



SRI VENKATESWARA CULTURAL CENTER JSP18-32

SRI VENKATESWARA CULTURAL CENTER JSP 18-32

Consideration at the request of Manyam Group for Preliminary Site Plan and Storm Water Management plan approval. The subject property contains 9.65 acres and is located in Section 16, on the west side of Taft Road and south of Grand River Avenue. The site contains the Sri Venkateswara Temple building, which received Special Land Use and Site Plan approval in 2009. The applicant is proposing to construct phase 2 of the project: a 24,136 square foot, 2-story Cultural Center on the eastern portion of the site. The parking, drive areas, and utilities were previously constructed in phase 1, with only minor changes proposed now.

Required Action

Approve/Deny the Preliminary Site Plan and Storm Water Management plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	9-11-18	<ul style="list-style-type: none"> Items to be addressed by the applicant prior to Electronic Stamping Set approval
Engineering	Approval recommended	9-11-18	<ul style="list-style-type: none"> Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	9-5-18	<ul style="list-style-type: none"> Waiver for foundation landscaping missing from 27% of the foundation, rather than 25% (staff supported) Waiver for required foundation landscaping located in island apart from the building (staff supported) Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Not Applicable		
Wetlands	Not Applicable		
Traffic	Approval recommended	9-6-18	<ul style="list-style-type: none"> Items to be addressed by the applicant prior to Final Site Plan approval
Façade	Approval recommended	9-6-18	<ul style="list-style-type: none"> Addition is in full compliance with Façade ordinance
Fire	Conditional Approval recommended	9-28-18	<ul style="list-style-type: none"> Fire flow calculations must show 3250 gpm available; otherwise additional hydrant is required (Flow test scheduled for Monday, 10/1) Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of SV Cultural Center JSP18-32, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver from Section 5.5.3.D for deficiency of the required foundation plantings (73% provided, 75% required) because additional landscaping is provided in alternate locations, which is hereby granted;
- b. Landscape waiver from Section 5.5.3.D for location of foundation plantings away from the building because the area is close to the building and will beautify the entryway, which is hereby granted;
- c. The applicant providing the required 3250 gallons per minute fire flow as required by IFC 2012 Table B105.1 and the Fire Chief approving all hydrant locations;
- d. 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
- e. *(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 SV Cultural Center JSP18-32, 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 – Preliminary Site Plan

In the matter of SV Cultural Center JSP18-32, 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-

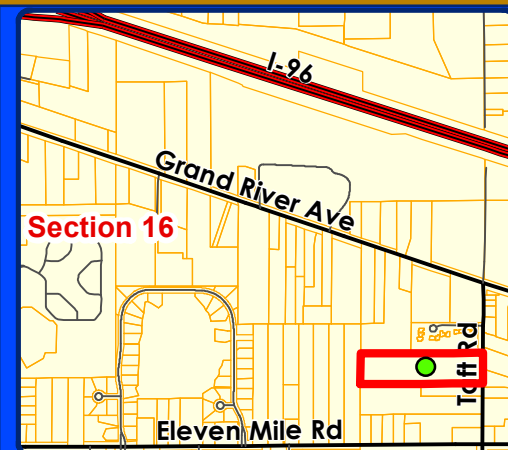
Denial – Stormwater Management Plan

In the matter of SV Cultural Center JSP18-32, 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

SV CULTURAL CENTER: JSP18-32

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: 09/27/2018
Project: SV Cultural Center JSP18-32
Version #: 1

0 55 110 220 330 Feet
1 inch = 250 feet

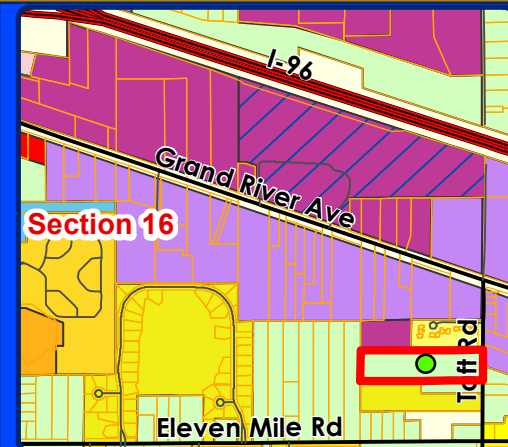
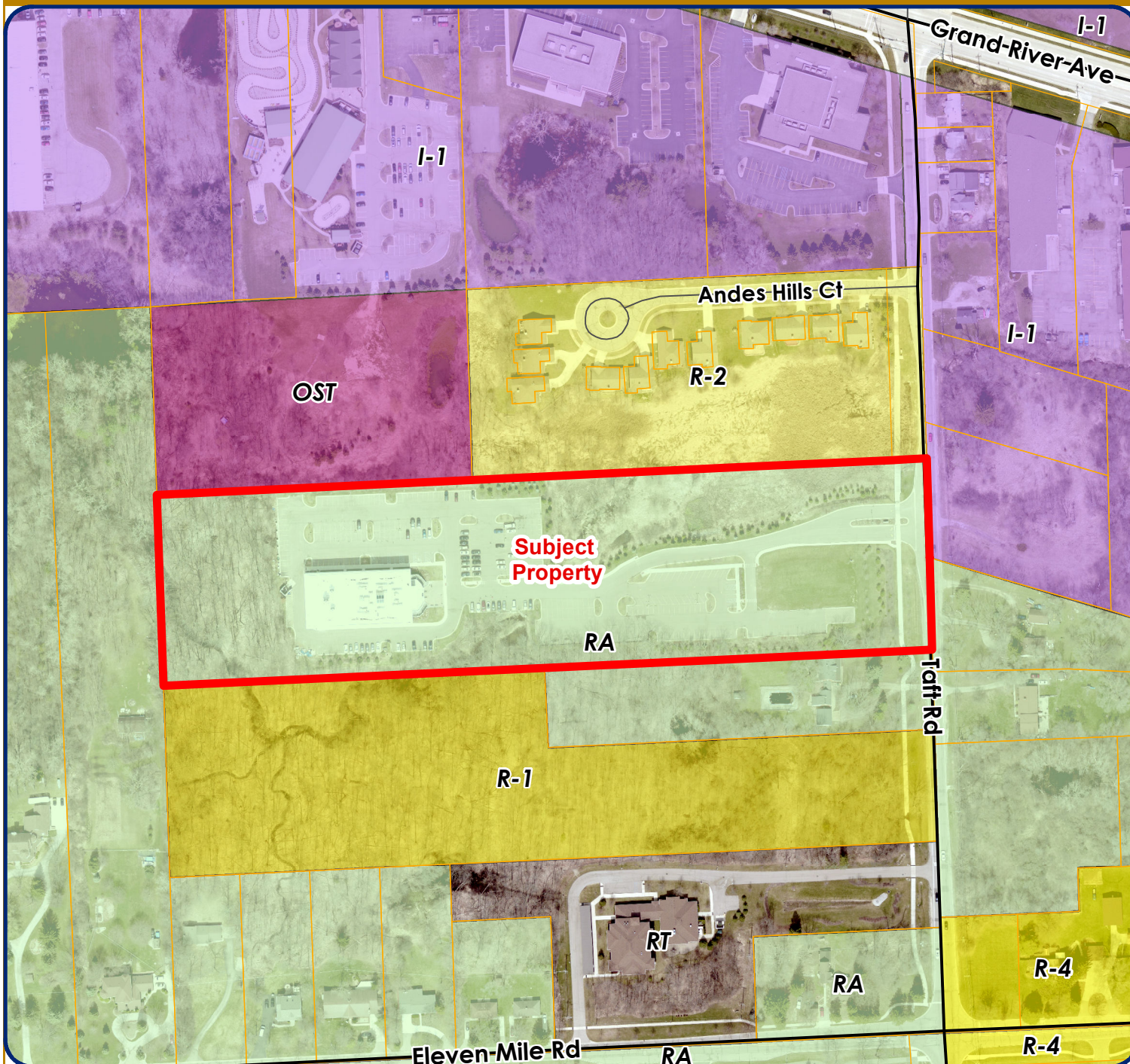


