiency in building foundation landscaping because the existing building is not being modified and significantly more foundation landscaping has been added, which is hereby granted;
- d. A waiver for deficiency in foundation plantings along the building frontage, because all of the available frontage green area is landscaped, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Final Site Plan.

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. *Motion carried 6-0.*

In the matter of Squeaky Shine Car Wash, JSP18-55, motion to approve the Stormwater Management Plan based on and subject to 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. 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. *Motion carried 6-0.*

2. FAIRFIELD INN & SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5 -story hotel with 119 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:
 - a. *Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval; Planning Commission's approval to allow for reduction of minimum required parking spaces (124 spaces required, 119 spaces proposed);*

- b. Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted;
 - c. *Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8. Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed) due to location of the electrical room;*
 - d. *The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow for reduction of minimum required loading area (2,060 sf required, 153 sf provided) based on the largest truck information the applicant has provided;*
 - e. A Section 9 waiver for overage of Patterned/Textured Siding (Nichiha Vistawood Cedar) (SP1) on the west façade (25 percent maximum allowed, 46 percent proposed), which is hereby granted;
2. The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:
- a. Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards;
 - b. Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 ft., from the proposed access easement. A minimum of 18 feet shall be permitted;
 - c. Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 feet for the following units as shared access is proposed between parking lots:
Unit 3: minimum 15 feet along West and 5 feet along South
 - d. Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
Unit 3: interior side yard (no double frontage)
 - e. The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval;
 - f. Planning deviation from standards of Sec. 5.12 for up to 5 percent reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval;
 - g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the

wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27. I .F.);

- h. Planning deviation from Section 5.7 .3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4:1;
 - i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4:1 within the Adell Drive pavement areas as listed in Section 5.7 .3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units;
 - j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.
 - k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.
3. 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;
4. At the time of final site plan review, turning radii shall comply with the minimum fire truck turning requirements.

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. *Motion carried 6-0.*

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Stormwater Management Plan based on and subject to 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. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

3. WASH ZONE JSP18-50

Consideration at the request of National Car Wash Solutions for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The subject property is vacant land which is part of Novi Ten Shopping Center. The applicant is proposing to develop a 4,788 square foot auto wash building with related drive-through lane and 13 vacuum stations. Related changes to the existing parking lot are proposed to accommodate the drive-through for the car wash.



PLANNING COMMISSION MINUTES

CITY OF NOVI

Regular Meeting

June 26, 2019 7:00 PM

Council Chambers | Novi Civic Center

45175 W. Ten Mile (248) 347-0475

CALL TO ORDER

The meeting was called to order at 7:00 PM.

ROLL CALL

Present: Member Avdoulos, Member Greco, Member Hornung, Member Lynch, Member Maday, Chair Pehrson

Absent: Member Anthony

Also Present: Barbara McBeth, City Planner; Sri Komaragiri, Planner; Lindsay Bell, Planner; Rick Meader, Landscape Architect; Kate Richardson, Staff Engineer; Beth Saarela, City Attorney

PLEDGE OF ALLEGIANCE

Chair Pehrson led the meeting attendees in the recitation of the Pledge of Allegiance.

APPROVAL OF AGENDA

Moved by Member Avdoulos and seconded by Member Lynch.

VOICE VOTE TO APPROVE THE JUNE 26, 2019 AGENDA MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER LYNCH.

Motion to approve the June 26, 2019 Planning Commission Agenda. *Motion carried 6-0.*

AUDIENCE PARTICIPATION

Michel Duchesneau, 1191 South Lake Drive, said I just want to let you know that there's a proposal coming to you shortly called Scenic Pines. It will probably be here in a few weeks. I live in the Lakewood subdivision, and this subdivision is over 90 years old, when it was first platted. And at that time, they didn't take care or weren't concerned about stormwater drainage and any future impacts. The proposal that you'll be seeing has a street that basically drains onto the subject property that will be Scenic Pines and there's no drainage at all. And the proposal we've seen will have that going into people's backyards. And I'll just leave it at that, other than to say I see that the City Ordinances does have a section that talks about unreasonable burden on surrounding properties. I know the drainage from a Right-of-Way is not something you normally look at, but I'd like to give you a heads up. Thank you.

