



## MERCEDES BENZ OF NOVI JSP17-78

### MERCEDES BENZ OF NOVI JSP 17-78

Public hearing at the request of Mercedes Benz of Novi for Special Land Use, Preliminary Site Plan, and Storm Water Management plan approval. The subject property is 4.7 acres and is located in Section 24, on the west side of Haggerty Road and north of Grand River Avenue. The property is zoned B-3 General Business. The applicant is proposing to expand the parking lot to accommodate additional vehicle inventory parking for the existing vehicle dealership.

### Required Action

Approve/Deny the Special Land Use Permit, Preliminary Site Plan, and Storm Water Management plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	5-2-18	<ul style="list-style-type: none"> <li>• <b>Special Land Use approval required</b></li> <li>• <b>Noise Impact Statement waiver</b></li> <li>• Items to be addressed by the applicant prior to Electronic Stamping Set approval</li> </ul>
Engineering	Approval recommended	5-3-18	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>
Landscaping	Approval recommended	5-3-18	<ul style="list-style-type: none"> <li>• <b>Waiver for Right of Way berm along Haggerty and Grand River Ave</b></li> <li>• <b>Waiver for street trees due to utility conflicts</b></li> <li>• <b>Waiver to not provide sub-canopy trees in the greenbelt</b></li> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>
Woodlands	Not Applicable		
Wetlands	Not Applicable		
Traffic	Approval recommended	5-1-18	<ul style="list-style-type: none"> <li>• <b>Waiver for end island at the north central inventory parking bay</b></li> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>
Façade	NA		<ul style="list-style-type: none"> <li>• No changes to existing building proposed</li> </ul>
Fire	Approval recommended	2-21-18	<ul style="list-style-type: none"> <li>• Items to be addressed by the applicant prior to Final Site Plan approval</li> </ul>

## **MOTION SHEET**

### **Approval – Special Land Use Permit**

In the matter of Mercedes Benz JSP17-78, motion to **approve** the Special Land Use Permit based on the following findings relative to other feasible uses of the site:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*since the dealership building is existing and the proposed use is not expected to generate traffic greater than previous*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*the expansion in parking area will not add significant impact on public services or facilities*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*the proposed parking expansion will not impact natural features or other characteristics of the existing site*);
- d. The proposed use is compatible with adjacent uses of land (*the use is existing and the surrounding uses are compatible with the current use*);
- e. The proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use (*fulfills the stated objective to retain and support the growth of existing businesses and attract new businesses to the City of Novi*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*the expansion of the existing inventory parking will benefit the existing business and its customers*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located; and
- h. Approval of the waiver of the required Noise Impact Statement since no additional noise impacts are anticipated with the increase in parked cars.

- AND -

### **Approval – Preliminary Site Plan**

In the matter of Mercedes Benz JSP17-78, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.B.ii for a Right of Way berm due to the greenbelt width, which is hereby granted. Landscape shrubs will be planted to provide alternate screening to be maintained at three feet;
- b. Landscape waiver from Section 5.5.3.B.ii.f for absence of greenbelt trees along Grand River because of conflicts with existing utilities, which is hereby granted;
- c. Landscape waiver from Section 5.5.3.B.ii.f for absence of street trees along Grand River and Haggerty because of conflicts with existing utilities, which is hereby granted;
- d. Landscape waiver from Section 5.5.3.B.ii.f for absence of sub-canopy greenbelt trees because canopy trees are used in their place, which is hereby granted;
- e. Waiver from Section 5.3.12 for absence of an end island at the end of the northern central parking bay with the reasoning that this area is gated from public traffic, which is hereby granted;
- f. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- g. (*additional conditions here if any*)

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

- AND -

**Approval – Stormwater Management Plan**

In the matter of Mercedes Benz JSP17-78, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

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

- OR -

**Denial – Special Land Use Permit**

In the matter of Mercedes Benz JSP17-78, motion to **deny** the Special Land Use Permit for the following reasons...*(because it is not in compliance with the Ordinance.)*

-AND-

**Denial – Preliminary Site Plan**

In the matter of Mercedes Benz JSP17-78, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

**Denial – Stormwater Management Plan**

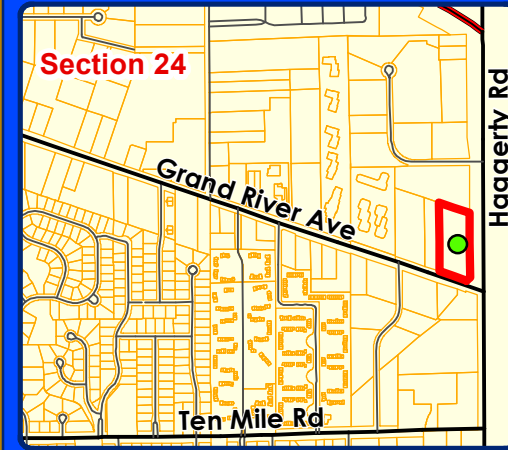
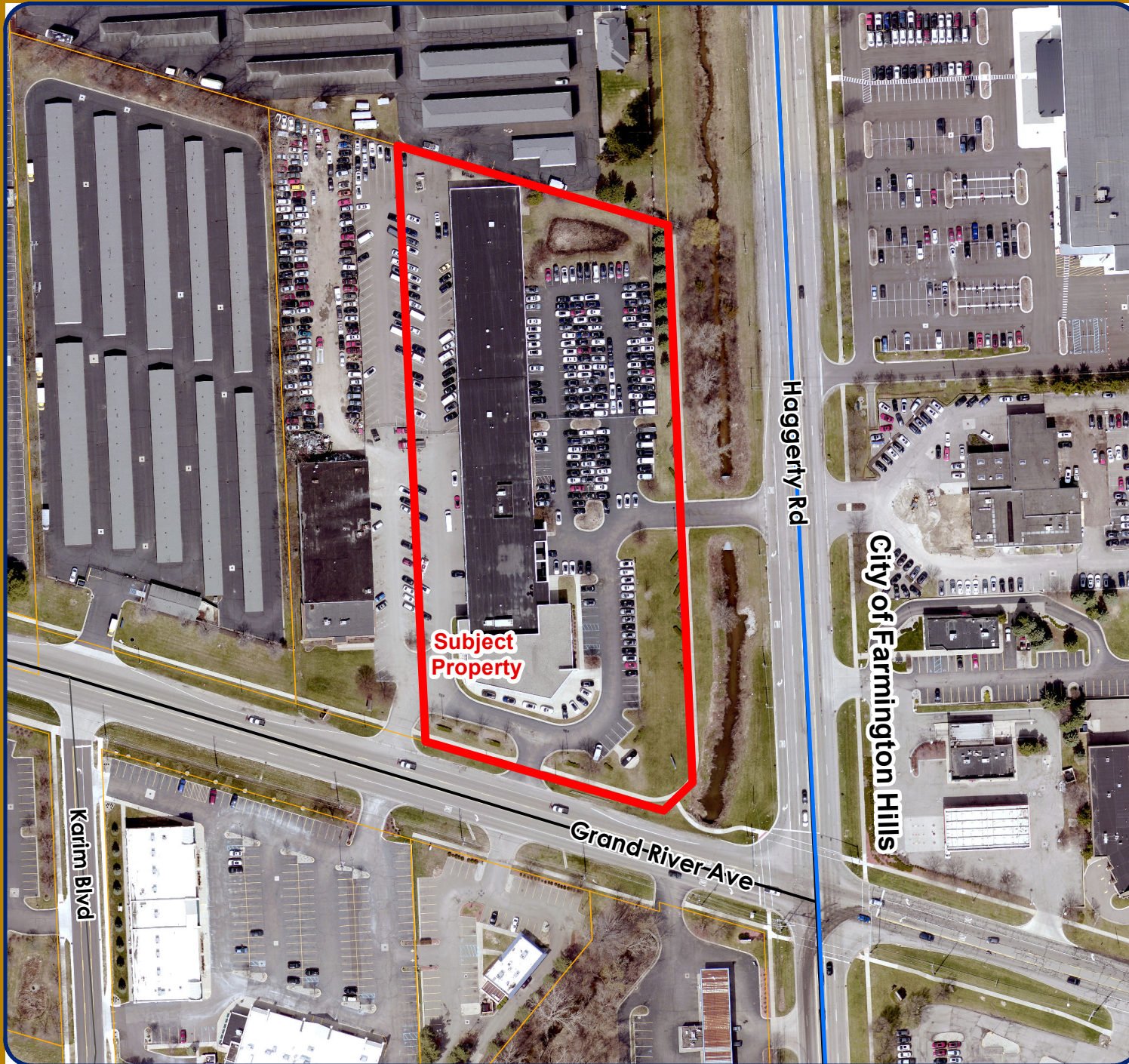
In the matter of Mercedes Benz JSP17-78, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS  
Location  
Zoning  
Future Land Use  
Natural Features

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# MERCEDES BENZ OF NOVI: JSP 17-78

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: Lindsay Bell  
Date: 04/25/2018  
Project: Mercedes Benz of Novi JSP17-78  
Version #: 1

0 35 70 140 210 Feet  
1 inch = 167 feet

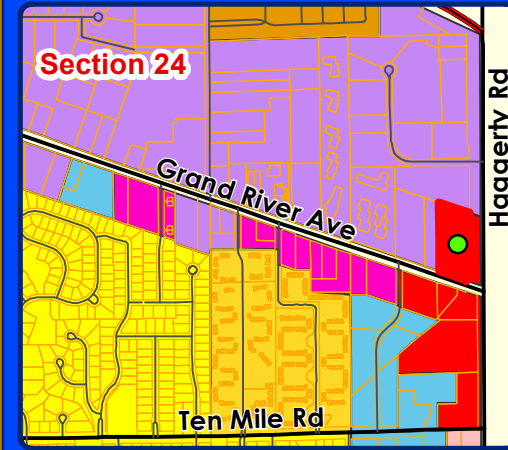
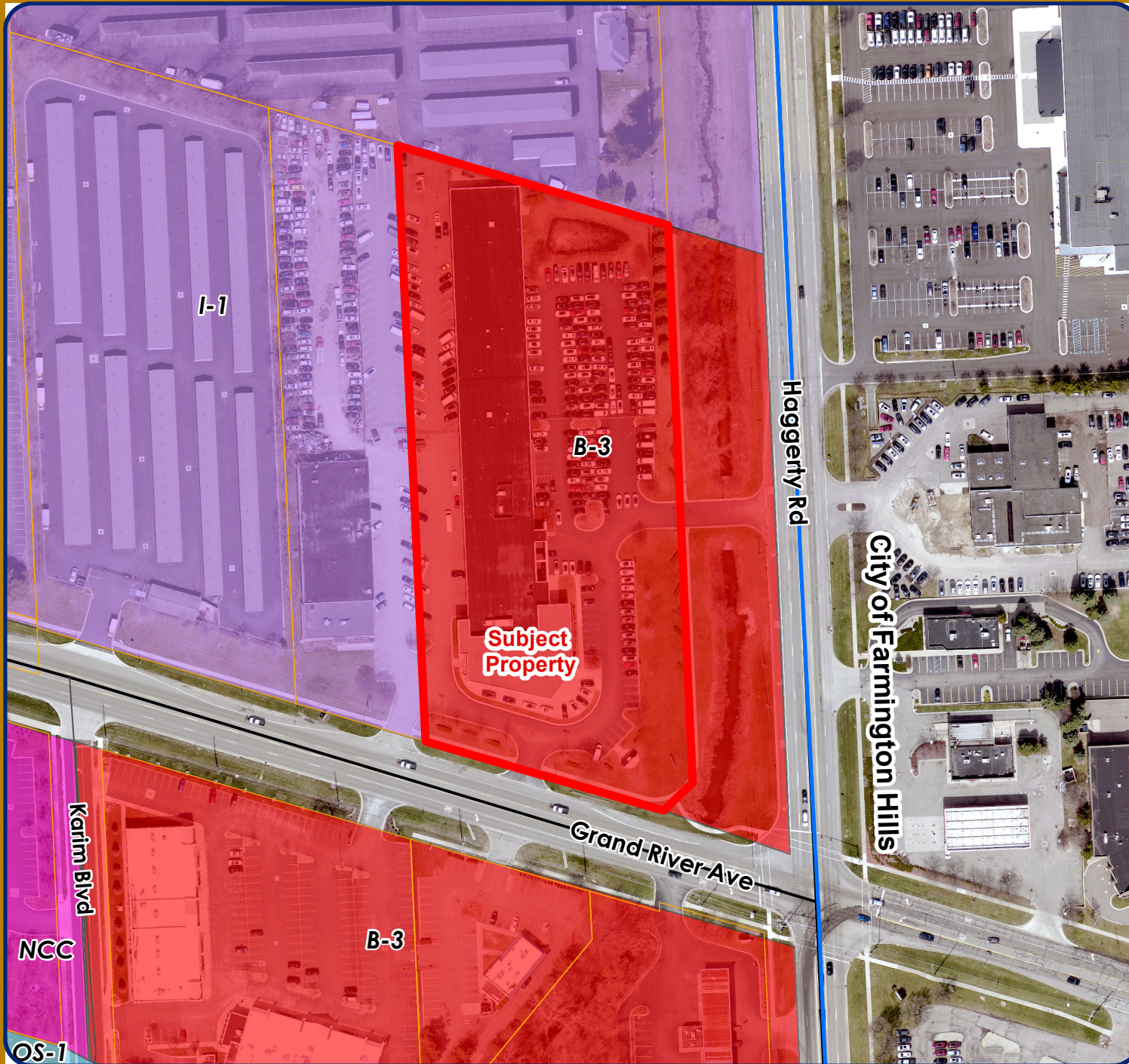


**MAP INTERPRETATION NOTICE**

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

# MERCEDES BENZ OF NOVI: JSP 17-78

## Zoning



**LEGEND**

- R-1: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- Subject Property

**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

Map Author: Lindsay Bell  
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0 35 70 140 210