MAP INTERPRETATION NOTICE

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SV CULTURAL CENTER: JSP18-32

ZONING



LEGEND

	R-A: Residential Acreage
	R-1: One-Family Residential District
	R-2: One-Family Residential
	R-4: One-Family Residential District
	RM-1: Low-Density Multiple Family
	RM-2: High-Density Multiple Family
	B-3: General Business District
	EXO: OST District with EXO Overlay
	FS: Freeway Service District
	I-1: Light Industrial District
	OS-1: Office Service District
	OST: Office Service Technology

CITY OF

NOVI
 cityofnovi.org

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

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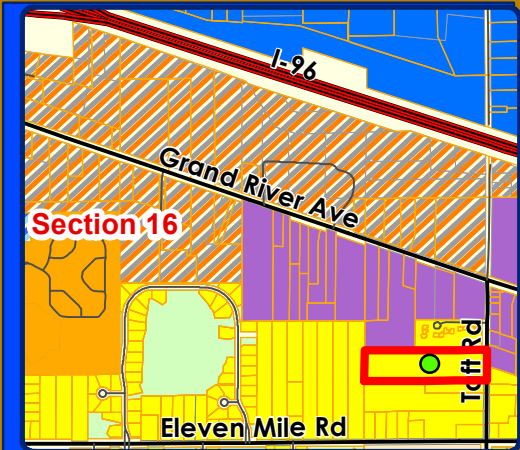
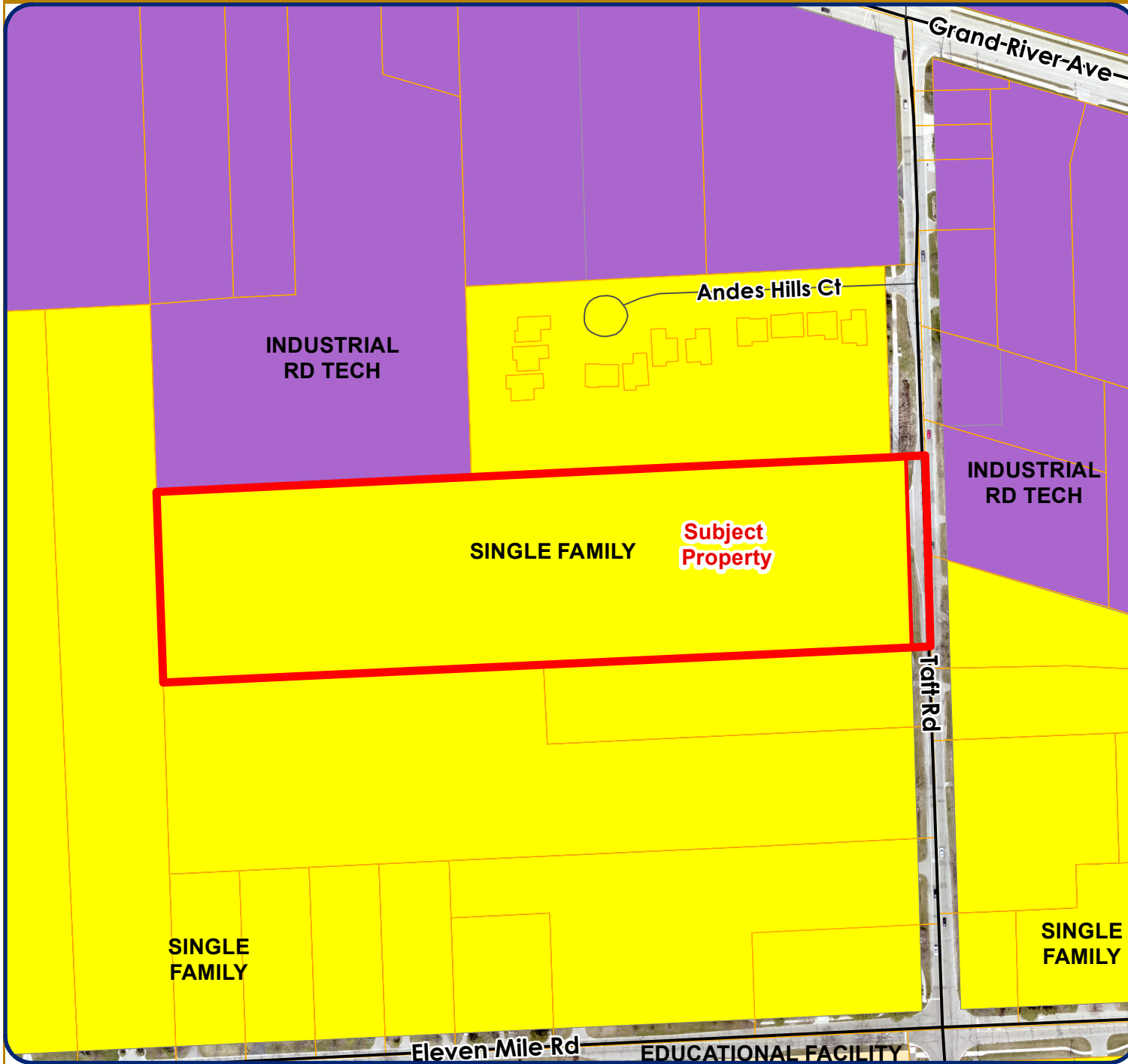
0 55 110 220 330 Feet
 1 inch = 250 feet