Robert Varteresian, 45800 Grand River Avenue, said my question is that I understand that the board is looking to change the zoning along Grand River west of Novi Road, and I

In the matter of Squeaky Shine Car Wash, JSP18-55, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. Relocating the proposed loading area to a suitable location within the rear yard, subject to Traffic consultant approval at the time of Final Site Plan approval;
- b. A waiver for lack of greenbelt width, because it is an existing condition of the site and not enhanced by this plan, which is hereby granted;
- c. A waiver for deficiency in building foundation landscaping because the existing building is not being modified and significantly more foundation landscaping has been added, which is hereby granted;
- d. A waiver for deficiency in foundation plantings along the building frontage, because all of the available frontage green area is landscaped, which is hereby granted;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the remaining items listed in those letters being addressed on the Final Site Plan.

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. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER AVDOULOS AND SECONDED BY MEMBER MADAY.

In the matter of Squeaky Shine Car Wash, JSP18-55, motion to approve the Stormwater Management Plan based on and subject to 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. 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. *Motion carried 6-0.*

2. FAIRFIELD INN & SUITES JSP18-66

Consideration at the request of Novi Superior Hospitality, LLC for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The applicant is proposing a 5 -story hotel with 119 rooms on Unit 3 of Adell Center Development. The proposed site plan proposes associated parking and other site improvements. The subject property is part of a Planned Rezoning Overlay (PRO) development for Adell Center.

Planner Komaragiri said the subject parcel is part of the Adell Center Development, referred to as Unit 3. This is the fifth development out of the nine proposed lots that are being presented to the Planning Commission for site plan approval.

Adell Center is located on the south side of the I-96 exit ramp west of Novi Road. This unit is located south of Adell Center Drive. It is currently zoned TC, Town Center, with a Planned Rezoning Overlay, with the same on all sides except I-2, Heavy Industrial, to the west. There are a few regulated wetlands along the southern boundary of the property, but no impacts are being proposed as part of this development.

The applicant is proposing a 5-story hotel with 119 rooms. The proposed site plan also proposes associated parking and other site improvements.

The original PRO Agreement was approved by City Council at their October 22, 2018 meeting. An amendment to the PRO Agreement was recently approved on June 17, 2019. This project will be subject to conditions of the PRO Agreement and the amendment. The original approval and the amendment noted that there are certain deviations from the Ordinance requirements that can be approved by the Planning Commission. The applicant is seeking a few at this time.

The first one would be a reduction in minimum required parking. A minimum of 124 spaces are required based on the total number of rooms and employee count. 119 spaces are proposed. The reduction is less than five percent, and it can be approved by the Planning Commission based on the justification the applicant has provided if that is deemed sufficient. The applicant noted in their response letter that based on their existing hotels, they believe that the hotel residents use alternate transportation services such as Uber and Lyft, so the parking need is not as large as what is required. The applicant is here tonight and can address this item further if needed.

Planner Komaragiri said the second one is to allow a reduction of loading zone area. The applicant stated that their typical delivery trucks are 'box-size' trucks and only a regular parking space is sufficient, so he is proposing one in the northwest corner of the building.

The third item is to allow the transformer in the interior side yard in lieu of the required rear yard. It is located here due to its proximity to the electrical room.

The next item is a Section 9 Waiver for the overage of patterned siding (Nichiha Vistawood) on the west façade, as noted in the motion sheet. The applicant has provided a digital façade board earlier this week and our Façade Consultant noted that it enhances the overall composition of the building and is supported.

Finally, a Landscape waiver to allow shrubs in lieu of required perimeter parking lot trees along the western property line in this area, due to conflicts with the proposed underground stormwater detention system. This is supported by Staff.

The applicant has worked closely with Staff to address all major concerns before the plan was presented to you. All reviewers are recommending approval with some comments to be addressed with Final Site Plan.

Planner Komaragiri said the Planning Commission is asked tonight to consider the Preliminary Site Plan and Stormwater Management Plan. We have the engineer, Andy Andre, here representing the applicant and all our Staff is here to answer any questions you might have. Thank you.

Andy Andre, with Stellar Development, said I am representing the applicant on the project. I think Sri did a great job in summarizing the project at whole. This was one of the original uses that was proposed as part of the Adell PRO, so there's a level of consistency that we're seeing from the original proposal for the overall development of that area and finally carrying it through to this unit, as well. There are a couple of areas that I'd like to talk about as far as where we're asking for deviations.

One of them would be the parking reduction. Meeting the Ordinance requirements, having 1:1 plus the employees, what we typically see in the other hotels that we own and

operate is typically, even at 119 rooms you're not going to get 119 vehicles all showing up at that time, plus having room for staff. Even at 100% occupancy, you're still not occupying all of the parking spaces. So what we did as part of the response letter, some of the ownership group that is part of this project also is of the Homewood Suites that was recently opened in December, and we provided some information as far as the operation is concerned when it comes to that location, where typical occupancy right now – granted, this is from December – is 65%. But from that timeframe, from December to now, there's been 33 days of 100% occupancy. And at that point, we're still not having issues when it comes to the parking. So I think the request that we're asking for is substantiated by what's going on even within the City with other properties, as well as what we see typically. We are starting to see obviously more alternative transportation through Uber, Lyft, that type of thing. And so that parking reduction, we feel, would be beneficial to this development.