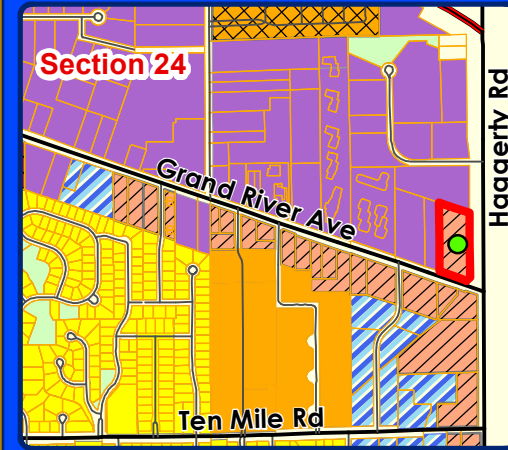
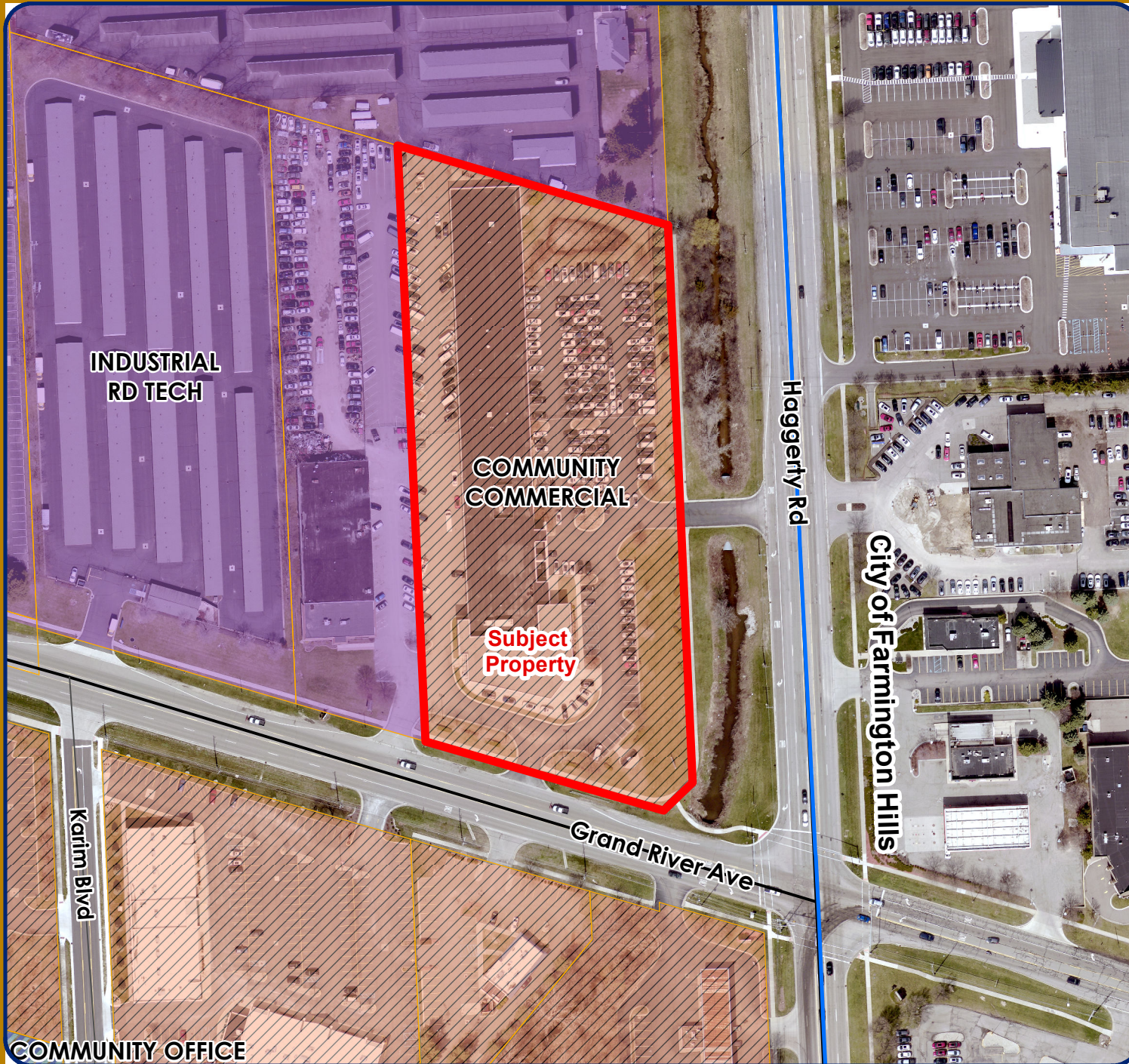
1 inch = 167 feet

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# MERCEDES BENZ OF NOVI: JSP 17-78

Future Land Use



**LEGEND**

FUTURE LAND USE

- Single Family
- Multiple Family
- Mobile Home Park
- Community Office
- Industrial RD Tech
- Community Commercial
- TC Gateway
- Private Park
- Subject Property

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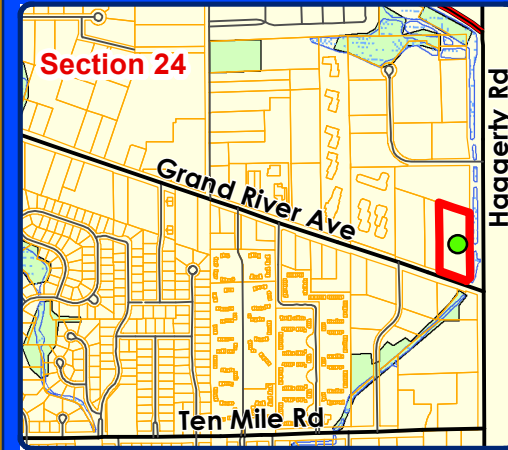
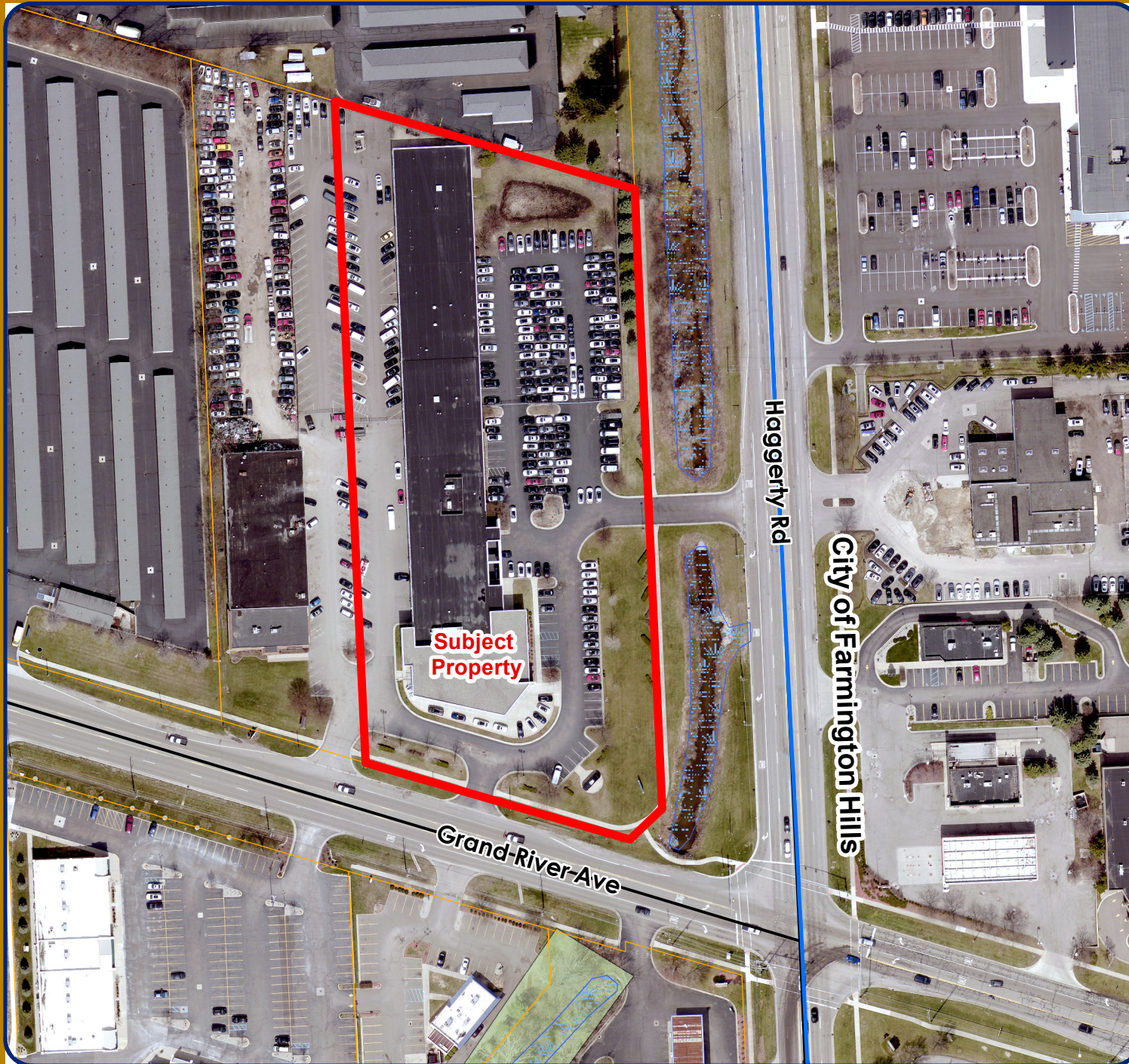
0 35 70 140 210 Feet  
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# MERCEDES BENZ OF NOVI: JSP 17-78

## Natural Features

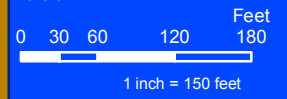


- LEGEND**
- WETLANDS
  - WOODLANDS
  - Subject Property



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City Hall / Civic Center  
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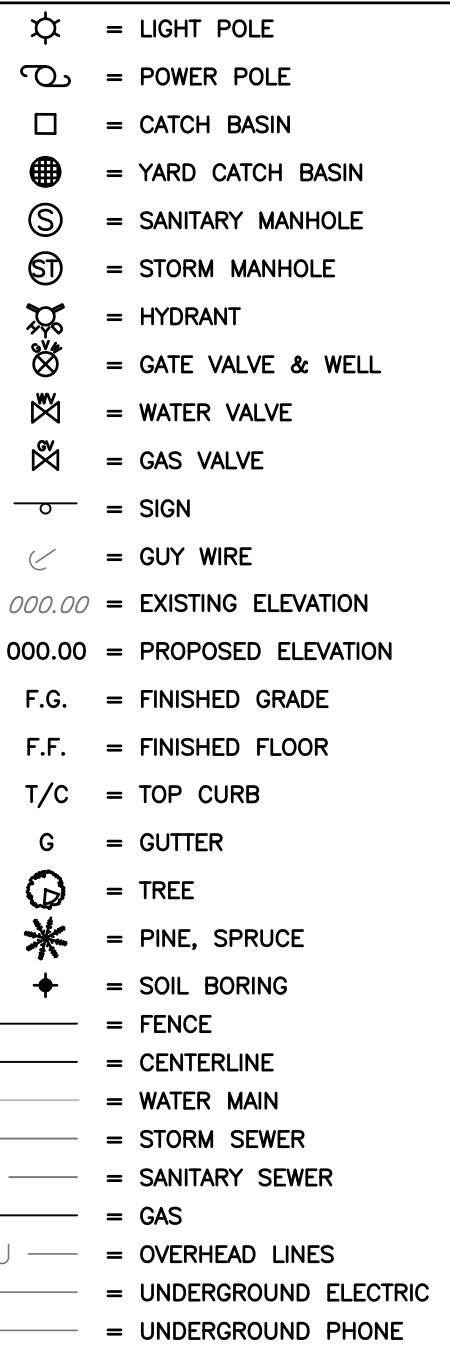
**SITE PLAN**

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

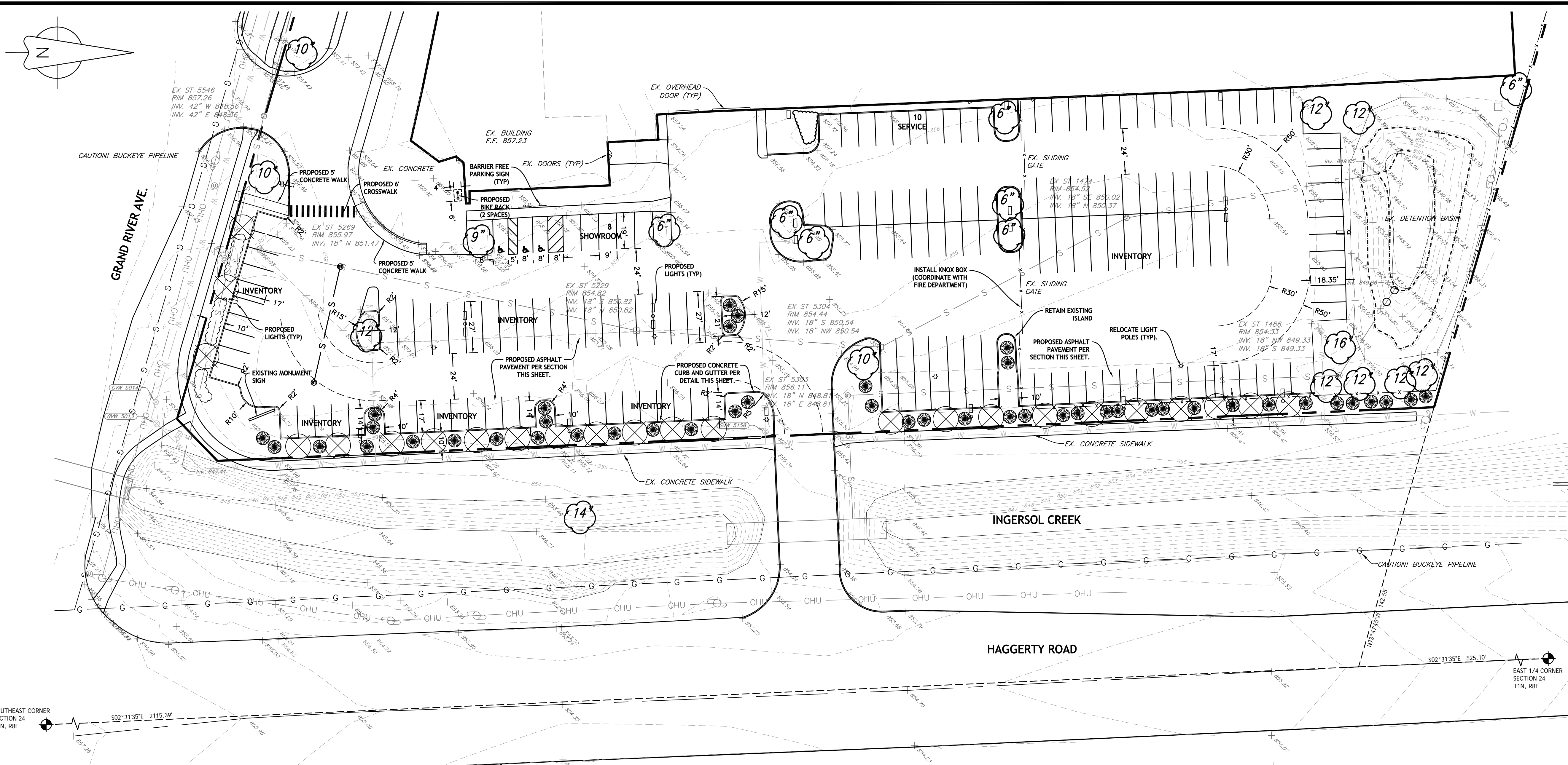
PROJECT NUMBER:  
53506  
DATE:  
11-22-17  
SCALE:  
1" = 30'  
DESIGNED BY:  
MDB  
DRAWN BY:  
MDB  
CHECKED BY:  
APPROVED BY:

REVISIONS  
PER CITY OF NOVI COMMENTS  
1-30-2018  
PER CITY OF NOVI COMMENTS  
3-29-2018  
PER CITY OF NOVI COMMENTS  
4-04-2018  
PER CITY OF NOVI COMMENTS  
4-11-2018

PROPOSED MATERIALS  
STORM SEWER: 63 L.F. 12" RCP  
CATCHBASIN: 1 2'  
MANHOLE: 1 4'  
STANDPIPE: 1 3'  
ASPHALT: 2,197 SQYD  
CONCRETE CURB: 900 L.F.  
CONCRETE SIDEWALK: 375 SOFT

LEGEND  


- = LIGHT POLE
- = POWER POLE
- = CATCH BASIN
- ⊕ = YARD CATCH BASIN
- ⊙ = SANITARY MANHOLE
- ⊗ = STORM MANHOLE
- ⊕ = HYDRANT
- ⊕ = GATE VALVE & WELL
- ⊕ = WATER VALVE
- ⊕ = GAS VALVE
- ⊕ = SIGN
- ⊕ = GUY WIRE
- 000.00 = EXISTING ELEVATION
- 000.00 = PROPOSED ELEVATION
- F.G. = FINISHED GRADE
- F.F. = FINISHED FLOOR
- T/C = TOP CURB
- G = GUTTER
- = TREE
- ⊕ = PINE, SPRUCE
- ⊕ = SOIL BORING
- ⊕ = FENCE
- ⊕ = CENTERLINE
- W = WATER MAIN
- S = STORM SEWER
- SS = SANITARY SEWER
- G = GAS
- OHU = OVERHEAD LINES
- UG-E = UNDERGROUND ELECTRIC
- UG-PH = UNDERGROUND PHONE



- NOTES
- NO MAJOR REPAIR OR MAJOR REFINISHING TO BE DONE ON THE LOT.
  - NO ADDITIONAL NOISE IMPACTS ARE PROPOSED.
  - THE USE IS AN AUTOMOBILE DEALERSHIP AND WILL REMAIN THE SAME, SO ANY SPECIAL LAND USE APPROVAL WILL REMAIN AS-IS.
  - THE FLOODPLAIN ELEVATION IS 855.7 NAVD88. FEMA PANEL NUMBER 26125C0631F.
  - ELECTRICAL SERVICE TO LIGHT FIXTURES SHALL BE PLACED UNDERGROUND
  - FLASHING LIGHT SHALL NOT BE PERMITTED
  - ONLY NECESSARY LIGHTING FOR SECURITY PURPOSES AND LIMITED OPERATIONS SHALL BE PERMITTED AFTER A SITE'S HOURS OF OPERATION

WAIVERS REQUESTED

- WAIVER TO SECTION 5.5.3.B.II FOR MINIMUM BERM HEIGHT AND ALTERNATE SCREENING TO 3' HIGH (HAGGERTY ROAD SIDE ONLY)
- WAIVER TO SECTION 5.5.3.C.I FOR OFFSTREET PARKING TO INCLUDE OVERSIZED PARKING SPACES FOR DEALER INVENTORY
- WAIVER TO SECTION 5.5.3.C.II FOR PARKING BAYS IN EXCESS OF 15 SPACES
- WAIVER TO SECTION 5.5.3.C.III FOR INTERIOR ISLAND AREA REQUIREMENT AND CANOPY TREE REQUIREMENT IN INTERIOR ISLANDS
- WAIVER TO 5.3.12 FOR REQUIREMENT TO HAVE END ISLANDS AT END OF PARKING BAYS

ZONING SUMMARY

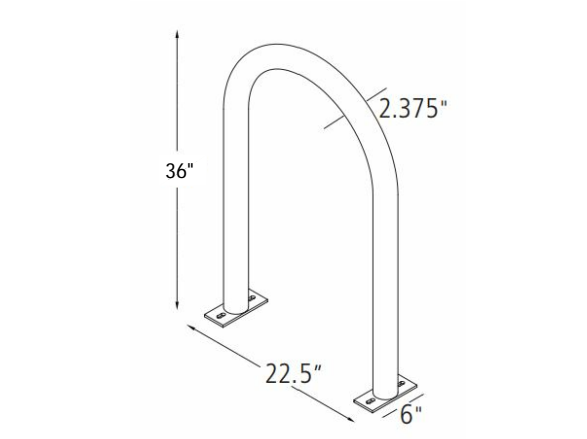
SITE: B-3  
NORTH AND WEST: I-1  
SOUTH: B-3  
EAST: FARMINGTON HILL COMMERCIAL

LEGAL DESCRIPTION (PER PARCEL 50-22-24-426-010 TAX RECORDS)

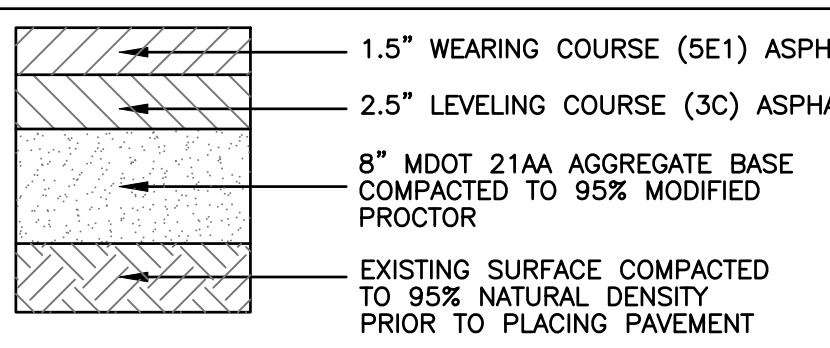
TOWN 1 NORTH, RANGE 8 EAST, SECTION 24 PART OF THE EAST 1/2 OF SOUTHEAST 1/4 BEGINNING AT A POINT ON THE EAST SECTION LINE SOUTHERLY 525.10 FEET FROM THE EAST 1/4 CORNER, THENCE S 01°47'00" W 739.40 FEET TO THE CENTER OF US-16 HIGHWAY, THENCE NORTHWESTERLY ALONG SAID CENTER 310.30 FEET, THENCE NORTH 01°47'00" E 739.40 FEET, THENCE SOUTHEASTERLY AND PARALLEL TO US-16 HIGHWAY 310.30 FEET TO THE POINT OF BEGINNING EXCLUDING US-16 HIGHWAY, ALSO EXCLUDING THAT PART LYING EASTERLY OF A LINE DESCRIBED AS BEGINNING AT A POINT DISTANT S 01°55'19" E 1261.86 FEET & N 73°11'29" W 196.04 FEET FROM THE EAST 1/4 CORNER, THENCE N 16°48'31" E 50 FEET, THENCE N 46°36'45" E 46.18 FEET, THENCE N 01°55'19" W 700 FEET TO THE POINT OF ENDING, ALSO BEGINNING AT A POINT ON THE CENTER LINE OF GRAND RIVER ROAD DISTANT NORTHWESTERLY 310.30 FEET FROM THE INTERSECTION OF SOUTH CENTERLINE WITH THE EAST SECTION LINE, THENCE N 01°47'00" E 739.40 FEET, TH NORTHWESTERLY 155.30 FEET PARALLEL TO THE CENTERLINE OF GRAND RIVER ROAD, THENCE S 01°47'00" W 739.40 FEET, THENCE SOUTHEASTERLY 155.30 FEET ALONG THE CENTERLINE OF GRAND RIVER ROAD TO THE POINT OF BEGINNING CONTAINING 4.70 ACRES OF LAND.

Structure Number	Rim Elevation	Pipe Direction	Size (Inches)	Pipe Material	Measured (feet)	Invert Elevation	Notes
STORM SEWER							
1474	854.52	N	18	RCP	4.15	850.37	3' SUMP W/TRAP TO POND
		SE	18	RCP	4.50	850.02	TO 5340
5304	854.44	S	18	RCP	3.90	850.54	TO 5229
		NW	18	RCP	4.00	850.44	4' SUMP W/TRAP TO 1474
5303	856.11	N	18	RCP	7.30	848.81	TO POND OVERFLOW
		E	18	RCP	7.30	848.81	TO CULVERT IN DRAIN
5229	854.82	N	18	RCP	4.00	850.82	3' SUMP W/TRAP TO 5340
		S	18	RCP	4.00	850.82	TO 5269
5269	855.97	N	18	RCP	4.50	851.47	2' SUMP TO 5229
5546	857.26	E	42	RCP	8.90	848.36	TO DRAIN
		W	42	RCP	8.70	848.56	
1486	854.33	NW	18	RCP	5.00	849.33	TO POND
		S	18	RCP	5.00	849.33	TO 5303
WATERMAIN							
5014	852.63	E	8	DI	5.60	847.03	TOP OF PIPE
		W	8	DI	5.60	847.03	TOP OF PIPE
5013	853.06	NW	12	DI	6.10	846.96	TOP OF PIPE
		SE	12	DI	6.10	846.96	TOP OF PIPE
5158	856.15	E	8	DI	8.00	848.15	TOP OF PIPE
		W	8	DI	8.00	848.15	TOP OF PIPE

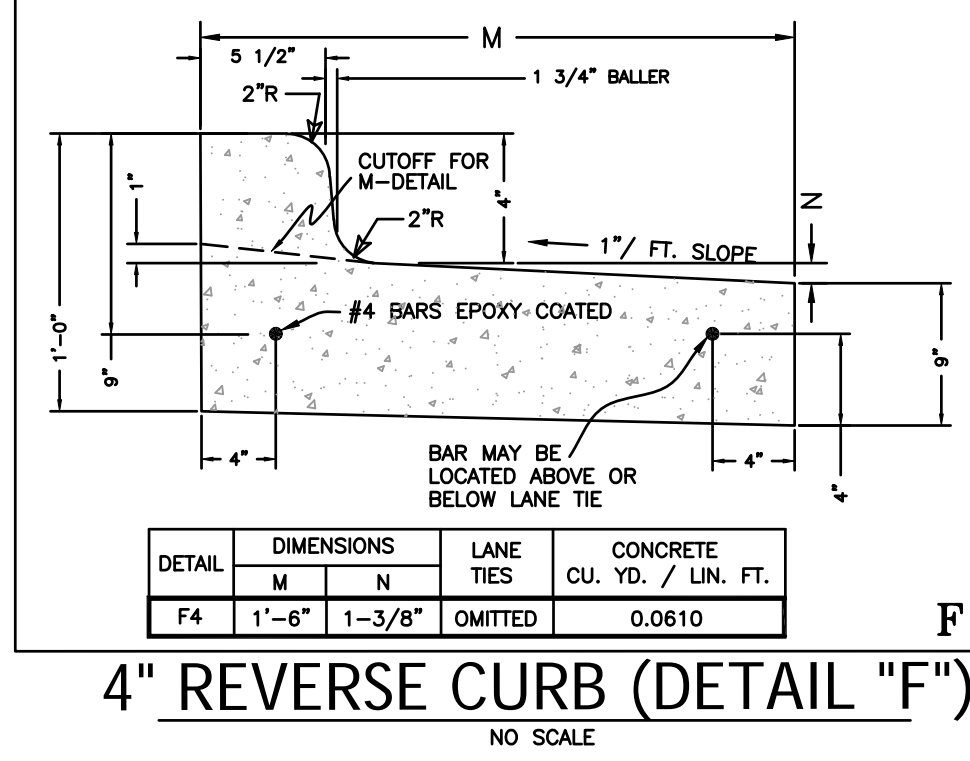
BIKE RACK DETAIL



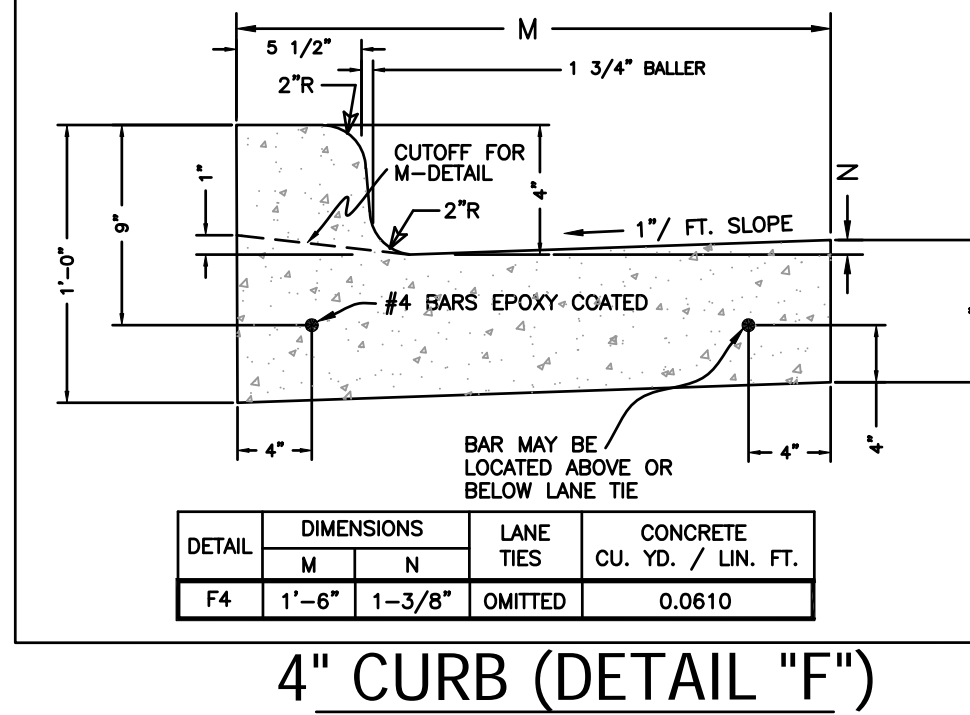
ASPHALT CROSS SECTION TO BE USED ON SITE