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SV CULTURAL CENTER: JSP18-32

FUTURE LAND USE



LEGEND

- Single Family
- Multiple Family
- Community Office
- Office Research Development Technology
- Industrial Research Development Technology
- City West
- Educational Facility
- Private Park
- Subject Property



City of Novi

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

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1 inch = 250 feet

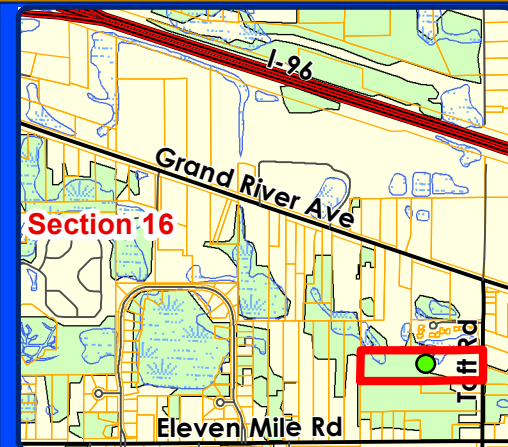


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SV CULTURAL CENTER: JSP18-32

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



City of Novi

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

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1 inch = 250 feet



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SITE PLAN

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



REVISIONS

SECTION: 16

TOWN 1 NORTH, RANGE 8 EAST

CITY OF NOVI

OAKLAND COUNTY, MICHIGAN

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Sri Venkateswara Temple and Cultural Center
SITE PLAN

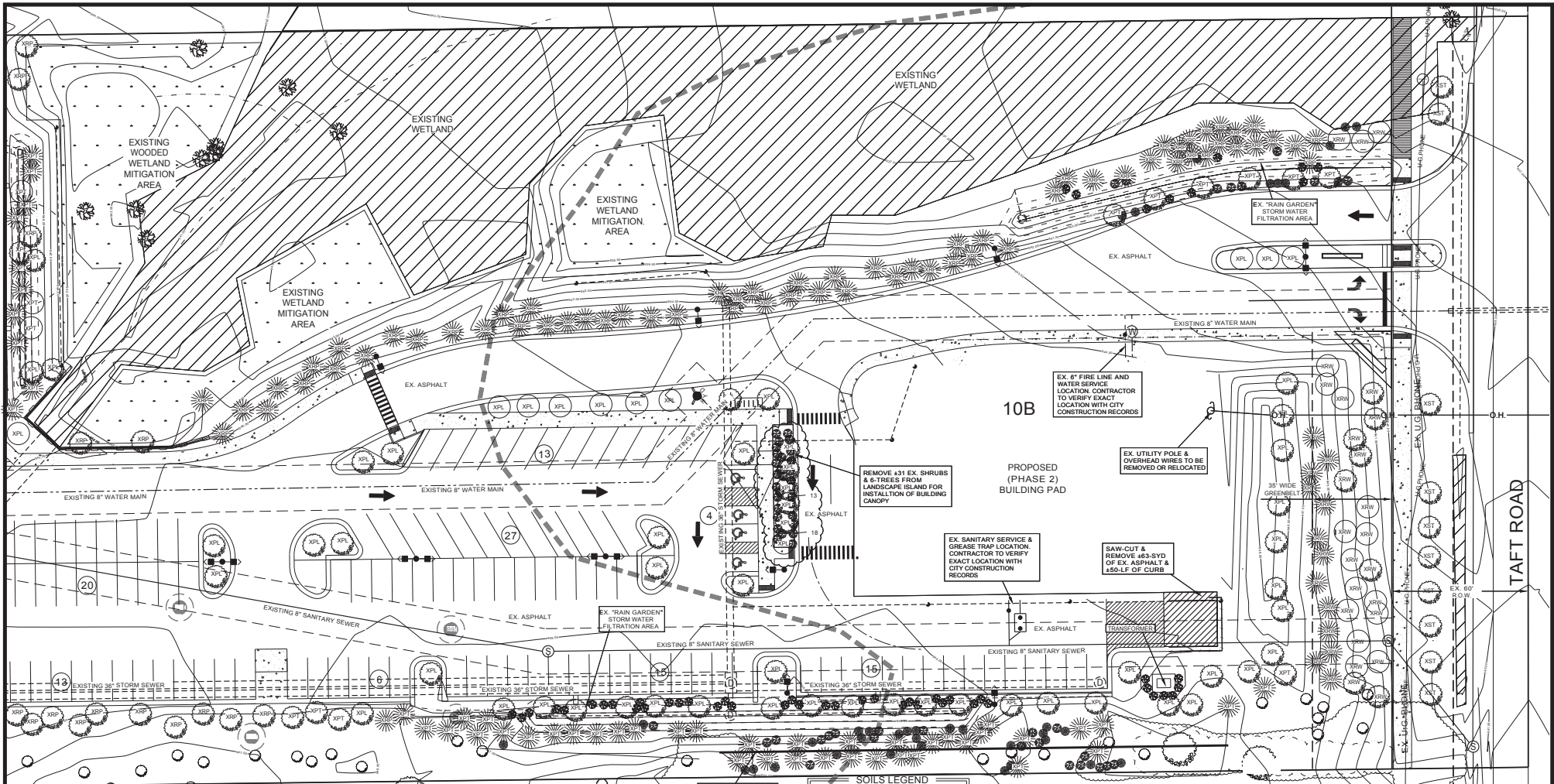
CLIENT:

Sri Venkateswara Temple and Cultural Center, Inc.
 29482 Valley Bend Drive
 Farmington Hills, MI 48337

Diffin-Umlor & ASSOCIATES
 Civil Engineering • Surveying • Landscaping • Construction Services

49287 WEST ROAD
 WIXOM, MI 48393
 (P) 248-437-7803
 (F) 866-960-4307

DATE: 9-24-16
 Drawn By: MD
 P.E.: Matthew A. Diffin
 SCALE: 1 inch = 40 ft
 Job No.: 019605
 Sheet No.: **1 OF 1**



NOTE: ALL WORK SHALL CONFORM TO THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.

BENCHMARKS:
BENCHMARK "A"
 - CITY OF NOVI BENCHMARK 16-4
 - ARROW ON DOME OF HYDRANT LOCATED ON THE NORTHWEST CORNER OF THE INTERSECTION OF GRAND RIVER AVENUE AND TAFT ROAD.
 - ELEVATION = 959.90
BENCHMARK "B"
 - CITY OF NOVI BENCHMARK 22-2
 - CHISELED SQUARE ON THE NORTHWEST CORNER OF 3'X2' CONCRETE BASE FOR M.B.T JUNCTION BOX LOCATED ON THE SOUTHWEST CORNER OF THE INTERSECTION OF TAFT RD AND 11 MILE RD.
 - ELEVATION = 946.63
BENCHMARK "C"
 - FOUND RAILROAD SPIKE SET IN WEST FACE OF UTILITY POLE LOCATED ON THE EAST SIDE OF TAFT ROAD APPROXIMATELY 60' NORTH OF THE NORTHERLY PROPERTY LINE OF PROPOSED DEVELOPMENT.
 - ELEVATION = 937.51

FLOODPLAIN NOTE: ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 26125C0607 & 26125C0626 DATED SEPTEMBER 29, 2006, THE SUBJECT PARCEL IS LOCATED IN ZONE "X" WHICH IS DESIGNATED AS "AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

SYMBOL	DESCRIPTION
•	SET IRON
○	FOUND IRON
—	FENCE
- - -	SILT FENCE
▨	ONSITE WETLANDS BOUNDARY
▩	SOILS BOUNDARY
○	EXISTING TREES
○	EXISTING CONTOURS

SOILS	DESCRIPTION
10B	BARLETTE SANDY LOAM, 1-8% SLOPES
11B	CAPAC SANDY LOAM, 0-4% SLOPES
12	BROOKSTON AND COLWOOD LOAMS

REMOVAL	DESCRIPTION
X X	REMOVE PIPE
- - -	SAW-CUT REMOVE CURB
○	REMOVE OBJECT
▨	REMOVE EX. BT.

LEGAL DESCRIPTION:
 A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST 1/4 OF SECTION 16, T.1.N., R.8.E., CITY OF NOVI, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 16, THENCE N00°59'30"E, 662.95 FT. ALONG THE EAST LINE OF SAID SECTION 16 AND THE CENTERLINE OF TAFT ROAD (66 FT. WIDE) TO THE POINT OF BEGINNING; THENCE DUE WEST 1330.50 FT.; THENCE N00°42'50"E, 330.85 FT.; THENCE DUE EAST, 1332.08 FT. TO A POINT ON THE EAST LINE OF SAID SECTION 16; THENCE S00°59'30"W., 330.85 FT. ALONG THE EAST LINE OF SAID SECTION 16 AND THE CENTERLINE OF TAFT ROAD TO THE POINT OF BEGINNING, CONTAINING 10.11 ACRES OF LAND.
 SIDWELL NUMBER: 22-16-451-032
 COMMONLY KNOWN AS: 26233 TAFT ROAD