The loading zone, it's a Fairfield Inn, it's a Marriott product. There is no restaurant, there is no food service. The only thing we have is a warming area and it's kind of a breakfast-only. So there's not a lot of food prep, there's not a lot of things that are required from an operation perspective. So we typically only have deliveries twice a week, and that's a smaller box truck because your bagels, yogurt, drinks, things of that sort don't require large trucks. And we don't have large areas even within the hotel itself for storage. And so the delivery frequency is about twice a week, maybe takes about 20 minutes, and so to have a large dedicated loading space for that we feel is not really for an operational perspective. So we are asking for that consideration, as well.

And the other key one, I think, is when it comes to the landscaping. We worked pretty diligently with Staff, even to the effect that the proposal here now has 119 rooms. At one point, we had 129 rooms. We reduced the room count on the project to be more in line with the parking requirement reduction that we're asking for, as well as to be more in compliance with the Landscaping requirements and also the Fire Department's request for turning radii and such. So we actually reduced the size of the project overall.

Mr. Andre said one of the areas, getting into the landscaping, that we couldn't really comply with is part of the overall project. If you recall, there are some utilities being installed by the developer. So along our western portion of our property is one of those areas where the underground detention systems are being proposed, and we can't plant overtop of those. So one of the compromises in working with Staff was that we would incorporate trees to the extent that we could and then where we saw that the conflict started to occur, we would incorporate hedgerow. And that's what we've done there. So could we comply if the detention weren't there? Absolutely. But with that system being there, we really can't. I'd like to say that it's been a little bit of a journey – I think our pre-application meeting was back in October or November of last year. So we've worked really closely with Staff, we've taken the comments that we've received along the way and incorporated them into this plan. And we feel that we're putting together a project that we think is very viable and that we're very excited about. Novi continues to be an area of growth and a location that people want to be. And we're very excited about this project and look forward to it, and we're happy to answer any questions. Thank you.

Member Lynch said I guess I don't have a problem, what you're doing is reasonable. But it brings up another thing for Staff, and I just want you to consider this. Our Parking Ordinances were written well before we had a disrupter, meaning Uber and Lyft. And it

may not be a bad idea that we start thinking about updating those Ordinances. Obviously you can't do it with something like Kroger, but for something like hotels, with Uber and Lyft coming in, does it really make sense to require the number of parking spaces that we currently do? My personal belief is that I think if we could reduce the number of parking spaces and add more green space, it might be a win-win for everybody. I'm not an expert in this area, but I think it's probably something that Staff has access to some data from somewhere based on the new demographics with the new disruptor of ride services. Does it really make sense to have the requirements that we have right now for hotels? And maybe look at the rest of the stuff at some point.

City Planner McBeth said Mr. Chair, we can certainly take a look at that standard and see what literature out there shows with the latest trends and then report to Planning Commission.

Chair Pehrson said thank you.

Member Hornung said in taking a look at the plan, it looks really great and I noticed that there is no conference center or anything that would seem to be bringing in additional traffic other than the people who are staying overnight. So I think it looks really good. With that, I would like to make a motion.

Motion made by Member Hornung and seconded by Member Lynch.

ROLL CALL VOTE TO APPROVE PRELIMINARY SITE PLAN MOTION MADE BY MEMBER HORNUNG AND SECONDED BY MEMBER LYNCH.

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Preliminary Site Plan based on and subject to the following:

1. The following items are subject to Planning Commission's approval at the time of Preliminary Site Plan approval, as noted in the PRO agreement:
 - a. *Planning deviation from standards of Sec. 5.12 for up to 5% reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval; Planning Commission's approval to allow for reduction of minimum required parking spaces (124 spaces required, 119 spaces proposed);*
 - b. *Landscape waiver from Section 5.5.3.C.(3) Chart footnote for allowing landscape shrubs in lieu of required perimeter parking lot trees along western property line, due to conflicts with proposed underground storm water detention system, which is granted;*
 - c. *Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8. Planning Commission's approval to allow transformer in an alternate location (Rear yard location required, interior side yard location proposed) due to location of the electrical room;*