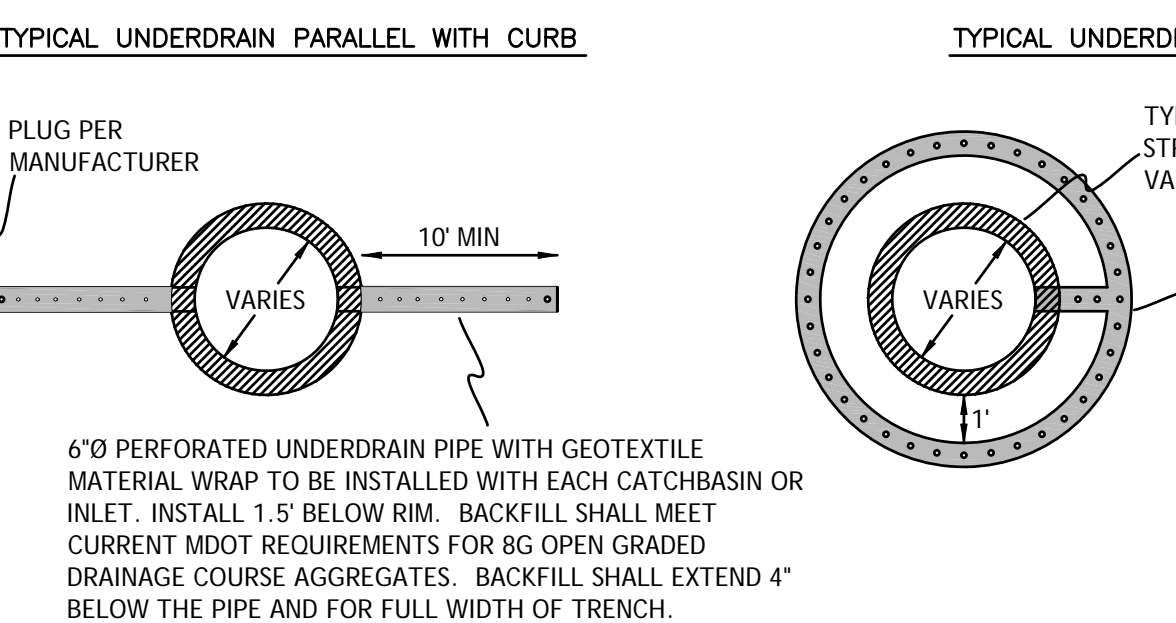
CURB TO BE USED ON SITE ONLY



CURB TO BE USED ON SITE ONLY



TYPICAL INLET UNDERDRAIN TO BE USED ON EACH INLET, CATCHBASIN AND STORM MANHOLE



HENNESSEY ENGINEERS NOTES:

HENNESSEY ENGINEERS, INC., SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION, NOR FOR SAFETY ON THE JOB SITE, NOR SHALL HENNESSEY ENGINEERS, INC., BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL IDENTIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSON OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OF EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

ALL FILL IN EXCESS OF TWO FEET (2') SHALL BE ENGINEERED FILL AND SHALL BE COMPACTED TO 95% MAXIMUM DENSITY UNLESS OTHERWISE DIRECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DENSITY TESTING.

UTILITY INFORMATION, AS SHOWN, INDICATES APPROXIMATE LOCATIONS AND TYPES OF FACILITIES ONLY, AS DISCLOSED TO THIS FIRM BY THE VARIOUS UTILITY COMPANY'S RECORDS. NO GUARANTEE IS GIVEN OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS) SHALL BE VERIFIED IN THE FIELD.

DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.

72 HOURS BEFORE YOU DIG CALL MISS DIG 1-800-482-7171 OR 811

KNOW WHAT'S BELOW

HENNESSEY ENGINEERS  
13500 REECK ROAD, SOUTHGATE, MI 48195  
P 734-759-1600 - F 734-282-6566  
WWW.HENNESSEYENGINEERS.COM  
ENGINEERING FOR RESULTS

TITLE  
SITE PLAN  
MERCEDES BENZ OF NOVI  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN  
SHEET  
CE2

PROJECT NUMBER:  
53506  
DATE:  
11-22-17  
SCALE:  
1" = 30'  
DESIGNED BY:  
MDB  
DRAWN BY:  
MDB  
CHECKED BY:

APPROVED BY:

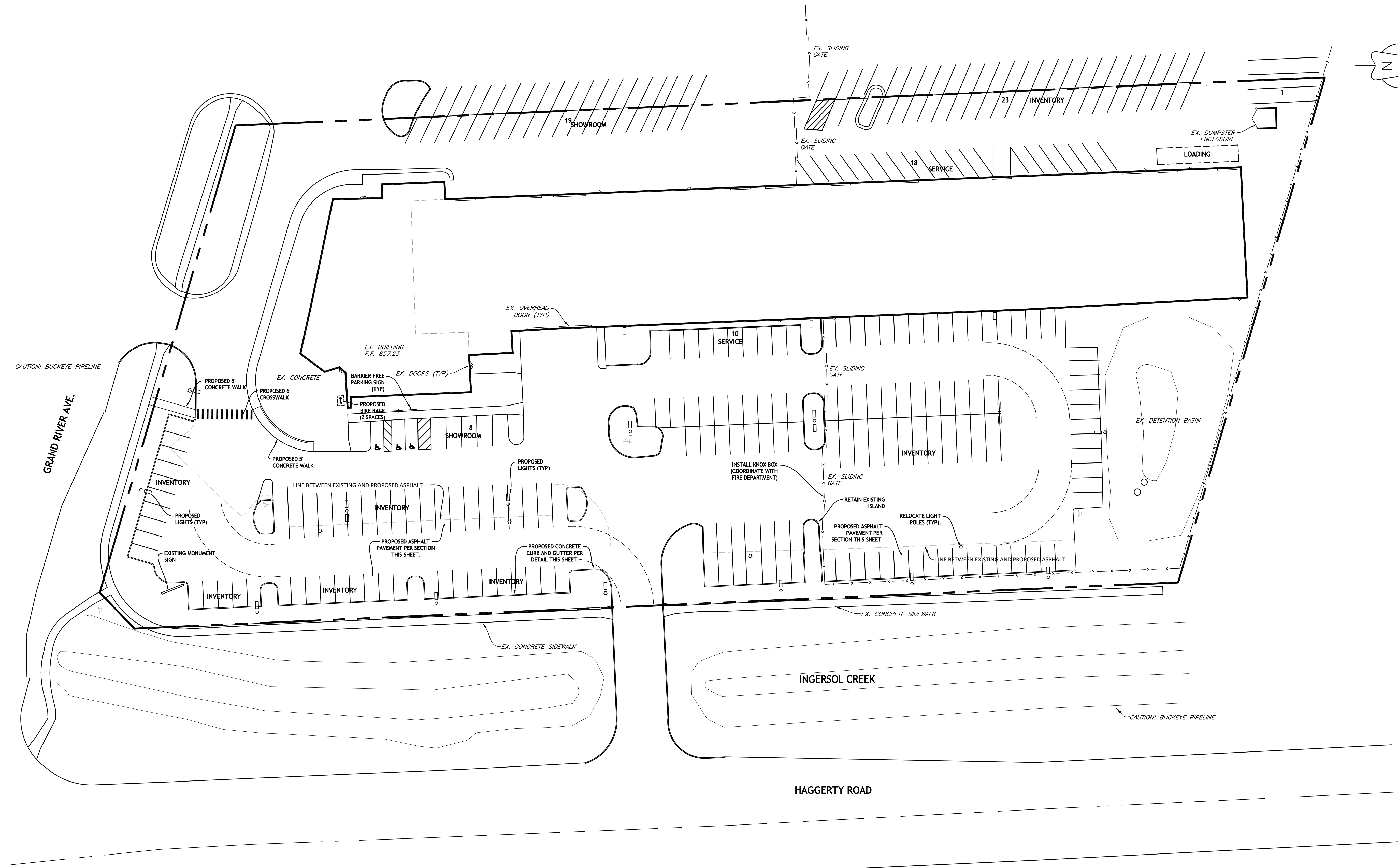
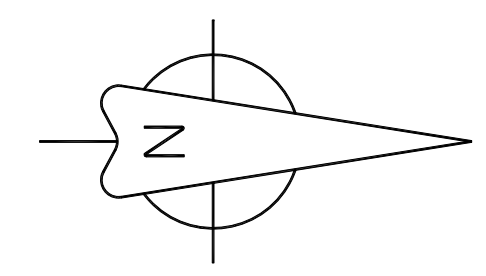
**REVISIONS**

PER CITY OF NOVI COMMENTS  
1-30-2018  
PER CITY OF NOVI COMMENTS  
3-29-2018  
PER CITY OF NOVI COMMENTS  
4-04-2018  
PER CITY OF NOVI COMMENTS  
4-11-2018

**HENNESSEY ENGINEERS**  
13500 REECK ROAD, SOUTHGATE, MI 48195  
P 734-759-1600 - F 734-282-6566  
WWW.HENNESSEYENGINEERS.COM  
ENGINEERING FOR RESULTS

TITLE  
PARKING PLAN  
MERCEDES BENZ OF NOVI  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

SHEET  
CE3



**NOTES**

- CROSSWALK MARKINGS TO BE IN CONFORMANCE WITH SECTION 3B-18.15 OF THE MMUTCD
- ALL PROPOSED PAVEMENT MARKINGS FOR STANDARD PARKING SPACES SHALL BE 4 INCHES AND WHITE IN COLOR.
- ADA ACCESSIBLE SPACES ARE TO REMAIN AS IS AND NO PAVEMENT WILL BE DISTURBED IN THESE AREAS.

**PARKING CALCULATIONS**

(showroom approximately 5,000 sqft; 24 service bays)  
One (1) for each two hundred (200) square feet of usable floor area of sales room and one (1) for each one (1) auto service stall in the service room

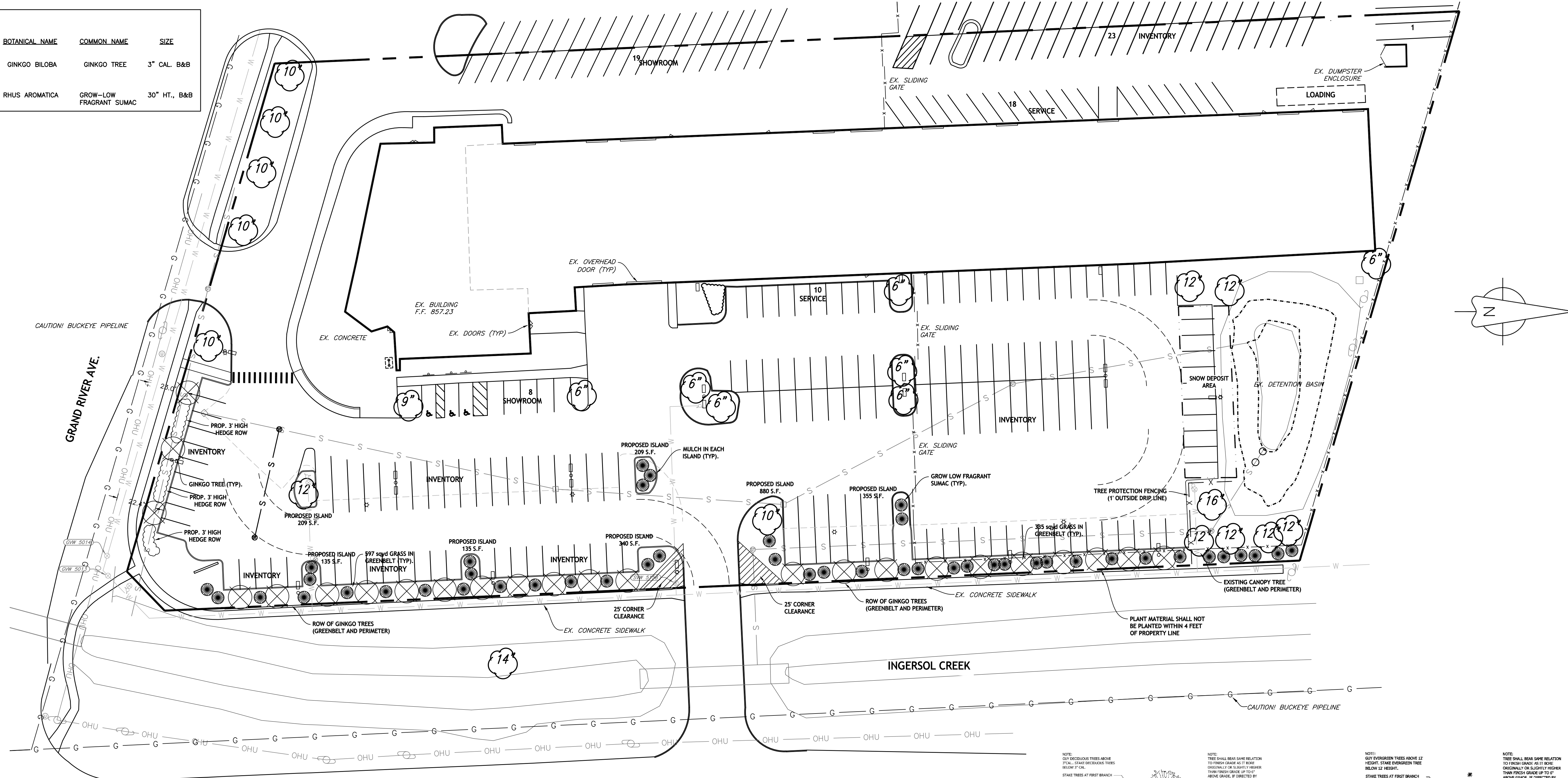
	REQUIRED	PROVIDED
Showroom	25	27
Service Stall	24	28
TOTAL	49	55

Barrier Free Spaces 3 (1 van) 3 (2 regular, 1 van-accessible)

All additional parking spaces to be used for inventory.



KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	24	GINKGO BILOBA	GINKGO TREE	3" CAL. B&B
	46	RHUS AROMATICA	GROW-LOW FRAGRANT SUMAC	30" HT., B&B



PROJECT NUMBER:  
53506  
DATE:  
11-22-17  
SCALE:  
1" = 30'  
DESIGNED BY:  
MDB  
DRAWN BY:  
MDB  
CHECKED BY:  
  
APPROVED BY:

REVISIONS
PER CITY OF NOVI COMMENTS 1-30-2018
PER CITY OF NOVI COMMENTS 3-29-2018
PER CITY OF NOVI COMMENTS 4-04-2018
PER CITY OF NOVI COMMENTS 4-11-2018

**HENNESSEY ENGINEERS**  
13500 REECK ROAD, SOUTHGATE, MI 48175  
P 734-759-1600 - F 734-282-6566  
WWW.HENNESSEYENGINEERS.COM  
ENGINEERING FOR RESULTS

**LANDSCAPE CALCULATIONS**

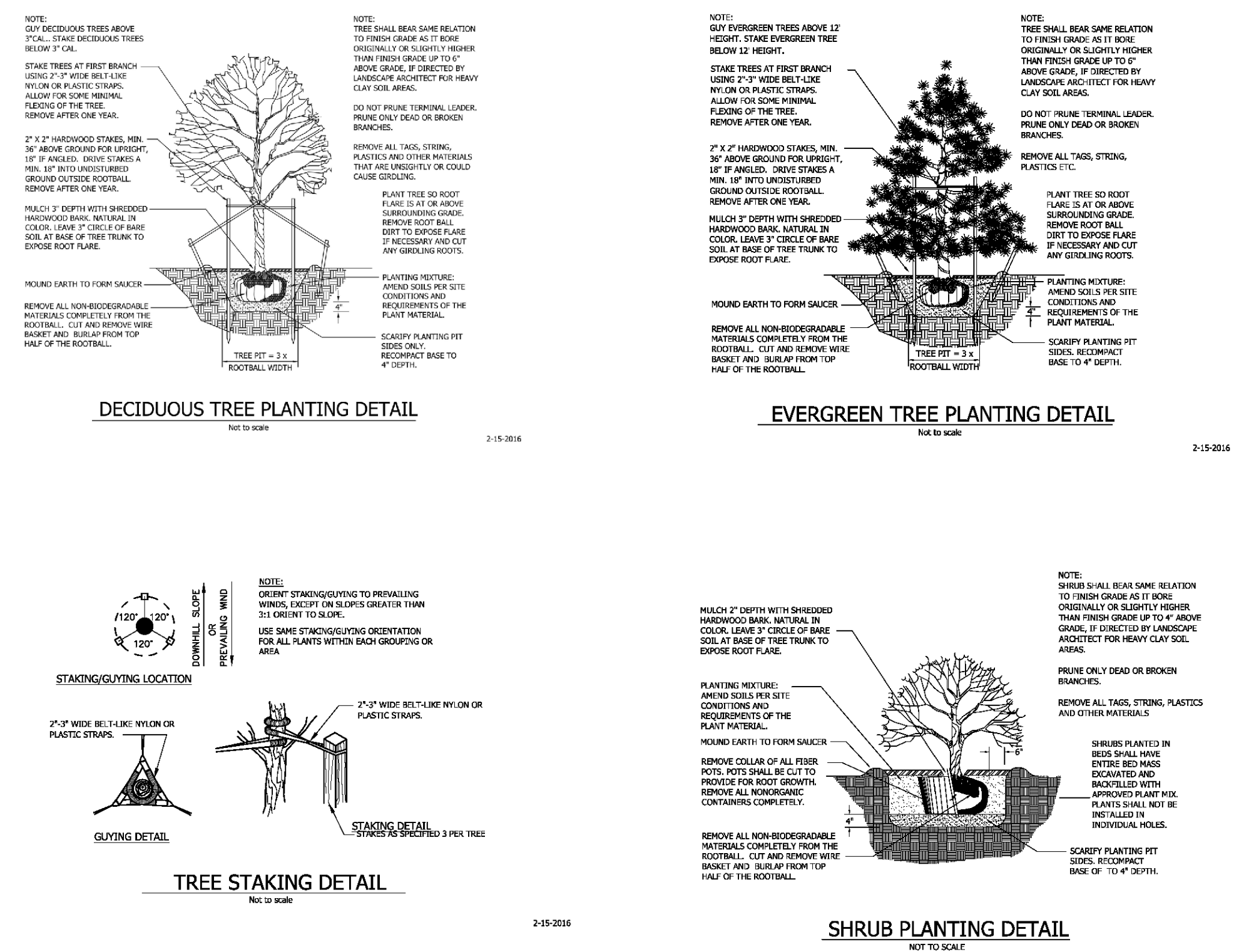
**ROW LANDSCAPE SCREENING - 650 FEET FRONTAGE**  
CANOPY DECIDUOUS OR LARGE EVERGREEN TREES  
• 1 TREE PER 75 LF = 650/75 = 9 TREES REQUIRED  
• 9 DECIDUOUS CANOPY TREES PROVIDED (8 NEW + 1 EXISTING)  
SUB-CANOPY DECIDUOUS TREES  
• 1 TREE PER 40 LF = 650/40 = 16 TREES REQUIRED  
• 16 PROVIDED  
SHRUBS  
• 2 SHRUBS PER 40 LF = (2(650)/40) = 33 SHRUBS REQUIRED  
• 33 PROVIDED  
CANOPY DECIDUOUS TREES BETWEEN SIDEWALK AND CURB  
• 1 TREE PER 35 LF = 650/35 = 18 TREES REQUIRED  
• 0 PROVIDED  
**PARKING LOT LANDSCAPING (FOR PROPOSED NEW PAVED AREAS)**  
A = 20,015 SF X 7.5% = 1501 SF (7.5% OF VEHICULAR USE AREA UP TO 50,000 SF)  
B = 0 SF X 1% = 0 SF (1% OF VEHICULAR USE AREA IN EXCESS OF 50,000 SF)  
C = A+B = 1501+0 = 1501 SF (TOTAL SF OF LANDSCAPED ISLANDS REQUIRED)  
2263 SF OF ISLANDS PROVIDED  
D = C/200 = 8 TREES (NUMBER OF CANOPY TREES REQUIRED)  
13 EXISTING CANOPY TREES PROVIDED THROUGHOUT.  
PERIMETER GREEN SPACE CANOPY TREES  
• 1 TREE PER 35 LF = (580)/35 = 17 TREES REQUIRED  
• 17 DECIDUOUS CANOPY TREES PROVIDED (16 NEW + 1 EXISTING)  
ANY AND ALL PHRAGMITES MUST BE REMOVED FROM THE SITE INCLUDING WITHIN THE POND AREA.

**LANDSCAPE REQUIREMENTS**

- The work shall consist of providing all necessary materials, labor, equipment, tools and supervision required for the completion as shown on the drawings.
- The plant materials shall conform to type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the A.A.N. Standards for nursery stock.
- The plant material shall be northern nursery grown, No. 1 grade, and inspected by the owner's representative before planting. The owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B & B" shall be balled and burlapped with firm balls of earth.
- The contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented as to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with a topsoil mixture, gradually filling, patting and settling with water.
- All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured twigs and to compensate for loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over 3/4" shall be painted with tree paint.
- The contractor agrees to install and guarantee all plant materials for the period of two years. At that time the owner's representative reserves the right for a final inspection. This guarantee includes the furnishing of new plants, labor and materials. These new plants shall also be guaranteed for the period of two years.
- Topsoil shall be friable, fertile topsoil of clay loam character containing at least 5% but not more than 20% by weight of organic matter with a PH range from 6.0 to 7.0. Soil shall be free from clay lumps, coarse sand, plant roots, sticks and other foreign materials, foreign materials.
- Seed mix shall consist of the following types and proportions:  
Kentucky Blue Grass - "Baron/Cheridaphi" 60%  
Chewing Chewing Fescue 15%  
Creeping Reed Fescue 15%  
Perennial Rye Grass 10%  
Weed content shall not exceed 1%.  
The mix shall be applied at a rate of 200 lbs./acre  
11. Sod shall be two year old "Baron/Cheridaphi" Kentucky Blue Grass grown in a sod nursery on loam soil.  
12. The City must approve any substitutions in writing prior to installation.  
13. There shall be a minimum of 1 cultivation in June, July and August for the 2 year warranty period.  
14. All disturbed areas in island and other green spaces shall be covered with topsoil, seed, and mulch.  
15. The planting shall occur between the dates of March 15 and November 15.  
16. All landscaped areas shall be irrigated.

**ZONING SUMMARY**

SITE: B-3  
NORTH AND WEST: I-1  
SOUTH: B-3  
EAST: FARMINGTON HILL COMMERCIAL



TITLE  
LANDSCAPE PLAN  
MERCEDES BENZ OF NOVI  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN  
SHEET  
LS1

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

May 2, 2018

## Planning Review

Mercedes Benz Parking Expansion

JSP 17-78

### PETITIONER

Mercedes Benz of Novi

### REVIEW TYPE

Revised Preliminary-Final Site Plan

### PROPERTY CHARACTERISTICS

<b>Section</b>	24	
<b>Site Location</b>	Northwest corner of Grand River Avenue and Haggerty Road	
<b>Site School District</b>	Novi Community School District	
<b>Site Zoning</b>	B-3 General Business requirements	
<b>Adjoining Zoning</b>	North	I-1 Light Industrial
	East	City of Farmington Hills (commercial)
	West	I-1 Light Industrial
	South	B-3 General Business
<b>Current Site Use</b>	Auto Dealership	
<b>Adjoining Uses</b>	North	Self-storage facility
	East	Gas station, Fast food restaurant, vehicle dealerships
	West	Auto-Body Repair shop
	South	Gas station, Fast food restaurant
<b>Site Size</b>	4.7 acres	
<b>Plan Date</b>	January 30, 2018	

### PROJECT SUMMARY

The applicant is proposing to expand their parking lot associated with the existing automotive dealership. The additional parking area would accommodate inventory parking for the dealership, which would be an expansion of the Special Land Use for outdoor space for sale of new & used vehicles. The subject property is zoned B-3 General Business and planned for Community Commercial uses.

### RECOMMENDATION

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

## ORDINANCE REQUIREMENTS

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

1. Clarify Parking Additions: Provide a total of current and proposed inventory parking spaces in the parking calculations so that the table accounts for all vehicles parked on-site.
2. Planning Commission Waivers Requested: Several waivers are requested by the applicant. Staff has determined waivers are not needed for the parking bay in excess of 15 spaces (see Section 5.5.3.C.ii.p.5) and for the oversized parking spaces (Section 5.3.2 gives minimum requirements but does not provide maximum dimensions). The following waivers remain to be addressed:
  - a. Waiver to Section 5.5.3.B.ii for minimum berm height and alternate screening to 3 feet. **(Not supported by staff – the proposed alternative is not sufficient.)**
  - b. Waiver to Section 5.5.3.B.ii for Right of Way screening requirements for canopy deciduous trees in area between sidewalk and curb. **(Supported by staff)**
  - c. Waiver to Section 5.5.3.B.ii for Right of Way screening requirements for sub-canopy deciduous trees in the Greenbelt area. **(This is supported by staff as canopy trees are proposed in their place.)**
  - d. Waiver to Section 5.5.3.C.ii for interior island area requirement and canopy tree requirement in interior islands. **(Not supported by staff as they are not providing trees in islands – Section 5.5.3.C.ii.p.5 allows parking bays of up to 25 spaces if use is primarily for vehicle storage, “but the required interior landscape area must be provided.”)**
  - e. Waiver to Section 5.3.12 for requirement to have end islands at end of parking bays. **(Not supported by staff)**
  - f. Waiver to Section 5.14.10.B for a noise impact statement. No additional noise impacts are anticipated. **(Supported by staff)**
3. Additional Waiver to Consider: No deciduous canopy or sub-canopy greenbelt trees should be provided along the 100 linear feet of Grand River frontage as there are underground utility lines beneath where they would be planted. **A landscape waiver request for these trees would be supported by staff.**
4. Other Reviews:
  - a. Engineering Review: Engineering recommends approval of the revised Preliminary Site Plan. See review letter for additional details. **Additional details are required to complete a Final Site Plan review.**
  - b. Landscape Review: Landscape recommends approval of the Preliminary Site Plan. Additional Comments to be addressed with revised Final Site Plan.
  - c. Traffic Review: Traffic recommends approval of the Preliminary Site Plan. **However, additional comments to be addressed with a revised Final Site Plan.**
  - d. Fire Review: Fire recommends approval.

### NEXT STEP: PLANNING COMMISSION MEETING

This Site Plan and Special Land Use permit is scheduled to go before the Planning Commission for public hearing on May 23, 2018 at 7:00 p.m. Please provide the following no later than 4:00 p.m. on Wednesday, May 16:

1. Original Site Plan submittal in PDF format (maximum of 10MB).
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**

### REVISED FINAL SITE PLAN

There are additional comments and information that are needed for Final Site Plan approval. Refer to letters for more details. Please submit the following for reconsideration:

1. A [site plan revision application](#)
2. Four printed copies of revised site plans addressing unresolved comments from Landscape, Traffic and Engineering review which are currently not recommending approval of the Final Site Plan.
3. Response letter **addressing all comments and refer to sheet numbers where the change is reflected.**

### ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Planning Commission's approval, as well as staff and consultant approval of the Final Site Plan, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.

1. Revised plans addressing the comments in all of the staff and consultant review letters in PDF format
2. Response letter addressing all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected.**

### STAMPING SET APPROVAL

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

### PRE-CONSTRUCTION MEETING

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

### CHAPTER 26.5

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



If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or [lbell@cityofnovi.org](mailto:lbell@cityofnovi.org).

A handwritten signature in black ink that reads "Lindsay Bell". The signature is written in a cursive, flowing style.