REVISIONS	SECTION: 16	DESCRIPTION
	TOWN 1 NORTH, RANGE 8 EAST	
	CITY OF NOVI	
	OAKLAND COUNTY, MICHIGAN	

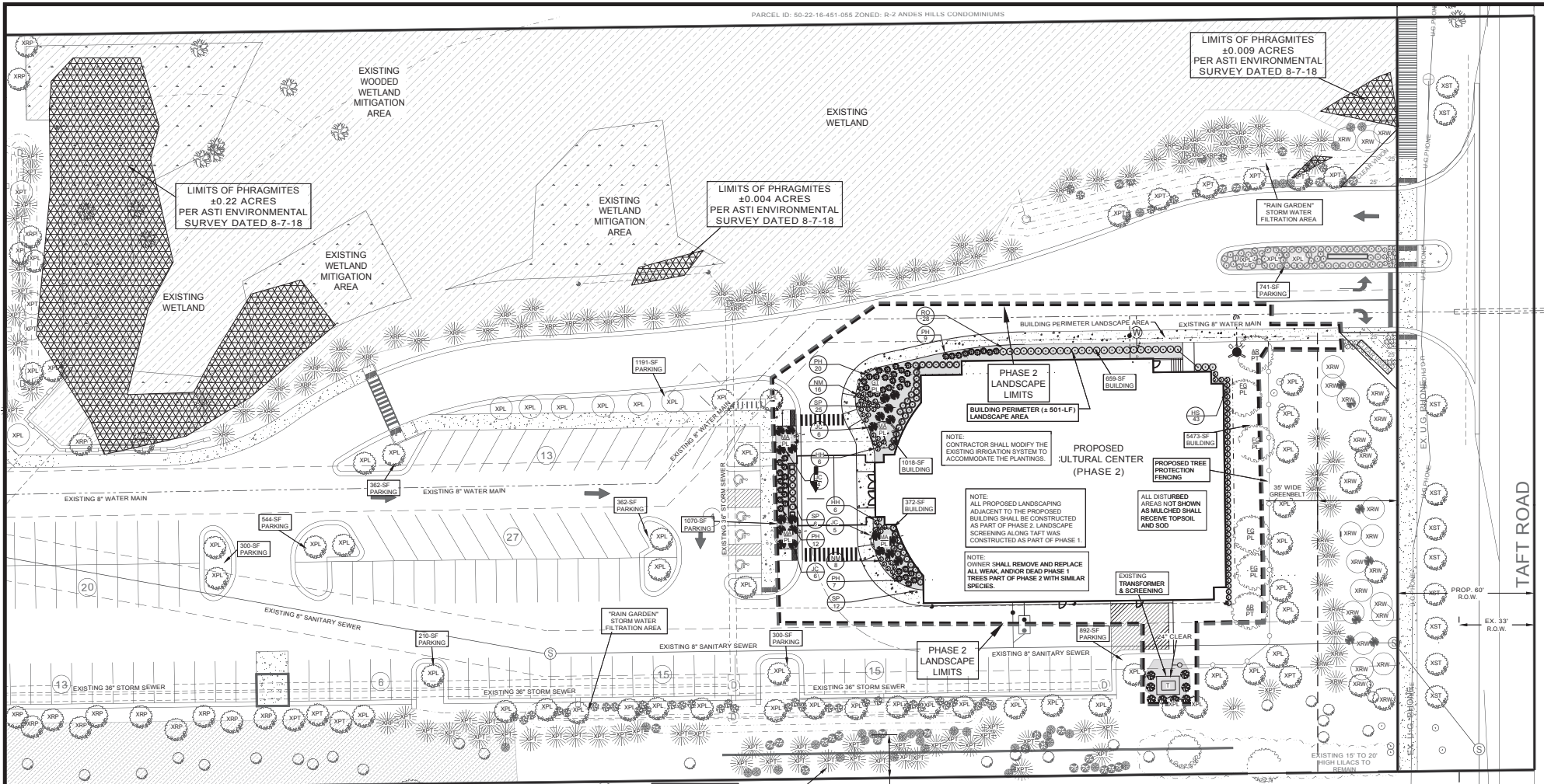
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Sri Venkateswara Temple and Cultural Center
 EXISTING CONDITION
 REMOVAL PLAN

CLIENT:
 Sri Venkateswara Temple and Cultural Center, Inc.
 29492 Valley Brook Drive
 Farmington Hills, MI 48331

Diffin-Umlor & ASSOCIATES
 Civil Engineering • Surveying • Landscaping • Construction Services

49287 WEST ROAD
 WIXOM, MI 48393
 (P): 248-437-7803
 (F): 866-960-4307



NEW PLANTING MATERIALS SHALL NOT BE PLANTED WITHIN 4 FT. OF PROPERTY LINE

6" HIGH BRICK VENEER SCREEN WALL

NEW WETLAND BUFFER 20' MIN. WIDE

PARCEL ID: 50-22-16-451-033
 ZONED: R-A
 SRI VENKATESWARA TEMPLE & CULTURAL CENTER

RIGHT-OF-WAY LANDSCAPE SCREENING REQUIREMENTS	PARKING LOT LANDSCAPE REQUIREMENTS	BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
REQUIRED GREENBELT WIDTH	50 FT. PARKING SPACE X 10%	REQUIRED BUILDING LANDSCAPE SQ. FT.
PROVIDED BERM OR WALL HEIGHT	(279-SPACES X 171-SF X 0.10)	BUILDING PERIMETER X 8'
PROVIDED BERM	4754-SF	
REQUIRED CANOPY TREES (1 TREE / EACH 35-LF FRONTAGE)	SO FT. OTHER PAVED AREA X 5% (96,304-SF X 0.05)	PHASE 1 TEMPLE
REQUIRED ORNAMENTAL TREES (1 TREE / EACH 20-LF FRONTAGE)	4,932-SF	REQUIRED (552-LF X 8')
REQUIRED STREET CANOPY TREES (1 TREE / EACH 35-LF FRONTAGE)	9,686-SF	PROVIDED
PROVIDED STREET CANOPY TREES (1 TREE / EACH 35-LF FRONTAGE)	REQUIRED PARKING LOT TREES	PHASE 2 CULTURAL CENTER
	130 TREES	REQUIRED (551-LF X 8')
	130 TREES	PROVIDED
	PROVIDED ISLAND SQ. FT.	TOTAL REQUIRED SQ. FT.
	11,843-SF	8,624-SF
	REQUIRED PERIMETER CANOPY TREE (2760-LF / 35-LF)	PROVIDED BUILDING SQ. FT.
	79 TREES	12,976-SF
	PROVIDED PERIMETER CANOPY TREE	
	110 TREES	