- d. *The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval; Planning Commission's approval to allow for reduction of minimum required loading area (2,060 sf required, 153 sf provided) based on the largest truck information the applicant has provided;*
 - e. A Section 9 waiver for overage of Patterned/Textured Siding (Nichiha Vistawood Cedar) (SP1) on the west façade (25 percent maximum allowed, 46 percent proposed), which is hereby granted;
2. The following deviations listed below are applicable for this site plan as noted in the approved PRO agreement:
- a. Planning deviation from section 5.12 to allow lack of required frontage on public road for Units 1 through 8. Frontage for such units shall be in the private drive as shown in the PRO Plan, which shall be built to City Standards;
 - b. Planning deviation from section 3.1.25.D to allow reduction of minimum required front parking setback of 20 ft., from the proposed access easement. A minimum of 18 feet shall be permitted;
 - c. Planning deviation from section 3.1.25.D to allow reduction of minimum required interior side parking setback of 20 feet for the following units as shared access is proposed between parking lots:
Unit 3: minimum 15 feet along West and 5 feet along South
 - d. Planning deviation to allow placement of loading areas in alternate locations instead of required rear yard or interior side yard for double frontage lots, as listed below, provided proposed locations do not conflict with traffic circulation and appropriate screening will be provided at the time of Preliminary site plan review:
Unit 3: interior side yard (no double frontage)
 - e. The applicant shall provide supporting data to justify the proposed loading area square footages, to be reviewed and approved by Planning Commission at the time of Preliminary site plan approval;
 - f. Planning deviation from standards of Sec. 5.12 for up to 5 percent reduction in minimum required parking (to be established by staff after reviewing the calculations provided) for each unit within the development subject to the individual users providing satisfactory justification for Planning Commission's approval of the parking reduction at the time of respective site plan approval;
 - g. Planning deviation to allow proposing the minimum required Open Space for each Unit as Common element spread within the development boundaries as shown in the Open Space Plan, provided the applicant restores the wetland/woodland on the southerly portion of the site pursuant to a plan meeting City ordinance requirements is submitted and approved at the time of Wetland permit/preliminary site plan approval, and provides the pedestrian walkway through the open space as proposed. (A minimum of 153 of total site area designed as permanently landscaped open areas and pedestrian plazas is required per section 3.27. I.F.);
 - h. Planning deviation from Section 5.7 .3.K. to allow exceeding the maximum spillover of 1 foot candle along interior side property lines provided the applicant submits a photometric plan that demonstrates that the average to minimum light level ratio is kept to the maximum allowable 4:1;
 - i. Planning deviation to allow exceeding the maximum spillover of 1 foot candle and approvable increase of the average to minimum light level ration from 4:1

within the Adell Drive pavement areas as listed in Section 5.7 .3.K. along access easements along Adell Drive, at the time of or Preliminary Site Plan review for the individual units;

- j. Planning deviation to allow placement of transformers in alternate locations instead of required rear yard, provided proposed locations conform to other code requirements and appropriate screening is provided at the time of Preliminary Site Plan review, subject to review and approval by the Planning Commission. This is applicable for Units 1, 2, 3, 5, 6, 7 and 8.
- k. Lighting and Photometric plans for all site plans for units within the development shall conform to the light levels indicated in the overall photometric plan and related deviations included in the PRO Agreement.

- 3. 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;
- 4. At the time of final site plan review, turning radii shall comply with the minimum fire truck turning requirements.

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. *Motion carried 6-0.*

ROLL CALL VOTE TO APPROVE STORMWATER MANAGEMENT PLAN MOTION MADE BY MEMBER HORNUNG AND SECONDED BY MEMBER LYNCH.

In the matter of request of Novi Superior Hospitality, LLC, for the Fairfield Inn & Suites JSP18-66, motion to approve the Stormwater Management Plan based on and subject to 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. This motion is made because it otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance. *Motion carried 6-0.*

3. WASH ZONE JSP18-50

Consideration at the request of National Car Wash Solutions for Planning Commission's approval of Preliminary Site Plan and Storm Water Management plan. The subject property is vacant land which is part of Novi Ten Shopping Center. The applicant is proposing to develop a 4,788 square foot auto wash building with related drive-through lane and 13 vacuum stations. Related changes to the existing parking lot are proposed to accommodate the drive-through for the car wash.

Planner Komaragiri said the applicant is requesting approval of Preliminary Site Plan and Stormwater Management Plan for automated car wash facility proposed at the northwest corner of Ten Mile and Meadowbrook Road. The proposed development is part of the Novi Ten Shopping Center.

The proposed development has general retail and service uses such as restaurants and car service centers in the immediate vicinity and single-family and multiple-family residential uses in the surrounding areas.