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Lindsay Bell – Planner



## PLANNING REVIEW CHART: B-3 General Business District

**Review Date:** May 2, 2018  
**Review Type:** Revised Preliminary Site Plan – Final Site Plan  
**Project Name:** Mercedes Benz Parking Expansion  
**Location:** 39500 Grand River Ave; Parcel 22-24-426-010  
**Plan Date:** 4-11-2018  
**Prepared by:** Lindsay Bell, Planner  
**Contact:** E-mail: lbell@cityofnovi.org Phone: 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(adopted July 26, 2017)</i>	Community Commercial	Expansion of parking area for existing auto dealership	Yes	
<b>Area Study</b>	Grand River Corridor – Corridor Landscape Enhancement	NA	Yes	See recommended street tree species in ROW, Corridor gateway feature at intersection, 8' pedestrian sidewalk
<b>Zoning</b> <i>(Effective Dec. 25, 2013)</i>	B-3: General Business District	B-3	Yes	
<b>Uses Permitted</b> <i>(Sec 3.1.12.B &amp; C)</i>	Sec 3.1.12.B Principal Uses Permitted. Sec 3.1.12.C Special Land Uses	Outdoor space for exclusive sale of new or used automobiles - expansion		<b>Special Land Use Approval Required by Planning Commission</b>
<b>Outdoor Space For Exclusive Sale of New Or Used Automobiles (Sec. 4.36)</b>				
<b>Paving and draining of lot</b> <i>(Sec 4.36.1)</i>	Lot or area paved and graded/drained to dispose of all surface water accumulated	Area is paved; existing detention basin	Yes	<b>See engineering comments</b>
<b>Access to Outdoor Sales Area</b> <i>(Sec 4.36.2)</i>	Access at least 60 feet from the intersection of any 2 streets	Site entrances ~360' and ~250' from Haggerty/Grand River intersection	Yes	
<b>Greenbelt Planting Strip</b> <i>(Sec 4.36.3)</i>	10 ft wide greenbelt between ROW and parking/vehicle display	Proposed	Yes	
<b>Repair/Refinishing</b> <i>(Sec 4.36.4)</i>	No major repair or major refinishing to be done on the	Noted on plan – sheet CE2	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	lot			
<b>Lighting</b> (Sec 4.36.5)	Lighting to be shielded from adjacent residential districts	Not adj to residential	NA	
<b>Noise Impact Statement</b> (Sec 4.36.6)	Noise impact statement is required subject to the standards of Section 5.14.10.B.	No additional noise impacts proposed - Note sheet CE2	Yes	<b>Request Waiver from Planning Commission</b>
<b>Height, bulk, density and area limitations (Sec 3.1.12)</b>				
<b>Frontage on a Public Street.</b> (Sec. 5.12)	Frontage on a Public Street is required	Grand River and Haggerty	Yes	
<b>Minimum Zoning Lot Size</b> (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space.	4.79 acres	Yes	
<b>Open Space Area</b>	---	---	---	---
<b>Maximum % of Lot Area Covered</b> (By All Buildings)	(Sec 3.6.2.D)		NA	
<b>Building Height</b> (Sec. 3.1.23.D)	30 ft.	No changes to building proposed	NA	
<b>Building Setbacks (Sec 3.1.12.D)</b>				
Front (south)	30 ft.	70 ft	Yes	<i>Existing non-conforming condition</i>
Exterior Side (east)	30 ft. (Sec. 3.6.2.C)	130 ft	Yes	
Interior Side (west)	15 ft.	40 ft	Yes	
Rear (north)	20 ft.	8 ft	Yes	
<b>Parking Setback (Sec 3.1.12.D)</b>				
Front (south)	20 ft.	10 ft.	Yes	Existing non-conforming condition. Inventory parking permitted up to 10 ft from ROW per Sec. 4.36.3
Exterior Side (east)	10 ft.	10 ft	Yes	
Interior Side (west)	10 ft.	On lot line	Yes	
Rear (north)	10 ft.	60 ft	Yes	
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Exterior Side Yard</b>	All exterior side yards	130 ft. existing building	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Abutting a Street</b> (Sec 3.6.2.C)	abutting a street shall be provided with a setback equal to the front yard setback requirement of the district in which located.	setback; 30 ft. required		
<b>Minimum Lot Area</b> (Sec. 3.6.2.D)	The minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Shown	Yes	
<b>Off-Street Parking in Front Yard</b> (Sec 3.6.2.E)	Off-street parking shall be permitted in the front yard, except that said parking shall observe the minimum off-street parking setback requirements in Sec. 3.1 and 5.5.3	10 ft setback proposed	Yes	<i>Inventory parking permitted up to 10 ft from ROW per Sec. 4.36.3 if Greenbelt plantings provided</i>
<b>Parking Setback from Residential District</b> (Sec 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking setback shall be 20 ft.	NA	NA	
<b>Wetland/ Watercourse Setback</b> (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details.	Parking spaces approximately 30' from Regulatory floodway	NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.		No	<b>See landscape letter for additional details</b>
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	None proposed	NA	
<b>Parking, Loading, and Dumpster Requirements</b>				
<b>Number of Parking Spaces</b>  Motor vehicle sales and service (Sec.5.2.12.E)	1 space per 200 sq. ft. of usable floor area of sales room and 1 per auto service stall 5000 sf sales room = 25 24 service stall = 24 spaces  <b>49 spaces required</b>	55 provided for sales/service; all additional parking spaces to be used for inventory	Yes	<b>Provide the number of current and proposed inventory parking spaces on the parking calculation chart</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Parking Space Dimensions and Maneuvering Lanes</b> (Sec. 5.3.2)	<ul style="list-style-type: none"> <li>- 90° Parking: 9 ft. x 19 ft.</li> <li>- 24 ft. two way drives</li> <li>- 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping</li> </ul>	<p>Some drive areas 24' as required</p> <p>Non-standard parking space lengths proposed for inventory parking areas</p>	<p>Yes</p> <p>Yes</p>	
<b>Parking stall located adjacent to a parking lot entrance</b> (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	Proposed	Yes	
<b>End Islands</b> (Sec. 5.3.12)	<ul style="list-style-type: none"> <li>- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles.</li> <li>- The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance</li> </ul>	<p>End islands not proposed at end of some parking bays</p> <p>Parking bays in excess of 15 spaces</p>	<b>No</b>	<p><b>Waivers requested for end islands</b></p> <p><b>Show dimensions of all end islands proposed on the plans</b></p> <p><b>Inventory bays in excess of 15 spaces ok per Sec. 5.5.3.C.ii.p.5</b></p>
<b>Barrier Free Spaces</b> <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> <li>- 3 barrier free parking spaces required for 51-75 parking provided</li> <li>- Every 6 or fraction of six accessible parking spaces, at least one shall be van-accessible</li> </ul>	3 barrier free spaces proposed; 2 regular, 1 van accessible	Yes	
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> <li>- 8' wide with an 8' wide access aisle for van accessible spaces</li> <li>- 5' wide with a 5' wide access aisle for regular accessible spaces</li> </ul>	Proposed	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	Existing signage	Yes	
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	2 spaces required for motor vehicle sales	2 proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	<ul style="list-style-type: none"> <li>- No farther than 120 ft. from the entrance being served</li> <li>- When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</li> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>	Proposed, bike rack detail shown sheet CE2	Yes	
<b>Bicycle Parking Lot layout</b> (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	Provided	Yes	
<b>Loading Spaces</b> (Sec. 5.4.2)	<ul style="list-style-type: none"> <li>- Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building</li> <li>- Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district; location subject to approval by the City.</li> </ul>	Existing loading zone on West side of building	Yes	
<b>Dumpster</b> (Sec 4.19.2.F)	<ul style="list-style-type: none"> <li>- Located in rear yard or interior side yard in case of double frontage</li> <li>- Attached to the building OR</li> <li>- No closer than 10 ft. from building if not attached</li> <li>- Not located in parking setback</li> <li>- If no setback, then it cannot be any closer than 10 ft from property line.</li> <li>- Away from Barrier free Spaces</li> </ul>	Existing Dumpster on west side of building	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster Enclosure</b> (Sec. 21-145. (c))	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Existing	Yes	
<b>Lighting and Other Equipment Requirements</b>				
<b>Exterior lighting</b> (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	Provided	Yes	
<b>Roof top equipment and wall mounted utility equipment</b> (Sec. 4.19.2.E.ii)	<ul style="list-style-type: none"> <li>- 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</li> </ul>	No changes to building proposed	Yes	
<b>Roof top appurtenances screening</b>	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road, or adjacent property	No changes to building proposed	Yes	
<b>B-3 District Required Conditions (Sec 3.10.3)</b>				
<b>Outdoor Storage of above ground storage tanks</b> (Sec 3.10.3)	<ul style="list-style-type: none"> <li>- No truck well, loading dock, overhead door or other type of service bay door shall face a major thoroughfare, nor an abutting residential district.</li> <li>- Pedestrian exits or emergency doors are permitted on such building facades.</li> </ul>	<p>No proposed service doors</p> <p>No changes to building proposed</p>	<p>NA</p> <p>Yes</p>	
<b>Sidewalk Requirements</b>				
<b>Sidewalks</b> (Sec. 7.4.2 of the Engineering Design Manual)	<ul style="list-style-type: none"> <li>- A 6 ft. – 8 ft. wide sidewalk or roadside pathway shall be constructed along all arterial and collector roads except in industrial districts</li> </ul>	Existing 5' sidewalk shown in ROW.	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Pedestrian Connectivity</b>	Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalk connection from Grand River to showroom is proposed	Yes	
<b>Building Code and Other Design Standard Requirements</b>				
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	Shown	Yes	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq. ft.), location of proposed parking and parking layout, streets and drives, and indicate sq. ft. of pavement area (indicate public or private).	Provided	Yes	
<b>Economic Impact</b>	<ul style="list-style-type: none"> <li>- Total cost of the proposed building &amp; site improvements</li> <li>- Number of anticipated jobs created (during construction &amp; after building is occupied)</li> </ul>	Approx \$120k for site work and \$17k landscaping; 25 jobs for construction – no additional employees anticipated	Yes	
<b>Development/ Business Sign</b>	<ul style="list-style-type: none"> <li>- Signage, if proposed, requires a permit.</li> <li>- <b>Exterior Signage is not regulated by the Planning Division or Planning Commission.</b></li> </ul>	No new signs proposed	NA	<u><a href="#">For sign permit information contact Maureen Underhill 248-735-5602.</a></u>
<b>Lighting and Photometric Plan (Sec. 5.7)</b>				
<b>Intent (Sec. 5.7.1)</b>	Establish appropriate minimum levels, prevent unnecessary glare, reduce	Provided	Yes	



Item	Required Code	Proposed	Meets Code	Comments
	spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			
<b>Lighting Plan</b> (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
<b>Lighting Plan</b> (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures: <ul style="list-style-type: none"> <li>▪ Photometric data</li> <li>▪ Fixture height</li> <li>▪ Mounting &amp; design</li> <li>▪ Glare control devices</li> <li>▪ Type &amp; color rendition of lamps</li> <li>▪ Hours of operation</li> </ul> Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Provided  Dusk until dawn lighting operation	Yes  Yes	
<b>Required Conditions</b> (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	30 ft. maximum proposed	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.B)	<ul style="list-style-type: none"> <li>▪ Electrical service to light fixtures shall be placed underground</li> <li>▪ Flashing light shall not be permitted</li> <li>▪ Only necessary lighting for security purposes &amp; limited operations shall be permitted after a site's hours of operation</li> </ul>	Notes on sheet CE2	Yes	
<b>Required Conditions</b> (Sec.5.7.3.E)	Average to minimum light level of the surface being lit to the lowest light of the surface being lit not to exceed 4:1	Proposed 3.6:1	Yes	
<b>Required Conditions</b> (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LEDs proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Min. Illumination</b> (Sec. 5.7.3.k)	<ul style="list-style-type: none"> <li>▪ Parking areas: 0.2 min</li> <li>▪ Loading &amp; unloading areas: 0.4 min</li> <li>▪ Walkways: 0.2 min</li> <li>▪ Building entrances, frequent use: 1.0 min</li> <li>▪ Building entrances, infrequent use: 0.2 min</li> </ul>	Complies	Yes	
<b>Max. Illumination adjacent to Non-Residential</b> (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	1.0 max proposed	Yes	
<b>Cut off Angles</b> (Sec. 5.7.3.L)	<ul style="list-style-type: none"> <li>▪ Cut off angles of fixtures must be 90° adjacent to residential districts</li> <li>▪ Max illumination at the property line shall not exceed 0.5 foot candle</li> </ul>		NA	

**NOTES:**

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

## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

May 3, 2018

## Engineering Review

Mercedes Benz parking lot  
JSP17-0078

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### Applicant

C&L Land Holding – Novi Mercedes

### Review Type

Revised Preliminary Site Plan

### Property Characteristics

- Site Location: North of Grand River Avenue, West of Haggerty Road
- Site Size: 4.7 acres
- Plan Date: 04/11/2018
- Design Engineer: Hennessey Engineers

### Project Summary

- Addition of approximately 0.5 acres of additional parking lot pavement.
- Storm water would be collected by a single storm sewer collection system and detained in an existing detention basin on the site.

### Recommendation

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

### Comments:

The revised Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and/or the Engineering Design Manual. Additional items to be addressed prior to stamping stamps are as follows:

#### General

1. Provide the City's standard detail sheets for storm sewer (2 sheets-February 2018), and paving (2 sheets-March 2018) at the time of the Stamping Set submittal. These details are available on the City's website at <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>.

### Storm Sewer

2. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures. Refer to Storm Sewer notes 29 and 30 for standard frame and cover types for each manhole and catch basin structure.
3. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.

### Storm Water Management Plan

4. 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. Show the access easement on the plans.

### Paving & Grading

5. Include the newly revised standard paving details in the plan set and remove any redundant details from the site paving plans. Provide limestone base as required within 100 feet of a water course.

### Flood Plain

6. A City of Novi floodplain use permit will be required for the proposed floodplain impact.
7. Include a reference to the FIRM panel number for the site in the notes on the plan set.

### Soil Erosion and Sediment Control

8. A SESC permit is required. The SESC permit application must be submitted under a separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

### Off-Site Easements

9. Any off-site easements anticipated must be executed **prior to final approval of the plans**. No off-site easements are anticipated at this time.

### **The following must be submitted with the revised Final Site Plan:**

10. 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.
11. A revised itemized construction cost estimate must be submitted to the Community Development Department for the determination of 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, soil erosion control or landscaping work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage), right-of-

way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, and restoration).

**The following must be submitted with the Stamping Set:**

(A legal review transmittal form will be provided with the revised Final Site Plan review, along with an invoice for legal escrow fees due with stamping sets.)

12. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. This document is available on our website.

**The following must be addressed prior to construction:**

13. 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).
14. 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).
15. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
16. Construction inspection fees in an amount to be determined must be paid to the Community Development Department.
17. Legal escrow fees must be deposited with the Community Development Department. Unused escrow will be returned to the payee at the end of the project. This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
18. A storm water performance guarantee in an amount 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.
19. A street sign financial guarantee in the amount of \$400 per traffic control sign proposed must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
20. 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.

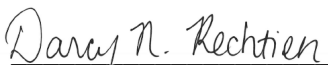
**The following must be addressed prior to Temporary Certificate of Occupancy or approval for use of the parking lot:**

21. 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, at 1.2 times the amount required to complete the site improvements as specified in the Performance Guarantee Ordinance.
22. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
23. 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.
24. 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 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 is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

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

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



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Darcy N. Rechtien, P.E.

cc: Lindsay Bell, Community Development  
Theresa Bridges, Engineering  
George Melistas, Engineering

## LANDSCAPE REVIEW

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# PLAN REVIEW CENTER REPORT

May 3, 2018

## Revised Combined Preliminary/Final Site Plan - Landscaping

### Mercedes Benz Display Lot Addition

#### Review Type

Revised Combined Preliminary/Final Site Plan Landscape Review

#### Property Characteristics

- Site Location: 39500 Grand River Ave
- Site Acreage: 4.7 acres
- Site Zoning: B-3
- Adjacent Zoning: East: Farmington Hills Commercial, South: B-3, West, North: I-1
- Plan Date: January 30, 2017

#### 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 Preliminary/Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

#### Recommendation

The plan is **recommended for approval for Preliminary Site Plan** but is **not recommended for approval for Final Site Plans**. Please make the changes requested below and on the Landscape Chart on the Final Site Plans.

#### Landscape Waivers Requested:

Five landscape waivers related to the proposed display area expansion are required. These are:

1. A waiver to not provide the required greenbelt berms or any alternative method of low screening. *The proposed alternate is not sufficient so it is not supported by staff.*
2. A waiver to not provide subcanopy trees in the greenbelt. *This is supported by staff as canopy trees are proposed in their place.*
3. A waiver to not provide street trees. *This is supported by staff.*
4. A waiver to substitute all of the 8 required interior canopy trees with low shrubs in the islands. *This is not supported by staff.*
5. No deciduous canopy or subcanopy greenbelt trees should be provided along the 100lf of Grand River frontage as there are underground utility lines beneath where they would be planted. *A landscape waiver request for these trees would be supported by staff.*

#### Ordinance Considerations

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

Provided.

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

1. Provided. There are many overhead and underground utility lines along Grand River and Haggerty Road.
2. **Please provide all light pole final locations on the Landscape Plan.**

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

1. Existing trees and their diameters (dbh) are provided. None are in woodlands or are 36" dbh or larger.
2. **Please copy the tree fencing shown on the Landscape Plan to the site plan and grading plan.**

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

Property is not adjacent to Residential so no screening berms are required.