LEGEND	
XRW	EXISTING RIGHT-OF-WAY TREES
XST	EX. STREET TREES
XPL	EX. PARKING LOT TREES
XPT	EX. PERIMETER TREES
XRP	EX. REPLACEMENT TREES
	HARDWOOD MULCH
	WATERMAIN
	STORM SEWER
	SANITARY
	EX. REGULATE TREE
	EX. WETLANDS
	CONSERVATION AREA
	EX. PHRAGMITES

Phragmites australis Removal Recommendation:
 - Herbicide treatment timeframe: September through October
 - Herbicide application method: Backpack sprayer
 - Recommended herbicide: 2% solution of Aquarant glyphosate plus surfactant
 - Total area requiring treatment: 15,335 square feet ±0.35 acres
 - Must be applied by a certified Commercial Pesticide Applicator

NOTE: ALL LANDSCAPE INSTALLATION SHALL CONFORM TO CITY OF NOVI "LANDSCAPE DESIGN MANUAL AND DETAILS" REVISED JUNE 4, 2017.
 SOIL SURVEY DATA CAN BE FOUND ON SHEET 2.

UTILITY WARNING
 UNDERGROUND UTILITY LOCATIONS AS SHOWN ON THE PLAN, WERE OBTAINED FROM UTILITY OWNER'S AND NOT FIELD LOCATED.
 Know what's below. Call before you dig.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF AND/OR RELOCATION OF ALL UTILITIES THAT MAY INTERFERE WITH CONSTRUCTION.

LANDSCAPE ARCHITECT
 ANITA C. SILVERMAN
 320 W. 7TH STREET
 TRAVERSE CITY, MICHIGAN 49684
 PHONE: (231) 932-1925
 acsilverman@charter.net



REVISIONS	SECTION: 16
	TOWN 1 NORTH, RANGE 8 EAST
	CITY OF NOVI
	OAKLAND COUNTY, MICHIGAN

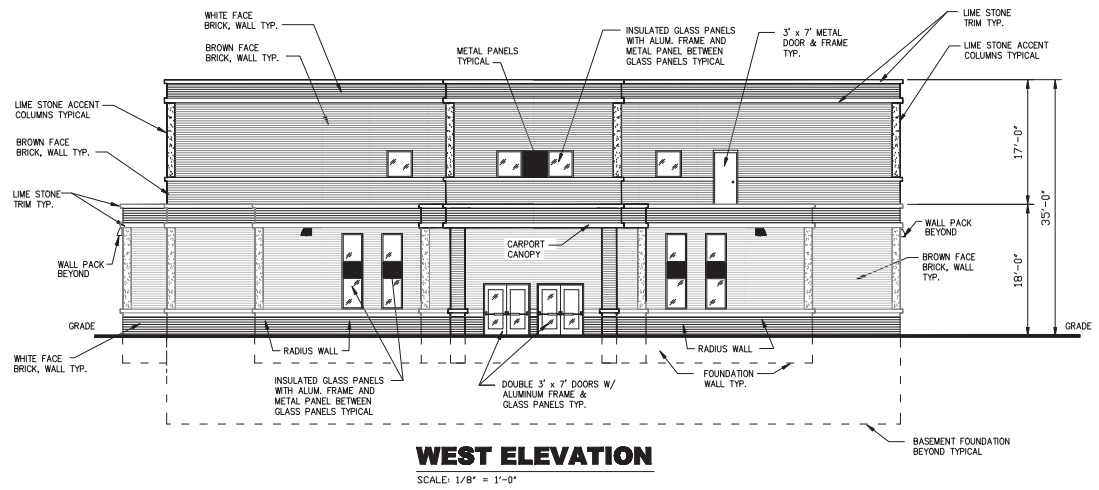
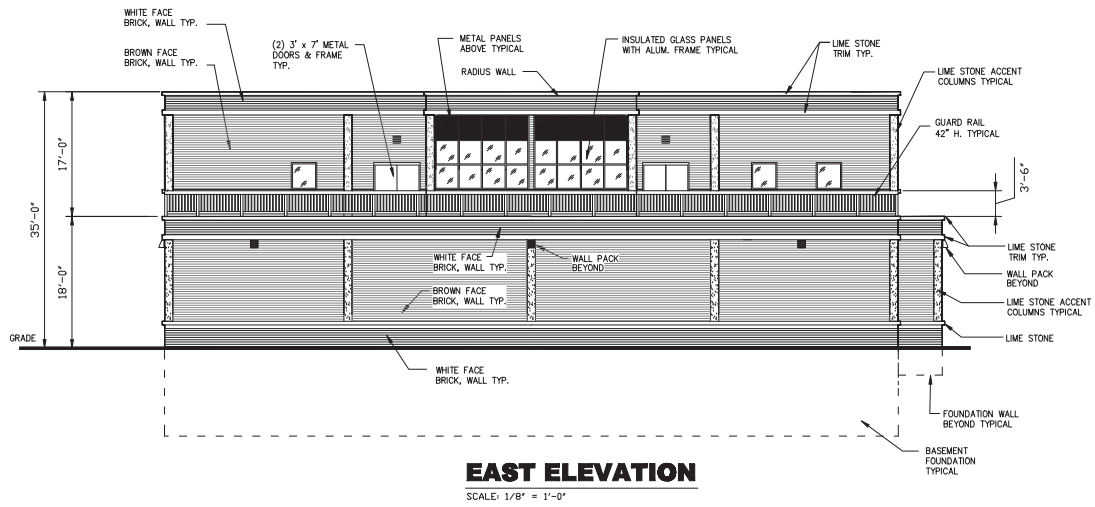
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Sri Venkateswara Temple and Cultural Center
 PHASE 1 AS-CONSTRUCTED & PHASE 2 LANDSCAPE PLAN NO. 1

CLIENT:
Sri Venkateswara Temple and Cultural Center, Inc.
 29482 Valley Bend Drive
 Farmington Hills, MI 48331

Diffin-Umlor & ASSOCIATES
 Civil Engineering • Surveying • Landscaping • Construction Services

49287 WEST ROAD
 WIXOM, MI 48393
 (P): 248-437-7803
 (F): 866-980-4307



MANYAM GROUP
ARCHITECTS



PHASE II : CULTURAL CENTER - EAST & WEST BUILDING ELEVATIONS

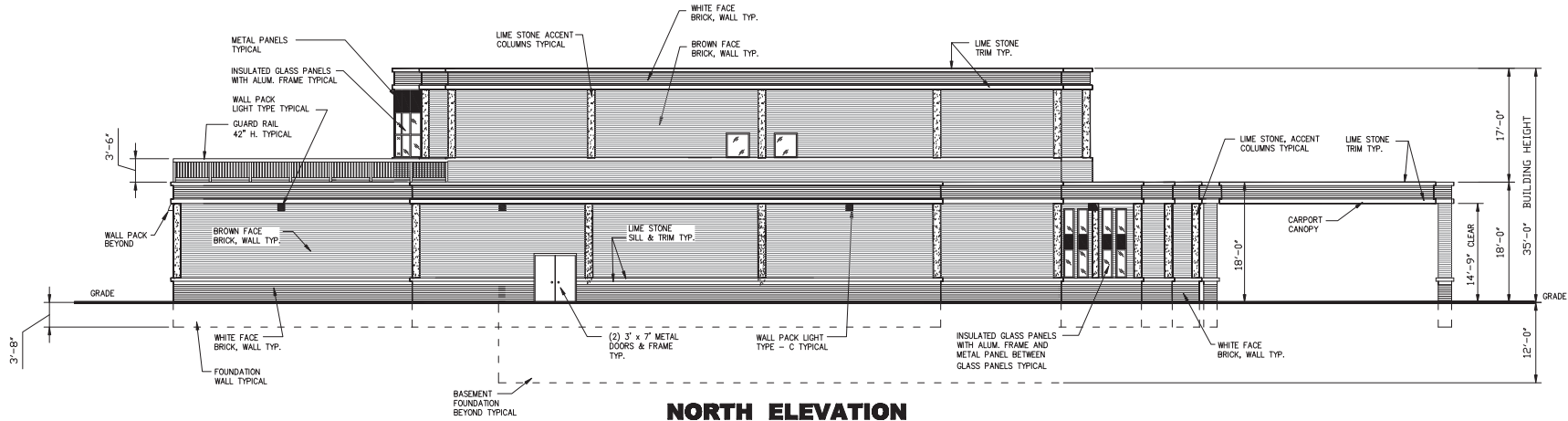
SV TEMPLE AND CULTURAL CENTER
NOVI, MICHIGAN

DATE	REVISION / NOTES

DATE	
DRAWN BY	
CHECKED BY	
SCALE	1/8" = 1'-0"
DATE	6-25-2016
JOB NUMBER	
SHEET NUMBER	

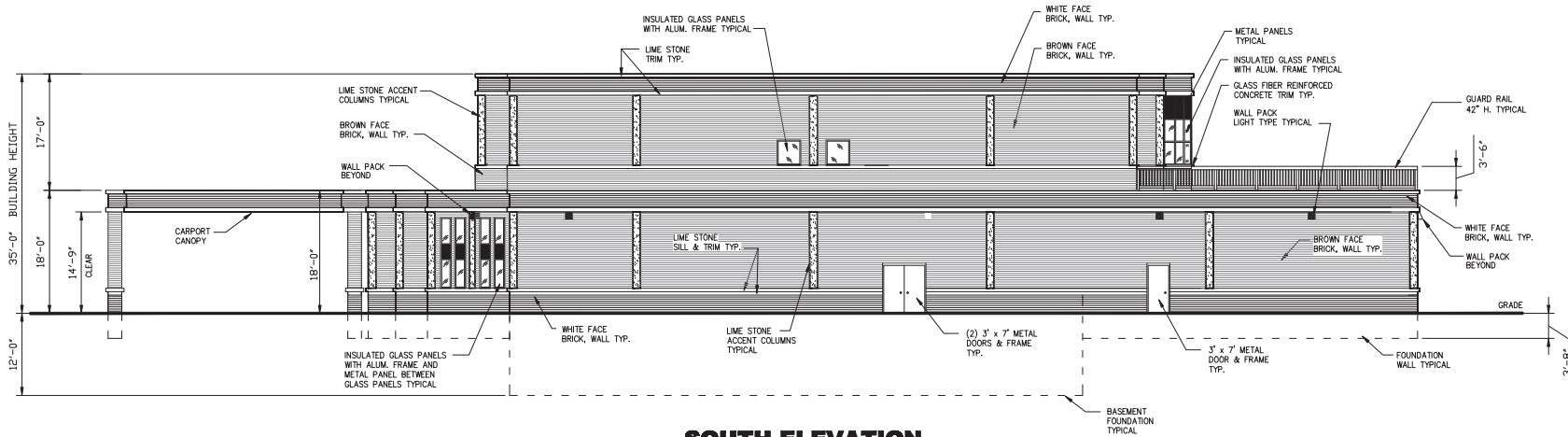
A305

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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