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

1. A 3 foot tall berm is required but is not provided. *A landscape waiver is requested to not provide this berm or a sufficient method of low level screening. This is not supported by staff as there is room to provide a sufficient, continuous shrub screen but the shrubs provided will not provide this screen.*
2. Based on the 682 linear feet of frontage, less the width of the access way, 9 canopy or large evergreen trees, 16 subcanopy trees and 33 shrubs are required. 24 canopy trees are provided around the parking lot perimeter. The perimeter trees can double-count as canopy trees since they are within 15 feet of the paving so this requirement is met.
3. No subcanopy trees are provided. 24 canopy trees are provided. The extra canopy trees can be used to meet the subcanopy requirement, but a mix of species should be used, not all ginkgos.
4. *There are several utility lines within the Grand River greenbelt. No trees (canopy or subcanopy) should be planted in this area. Based on the frontage and requirement, a landscape waiver for 1 canopy tree and 3 subcanopy trees for the trees that would be planted in this area would be supported by staff.*
5. **Please adjust the landscape plan to provide the correct number of trees based on the above points, and low-level screening.**

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

1. Based on the frontage, less the width of the access aisle, 18 trees are required. None are provided.
2. The overhead and underground utilities along all of the Grand River and Haggerty Road frontage does not allow room for those street trees so *that waiver request is supported for all street trees.*

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

1. Based on the new paved area, 1501 sf of new landscape islands are required, along with 8 trees.
2. 2263 sf of island space but only 2 trees (existing) are provided as interior landscaping within the expansion area. *The waiver request to not provide the required trees within the expansion area is not supported by staff.*
3. **Please enlarge the provided islands to at least 200sf each and add the required canopy trees.**

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

Based on the 650 lf of new paving, 19 deciduous canopy trees are required, and are provided.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

As the building isn't changing, no new building foundation landscaping is required.

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

1. Provided.
2. **Please use at least 2 different species for the canopy trees to have some diversity in the plantings.**

Planting Notations and Details (LDM)

Provided. Please modify where necessary per the Landscape Chart.

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

1. As long as the existing detention basin does not need to be changed, no additional detention landscaping is required.
2. **If any of the plantings originally required have died, they should be replaced with this project.**

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

The proposed landscaping must be provided with sufficient water to become established and survive over the long term. Please note how this will be accomplished if an irrigation plan is not provided.

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

Provided.

Snow Deposit (LDM.2.q.)

Provided.

Phragmites Control (Zoning Sec 5.5.6.C)

1. **Please survey the site for any populations of *Phragmites australis*.**
2. **If any are found (even a single plant), please show that on the topographical survey. If none are found, please add a note stating that.**
3. **If Phragmites is found, please add a treatment/control plan to the landscape plan and carry it out until the Phragmites are completely removed from the site.**
4. **Please continue to control the Phragmites on an ongoing basis.**

Corner Clearance (Zoning Sec 5.9)

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 [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – Revised Combined Preliminary-Final Site Plan

**Review Date:** May 3, 2018  
**Project Name:** Mercedes Benz Display Lot Expansion  
**Plan Date:** November 22, 2017  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto:rmeader@cityofnovi.org);  
 Phone: (248) 735-5621

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

Requested waivers are listed on Sheet CE2. Justifications for the waivers must be provided with the applicant's response letter as they are not provided in the list of waivers requested.

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (LDM (2))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> <li>▪ New commercial or residential developments</li> <li>▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>▪ Consistent with plans throughout set</li> </ul>	Scale 1"=30'	Yes	Plan was not designed by a landscape architect – this was allowed due to the small amount of the landscaping involved.
<b>Project Information</b> <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	Provided on title block
<b>Owner/Developer Contact Information</b> <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	Provided on title block
<b>Landscape Architect contact information</b> <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	Plan was not designed by a landscape architect	No	Due to the limited landscaping involved, a landscape architect will not have to create the plan
<b>Sealed by LA.</b> <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	See above
<b>Miss Dig Note</b> <i>(800) 482-7171 (LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> <i>(LDM 2.f.)</i>	Include all adjacent zoning	Site: B-3 North, West: I-1 South: B-3 East: Farmington	Yes	

Item	Required	Proposed	Meets Code	Comments
		Hills Commercial		
<b>Survey information</b> (LDM 2.c.)	<ul style="list-style-type: none"> <li>Legal description or boundary line survey</li> <li>Existing topography</li> </ul>	Sheet CE1	Yes	
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 2.e.(2))	<ul style="list-style-type: none"> <li>Show location type and size. Label to be saved or removed.</li> <li>Plan shall state if none exists.</li> </ul>	Tree removals shown on Sheet CE1.	Yes	1. The topo shows existing canopy trees and their diameters in the vicinity of work. 2. None of the trees are regulated size or are part of a woodland. 3. <b>Please copy tree protection fencing line on Sheet LS-1 to CE-2 and CE-4.</b>
<b>Soil types</b> (LDM.2.r.)	<ul style="list-style-type: none"> <li>As determined by Soils survey of Oakland county</li> <li>Show types, boundaries</li> </ul>	Sheet CE6	Yes	
<b>Existing and proposed improvements</b> (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W.	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	No new utilities are proposed.
<b>Proposed grading. 2' contour minimum</b> (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	<b>Spot elevations are provided on Sheet CE4.</b>
<b>Snow deposit</b> (LDM.2.g.)	Show snow deposit areas on plan	Yes	Yes	
<b>LANDSCAPING REQUIREMENTS</b>				
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b>				
<ul style="list-style-type: none"> <li>All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>Berm should be located on lot line except in conflict with utilities.</li> <li>Berms should be constructed of loam with 6" top layer of top soil.</li> </ul>				
<b>Residential Adjacent to Non-residential (Sec 5.5.3.A) &amp; (LDM 1.a)</b>				
<b>Berm requirements</b> (Zoning Sec 5.5.A)	Refer to Residential Adjacent to Non-residential berm requirements chart	NA		No residential property abuts the site.
<b>Planting requirements</b> (LDM 1.a.)	LDM Novi Street Tree List	NA		
<b>Walls (LDM 2.k &amp; Zoning Sec 5.5.3.vi)</b>				
<b>Material, height and</b>	Freestanding walls	None		

Item	Required	Proposed	Meets Code	Comments
<b>type of construction footing</b>	should have brick or stone exterior with masonry or concrete interior			
<b>Walls greater than 3 ½ ft. should be designed and sealed by an Engineer</b>		NA		
<b>ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b) &amp; Zoning Sec. 4.36</b>				
<b>Greenbelt width (2)(3)(5)</b>	10 ft	10 feet	Yes	
<b>Berm requirements (Zoning Sec 5.5.3.A.(5))</b>				
Min. berm crest width	Adjacent to parking: 3 ft	None	No	<ol style="list-style-type: none"> <li>1. Due to restricted required greenbelt width, a 3 foot tall berm with 3 foot crest is not possible.</li> <li>2. <b>Please provide an alternate means of screening to a height of 3 feet.</b></li> <li>3. <b>A waiver is requested for the lack of berm. As no alternative means of screening from the road (ie sufficient shrubs or wall) this is not supported by staff.</b></li> <li>4. <b>The applicant is proposing using the shrubs required below as screening, but they will not provide a continuous screen as is required by the ordinance as they do not reach 36" high and they are providing too few to form a continuous hedge.</b></li> </ol>
Minimum berm height (9)	Adjacent to parking: 3 ft	None	No	<b>See above</b>
3' wall	<ul style="list-style-type: none"> <li>▪ (4)(7)</li> </ul>	None		
<b>Canopy deciduous or large evergreen trees</b> Notes (1) (10)	<ul style="list-style-type: none"> <li>▪ 1 tree per 75 lf</li> <li>▪ <math>(682-32)/75 = 9</math> trees</li> </ul>	24 new deciduous canopy trees	Yes	<ol style="list-style-type: none"> <li>1. These trees can be counted as both greenbelt trees and perimeter trees as they are within 15</li> </ol>

Item	Required	Proposed	Meets Code	Comments
				feet of the edge of pavement. 2. <b>The 3 greenbelt canopy trees along Grand River should not be planted due to the underground utilities in that area.</b> <i>A landscape waiver request for one of those trees would be supported by staff.</i>
<b>Sub-canopy deciduous trees</b> Notes (2)(10)	<ul style="list-style-type: none"> <li>• 1 tree per 40 lf</li> <li>• <math>(682-32)/40 = 16</math> trees</li> </ul>	<ul style="list-style-type: none"> <li>• 0 subcanopy trees</li> <li>• A waiver is requested for the lack of subcanopy trees.</li> </ul>	No	1. <b>10 of the "extra" canopy trees can be counted toward this requirement, but a landscape waiver for the other 1 missing tree is required.</b> 2. <b>This waiver request is not supported by staff.</b> 3. <b>3 greenbelt subcanopy trees should not be planted along the Grand River frontage due to the underground utilities in that area mentioned above.</b> <i>A landscape waiver request for those trees would be supported by staff.</i>
<b>Shrubs</b>	<ul style="list-style-type: none"> <li>▪ 2 shrubs per 40 lf</li> <li>▪ <math>2*(682-32)/40 = 33</math> shrubs</li> </ul>	<ul style="list-style-type: none"> <li>▪ 0 shrubs</li> <li>▪ A waiver is requested for the lack of screen</li> </ul>		1. Screening of vehicles by a berm is required. An alternate means of screening may also be approved by the Planning Commission. 2. The shrubs within Ingersol Creek ditch are kept mowed down so they can't be considered as a viable substitute. 3. As noted above, the shrubs provided do

Item	Required	Proposed	Meets Code	Comments
				not provide a continuous screen as is required by the ordinance. 4. Note: This shrub requirement is not intended to form a continuous hedge. Rather it is intended as supplemental landscaping for the missing berm. If a sufficient number of shrubs that reach required height of 36" were provided, this waiver request would be supported by staff.
<b>Canopy deciduous trees in area between sidewalk and curb</b> (Novi Street Tree List)	<ul style="list-style-type: none"> <li>▪ 1 tree per 35 lf</li> <li>▪ (682-42)/35 = 18 trees</li> </ul>	<ul style="list-style-type: none"> <li>▪ None</li> <li>▪ A landscape waiver is requested for all 18 trees not provided</li> </ul>	No	This waiver is supported by staff for both frontages due to the presence of many utility lines, above and below ground along them.
<b>Cross-Section of Berms (LDM 2.j)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>▪ Label contour lines</li> <li>▪ Maximum 33%</li> <li>▪ Constructed of loam</li> <li>▪ 6" top layer of topsoil</li> </ul>	No	No	No new berms are proposed.
Type of Ground Cover		None	No	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Overhead and underground utility lines are shown along both Grand River and Haggerty Roads.	Yes	
<b>Parking Area Landscape Requirements LDM 1.c. &amp; Calculations (LDM 2.o.)</b>				
<b>General requirements</b> (LDM 1.c)	<ul style="list-style-type: none"> <li>▪ Clear sight distance within parking islands</li> <li>▪ No evergreen trees</li> </ul>	Only Grow Low Fragrant Sumac shrubs are provided in parking lot islands.		
<b>Name, type and number of ground cover</b> (LDM 1.c.(5))	As proposed on planting islands	Lawn seed is proposed for greenbelt, mulch for islands.	Yes	<b>Grass or some other living groundcover would be preferred over just mulch.</b>
<b>General (Zoning Sec 5.5.3.C.ii)</b>				



Item	Required	Proposed	Meets Code	Comments
<b>Parking lot Islands</b> (a, b. i)	<ul style="list-style-type: none"> <li>▪ A minimum of 200 SF to qualify</li> <li>▪ Minimum 200 SF per tree planted in island</li> <li>▪ 6" curbs</li> <li>▪ Islands minimum width 10' BOC to BOC</li> </ul>	<ul style="list-style-type: none"> <li>▪ Two islands along eastern edge of parking lot only 135 sf in area and only have shrubs planted in them.</li> <li>▪ A landscape waiver is requested to not provide all of required area or any interior trees.</li> </ul>	No	<ol style="list-style-type: none"> <li>1. <i>This waiver request is not supported by staff.</i></li> <li>2. <b>Please increase islands' widths to a minimum of 10 feet and areas to minimum of 200sf and plant a deciduous canopy tree in each island.</b></li> </ol>
<b>Curbs and Parking stall reduction</b> (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Many spaces are longer than 17'		
<b>Contiguous space limit</b> (Zoning Sec 5.5.3.C.2.p(5))	Maximum of 25 contiguous spaces	<ul style="list-style-type: none"> <li>▪ One bay is 20 spaces long and another is 17 spaces long</li> <li>▪ A landscape waiver is requested to have bays longer than 15 spaces.</li> </ul>	Yes	The waiver request is not required as the proposed configuration complies with the ordinance.
<b>Plantings around Fire Hydrant</b> (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants or utility structures.	<ol style="list-style-type: none"> <li>1. Existing hydrant is located within interior island near corner of building.</li> <li>2. An existing tree is in that island and is to remain.</li> </ol>	Yes	
<b>Landscaped area</b> (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Grass or mulch	Yes	
<b>Clear Zones</b> (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	Yes	Yes	
<b>Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	A = x SF x 7.5% = A sf A = 20,015 SF * 7.5% = 1501 SF			
B = Total square footage of additional paved vehicular use	B = x SF x 1% = B sf	NA		

Item	Required	Proposed	Meets Code	Comments
areas over 50,000 SF) x 1 %				
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)</b>				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ SF} \times 5\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = x \text{ SF} \times 0.5\% = B \text{ SF}$	NA		
<b>All Categories</b>				
C = A+B Total square footage of landscaped islands required	$1501 \text{ SF} + 0 = 1501 \text{ SF}$	2263 SF	Yes	
D = D/200 Number of canopy trees required	$C/200 = D \text{ Trees}$ $1501/200 = 8 \text{ trees}$	<ul style="list-style-type: none"> <li>▪ 0 trees</li> <li>▪ Grow Low Fragrant Sumac shrubs are located in proposed islands instead of trees.</li> <li>▪ A landscape waiver is requested to plant the shrubs instead of the required trees.</li> </ul>	No	<ol style="list-style-type: none"> <li>1. <i>This waiver is not supported by staff.</i></li> <li>2. <b>Please replace the shrubs with the required deciduous canopy trees.</b></li> <li>3. <b>They should be a species other than Gingko in order to come closer to meeting the diversity requirements of the Landscape Design Manual.</b></li> </ol>
<b>Perimeter Green space</b>	<ul style="list-style-type: none"> <li>▪ 1 Canopy tree per 35 lf;</li> <li>▪ <math>(682-32)/35 = 19 \text{ trees}</math></li> </ul>	19 gingko trees are shown along the edge, within the greenbelt	Yes	
<b>Parking land banked</b>	NA	No		
<b>Other Landscaping</b>				
<b>Non-Residential Zoning Sec 5.5.3.E.iii &amp; LDM 1.d (2)</b>				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
<b>Interior Street to Industrial subdivision (LDM 1.d.(2))</b>	<ul style="list-style-type: none"> <li>▪ 1 canopy deciduous or 1 large evergreen per 35 lf along ROW</li> <li>▪ No evergreen trees closer than 20 ft.</li> <li>▪ 3 sub canopy trees per 40 lf of total linear frontage</li> <li>▪ Plant massing for 25% of ROW</li> </ul>	NA		

Item	Required	Proposed	Meets Code	Comments
<b>Other Screening</b>				
<b>Screening of outdoor storage, loading/unloading</b> (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		NA		
<b>Transformers/Utility boxes</b> (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> <li>▪ A minimum of 2ft. separation between box and the plants</li> <li>▪ Ground cover below 4" is allowed up to pad.</li> <li>▪ No plant materials within 8 ft. from the doors</li> </ul>	NA - No new utility boxes are proposed with this project.		
<b>Building Foundation Landscape Requirements (Sec 5.5.3.D)</b>				
<b>Interior site landscaping SF</b>	<ul style="list-style-type: none"> <li>▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft.</li> <li>▪ xx If x 8ft = xx SF</li> </ul>	No new landscaping is proposed.		No new foundation plantings are required as the building is not changing.
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	<ul style="list-style-type: none"> <li>▪ If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space</li> </ul>	No new landscaping is proposed.		No new foundation plantings are required as the building is not changing.
<b>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</b>				
<b>Planting requirements</b> (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> <li>▪ Clusters shall cover 70-75% of the basin rim area</li> <li>▪ 10" to 14" tall grass along sides of basin</li> <li>▪ Refer to wetland for basin mix</li> </ul>	None		If no changes are made to the pond, no detention pond landscaping changes are required.
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 2.i. & Zoning Sec 5.5.5.B)	<ul style="list-style-type: none"> <li>• Provide intended dates</li> <li>• Should be between March 15 and November 15.</li> </ul>	Between Mar 15 and Nov 15	Yes	
<b>Maintenance &amp; Statement of intent</b> (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> <li>▪ Include statement of intent to install and guarantee all materials for 2 years.</li> <li>▪ Include a minimum one cultivation in June, July and August</li> </ul>	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	for the 2-year warranty period.			
<b>Plant source</b> (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Irrigation plan</b> (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	<u>Need for final site plan or, if irrigation is not proposed, information as to how trees will get sufficient water for establishment and long-term survival is required.</u>
<b>Other information</b> (LDM 2.u)	Required by Planning Commission	NA		
<b>Establishment period</b> (Zoning Sec 5.5.6.B)	<b>2 yr. Guarantee</b>	Yes	Yes	
<b>Approval of substitutions.</b> (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
<b>Plant List (LDM 2.h.) - Include all cost estimates</b>				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	<b>1. Please use at least 2 species for the parking lot trees to add diversity per the Landscape Design Manual (LDM 4) 2. Ginkgo trees shall not be a fastigate cultivar. They should have a mature canopy width of at least 20 feet.</b>
Type and amount of lawn		No	No	<u>Please include quantities of seed or sod in square yards in the cost summary.</u>
Cost estimate (LDM 2.t)		No	No	<u>Please add on Final Site Plans.</u>
<b>Planting Details/Info (LDM 2.i) - Utilize City of Novi Standard Details</b>				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	<b>Please make detail larger for better legibility</b>
Evergreen Tree		Yes	Yes	This detail is not necessary as no evergreens are proposed.

Item	Required	Proposed	Meets Code	Comments
Shrub		Yes	Yes	<b>Please make detail larger for better legibility</b>
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	<b>Please make detail larger for better legibility</b>
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	<b>Copy tree protection fence lines for all trees on LS-1 to Sheets CE-2 and CE-4.</b>
<b>Other Plant Material Requirements (LDM 3)</b>				
<b>General Conditions (LDM 3.a)</b>	Plant materials shall not be planted within 4 ft. of property line	No	No	<b>Please add note on plan view near property line.</b>
<b>Plant Materials &amp; Existing Plant Material (LDM 3.b)</b>	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
<b>Landscape tree credit (LDM3.b.(d))</b>	Substitutions to landscape standards for preserved canopy trees outside woodlands/wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No	No	
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)</b>	Refer to Landscape Design Manual for requirements	3" cal ginkoes	Yes	
<b>Plant size credit (LDM3.c.(2))</b>	NA	No	No	
<b>Prohibited Plants (LDM 3.d)</b>	No plants on City Invasive Species List	None proposed		
<b>Recommended trees for planting under overhead utilities (LDM 3.e)</b>	Label the distance from the overhead utilities	No	No	Utility lines are shown on Landscape Plan.
<b>Collected or Transplanted trees (LDM 3.f)</b>		No		
<b>Nonliving Durable Material: Mulch (LDM 4)</b>	<ul style="list-style-type: none"> <li>▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> </ul>	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> <li>▪ Refer to section for additional information</li> </ul>			

**NOTES:**

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

TRAFFIC REVIEW

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

**Project name:**  
JSP17-0078 Mercedes Benz of Novi rFSP Traffic Review

**From:**  
AECOM

**Date:**  
May 1, 2018

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

**CC:**  
Sri Komaragiri, Lindsay Bell, George Melistas,  
Theresa Bridges, Darcy Rechten, Hannah Smith

# Memo

**Subject:** Mercedes Benz of Novi rFSP Traffic Review

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

## GENERAL COMMENTS

1. The applicant, Mercedes Benz of Novi, is proposing a parking lot expansion at their current location of 39500 Grand River Avenue, which is located on the northwest corner of the intersection of Grand River Avenue and Haggerty Road.
2. The site is currently zoned B-3 (General Business) and will remain under B-3 zoning at this time.
3. The site will use the parking area for both inventory and customers
4. Summary of traffic-related waivers/variances:
  - a. The applicant is seeking a waiver for the requirement to have end islands at the end of parking bays.

## TRAFFIC IMPACTS

1. The proposed additions and modifications to the parking lot are not expected to produce additional trips to the development.

## EXTERNAL SITE ACCESS AND OPERATIONS

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

1. The applicant is not proposing any modifications to the existing external site access layout or the operations of the external site access points.

## INTERNAL SITE OPERATIONS

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

1. General Traffic Flow



- a. The applicant has indicated that the proposed site modifications are capable of allowing firetruck access throughout the site.
  - b. The site's existing loading zones and trash enclosure are not being affected by the proposed site modifications.
  - c. The applicant has indicated an existing overhead door on the south side of the building across from the Haggerty entrance.
2. Parking Facilities
- a. The City of Novi Zoning Ordinance requires one parking space for each 200 square feet of usable floor area of sales room and one parking space for each one auto service stall in the service room.
    - i. The applicant has indicated approximately 5,000 square feet of usable floor area for the salesroom and 24 service bays.
  - b. The site requires a total of 49 parking spaces: 25 parking spaces for the sales area and 24 parking spaces for the service bays. The applicant is providing a total of 55 parking spaces: 27 parking spaces for the sales area and showroom and 28 parking spaces for the service area.
  - c. The applicant could clearly label parking areas in order to determine the use of each parking area.
  - d. Of the new proposed parking spaces, all standard parking spaces as a result of the project are 17 feet in length with four inch curbs and 9 feet in width. The applicant has also proposed inventory parking spaces at 27 feet in length.
  - e. The applicant could consider City standards when re-stripping existing spaces. City standards require 19 foot long spaces when abutting a six inch curb and 17 foot long spaces to abut a four inch curb to allow for two feet of vehicle overhang. If the applicant chooses to re-stripe the parking lot to City standards, please provide existing curb heights as applicable. In the areas where parking spaces abut a sidewalk, such as the existing accessible parking bay, City standards indicate that the sidewalk should be six inches higher than the pavement. In areas where ramps are present, wheel stops should be used to prevent vehicles from encroaching onto the sidewalk and reducing the available sidewalk width.
  - f. The applicant has indicated 27 foot long parking columns to accommodate inventory parking. The applicant should indicate how many vehicles per parking space column and provide an overlay of a typical vehicle to indicate that the expected amount of vehicles may fit in a given column without overhang concerns.
  - g. The end island at the south end of the proposed internal bay of traffic south of the Haggerty Road driveway does not meet design standards. This end island should be modified to include a minimum ten foot width in order be consistent with the City's Zoning Ordinance.**
  - h. The applicant is required to provide six inch curbs at the proposed end islands and landscape peninsulas and should indicate such on the site plan.**
    - i. The applicant is proposing 24 foot aisles throughout the site.
    - j. The applicant is not proposing new barrier free parking spaces.
    - k. The applicant is required to provide a total of two bicycle parking spaces. The applicant has proposed two bicycle parking spaces. The bicycle parking is in compliance with City standards.
3. Sidewalk Requirements
- a. The applicant is proposing a five foot sidewalk around the southeast corner of the building.
  - b. The applicant has proposed a sidewalk connection to the building from the existing sidewalk along Grand River Avenue.
  - c. The applicant should provide sidewalk ramp and detectable warning surface locations and details for the sidewalk on each end of the proposed crosswalk.**
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
- a. The applicant has indicated that there is not any new signing proposed.
  - b. The applicant should provide a detail for the proposed crosswalk. The detail should include offset, length and color of markings. Please reference Section 3B-18.15 of the MMUTCD for more information. The proposed width of the crosswalk is in compliance with MMUTCD standards.**

Memo

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

Sincerely,

**AECOM**

A handwritten signature in blue ink, appearing to read "Sterling Frazier".

Sterling Frazier, PE  
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink, appearing to read "Maureen Peters".

Maureen N. Peters, PE  
Senior Traffic/ITS Engineer

## FIRE REVIEW

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February 21, 2018

TO: Barbara McBeth- City Planner  
Sri Ravali Komaragiri- Plan Review Center  
Lindsay Bell-Plan Review Center  
Hannah Smith-Planning Assistant

RE: Mercedes Benz of Novi

PSP# 18-0024

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
Dave Staudt

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

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Peter E. Auger

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

**Director of EMS/Fire Operations**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Erick W. Zinser

**Assistant Chief of Police**  
Scott R. Baetens

**Project Description:**

Parking lot expansion.

**Comments:**

Meets Fire Department Standards.

**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

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May 16, 2018

Ms. Lindsay Bell  
City of Novi  
45175 W. Ten Mile Road  
Novi, Michigan 48375

**Re: Mercedes Benz of Novi  
City of Novi  
Hennessey Project 53506**

Dear Ms. Bell:

I would like to offer the following responses to items that required attention per your review letters dated May 2, 2018:

***Planning Review***

Various items were revised on the plan set to reflect comments from the Planning review. A summary is as follows:

Uses Permitted (Sec 3.1.12.B&C)

We understand a Special Land Use Approval is required by the planning commission.

Paving and Draining of Lot (Sec 3.1.12.B&C)

Refer to engineering review below.

Noise Impact Statement (Sec 4.36.6)

We respectfully request a waiver from the planning commission as noise levels will be maintained with the proposed parking lot.

Parking Setback Screening (Sec 3.6.2.P)

Refer landscape comments below.

Number of Parking Spaces (Sec 5.2.12.E)

The number of existing and proposed inventory spaces have been added to sheet CE3.

End Islands (Sec 5.3.12)

We are requesting a waiver to this requirement only to the north end of the inventory lot that is not accessible to the public. All other parking spaces have end islands and they are dimensioned on sheet CE2.

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### **Engineering Review**

1. The standard details are included within the new plan set.
2. There are only two new storm structures proposed. The castings are noted on the plan and profile views on sheet CE4.
3. The two structures will be 4' diameter catchbasins and not inlets.
4. An access easement is shown on sheet CE3. Please review the easement and if it is sufficient we will draft easement documents for recording during construction.
5. The new standard paving details are included within the new plan set.
6. We understand the floodplain permit is required and an application will be submitted by others.
7. The reference to the FIRM panel number is listed on sheet CE2.
8. The SESC application will be applied for by the contractor when one is chosen.
9. There are no off-site easements anticipated at this time.

Once approved items 10 through 24 will be provided as needed and as construction nears / ends.

### **Landscaping Review**

While we are still asking for waivers on certain items, we have revised our plans to reflect items noted in the landscape review:

Existing Plant Material, Existing woodlands or wetlands ((LDM 2.e.(2))

The tree protection fence and note are now included on sheet CE2 and CE4.

Berm Requirements (Zoning Sec 5.5.3.A.(5))

A 3' high hedge row is now included along the frontage of Grand River and Haggerty. This is complemented by the canopy trees and shrubs. The quantity and type of hedge will be added to the final site plan.

The three trees along Grand River have been removed due to the underground utilities in the area. The hedge row is extended to be continuous along Grand River.

Name, type and number of ground cover (LDM 1.c.(5))

The islands are now to receive irrigation and sod instead of mulch.

Parking Lot Islands (a, b, i)

The islands are a minimum of 10 feet wide and a minimum of 200 sqft. They now have a deciduous canopy tree planted in each. The peninsulas are a minimum of 10 feet wide and are part of a continuous greenbelt buffer between the parking lot and sidewalk.

Number of Canopy Trees Required

Some island shrubs have been replaced with canopy trees to meet the requirements. Additionally, three tree species will be specified within the revised final site plan and will be divided at a ratio of 40%, 30% and 30%.

Planting Details

A sheet LS-2 has been added to enlarge the details.

Additionally, one tree will be added to the end cap at the Haggerty Road entry.

**Traffic Review**

2.g The end islands are dimensioned and are a minimum of 10 feet wide.

2.h The peninsulas are noted to be constructed of 6" curb (sheet CE2).

3.c Sidewalk ADA detectable warning devices are shown on sheet CE2. We request the contractor notifies us prior to construction so that we can provide them the latest MDOT R-28 details (Currently R-28-J). This way the contractor has the most current in the event MDOT revises the details at the time of construction. This can be provided at the pre-construction meeting as well.

4.b The crosswalk will be painted with white cross bars as shown. This detail will be handed out at the pre-construction meeting as well.

Below is a summary of the waivers we are requesting:

1. A waiver to not provide subcanopy trees in the greenbelt.
2. A waiver to not provide street trees.
3. A waiver to not provide street trees along Grand River due to utility conflicts.
4. A waiver of the berm requirement and replace with a 3' high hedge.
5. A waiver to the noise impact statement as noise levels will be maintained as is.
6. A waiver to parking lot end islands only at the north end of the dealer inventory items not open to the public.

If you have any questions, or if additional information is necessary, please do not hesitate to email me at [mdbrock@hengineers.com](mailto:mdbrock@hengineers.com) or at the phone number / address below.

Very Truly Yours,

**HENNESSEY ENGINEERS, INC**



Michael D. Brock  
Project Manager

cc: Lee Ghesquiere, Mercedes Benz of Novi  
File B.4