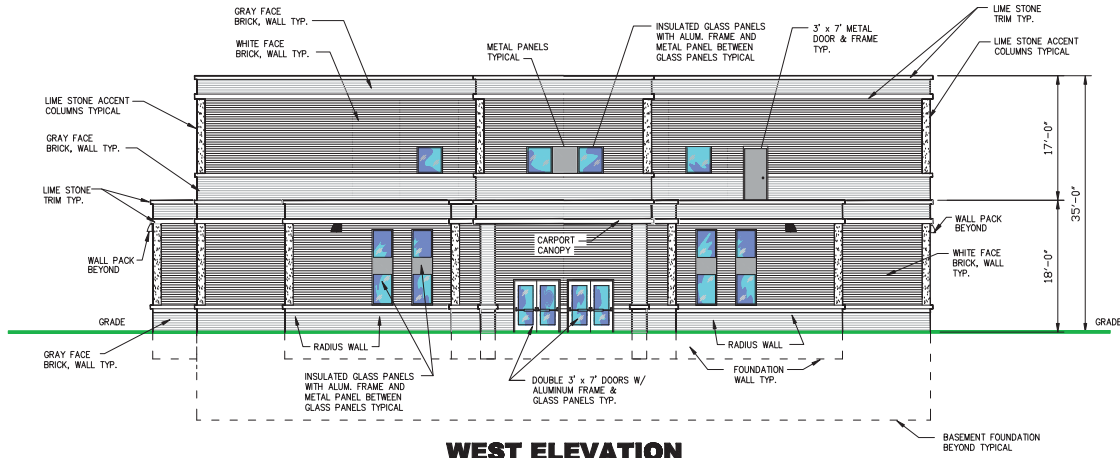
MANYAM GROUP
 ARCHITECTS
 1000 W. WALKER AVE.
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 WWW.MANYAMGROUP.COM

PHASE II : CULTURAL CENTER - NORTH & SOUTH BUILDING ELEVATIONS
SV TEMPLE AND CULTURAL CENTER
 NOV, MICHIGAN

DATE	REVISION / NUMBER
05-25-2008	01
05-25-2008	02
05-25-2008	03
05-25-2008	04
05-25-2008	05
05-25-2008	06
05-25-2008	07
05-25-2008	08
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05-25-2008	99
05-25-2008	100

A306

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WEST ELEVATION

SCALE: 1/8" = 1'-0"

MANYAM GROUP
 205 N. MARSHALL ST.
 PHOENIX, AZ 85004
 ARCHITECTURE INTERIORS CONSULTING INCORPORATED



PHASE II : PROPOSED CULTURAL CENTER - WEST BUILDING ELEVATION
SV TEMPLE : PROPOSED CULTURAL CENTER
 NOV, MICHIGAN 48374
 26233 TAFT ROAD

REVISION / NOTES	DATE	DRAWN BY
CHANGES	10-18-18	DP
REVISION COLOR BLUE 1001	10-18-18	PM
REVISION COLOR BLUE 1002		
REVISION COLOR BLUE 1007		
DATE	5-25-2018	
CHECKED BY		
SCALE	1/8" = 1'-0"	
JOB NUMBER		

CLIENT NAME
A307

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PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 11, 2018

Planning Review

Sri Venkateswara Cultural Center

JSP18-32

PETITIONER

Sri Venkateswara Cultural Center

REVIEW TYPE

Preliminary Site Plan and Final Site Plan

PROPERTY CHARACTERISTICS

- Site Location: 26233 Taft Road: West of Taft, South of Grand River Ave, North of Eleven Mile, Section 16
- Site School District: Novi Community School District
- Site Zoning: R-A, Residential Acreage
- Site Use(s): Religious & Cultural Center
- Adjoining Zoning: North: R2, One-Family Residential & OST, Office Service Technology; East: Taft Road/I-1, Light Industrial & RA, Residential Acreage; West: R-A, Residential Acreage and South: R1, One-Family Residential
- Adjoining Uses: North: Single Family neighborhood along Taft, Paradise Park along NW portion; East: Vacant, Single Family home; West: Single Family home; and South: Vacant
- Site Size: 9.65 acres (+2.11 acre parcel on south along Taft)
- Building Size: Cultural Center: 24,136 sq ft
- Plan Date: 7-18-2018

PROJECT SUMMARY

A three-phase project was previously approved for the site including a Temple, the Cultural Center and the Maha Rajagopuram. The first phase including the temple structure, parking and all other site preparation was completed in 2014. The applicant now wishes to move forward with phase 2, the Cultural Center. The proposed two-story Cultural Center is 24,136 square feet with a 9,166 square foot basement, which would be used for storage purposes only. The loading area on the south side of the building will be shortened by approximately 50 feet to comply with Fire access standards for the length of the driveway. No other changes to the overall site layout or building footprints have been proposed with this submittal. No new wetland or woodland areas are impacted.

Previous Special Land Use approval was granted by the Planning Commission for the Temple, with the other uses proposed (Cultural Center and Rajagopuram) considered incidental uses to the primary Temple use. All of the conditions associated with the prior approvals will apply to this submittal.

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 to be addressed in subsequent Site Plan submittals. All reviews except Fire are recommending approval of the Preliminary Site Plan. **Planning Commission's approval for Preliminary Site Plan is required.**

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (RA Residential Acreage District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant.

1. Removal of Loading Zone Space: The loading zone on the south side of the Cultural Center is proposed to be shortened by approximately 50 feet. The remaining loading area would be approximately 500 square feet. The zoning ordinance does not specify location or size of loading zone required for places of worship or residential districts. **The applicant should confirm this loading area is adequate to serve the needs of the cultural center events and activities.**
2. Economic Impact Information: The following information is requested before the Planning Commission meeting:
 - i. Total cost of the proposed construction & site improvements (*\$6 million indicated in response letter*)
 - ii. Number of anticipated jobs created (during construction & after building is occupied, estimated)
3. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with revised Final Site Plan. **Engineering recommends approval of the Preliminary Site Plan.**
 - b. Landscape Review: **Landscape recommends approval of Preliminary Site Plan** with comments to be addressed in a revised Final Site Plan Submittal. Refer to review letter and chart for more comments.
 - c. Wetlands Review: No impacts to regulated Wetlands are proposed. Wetland Review is not necessary.
 - d. Woodlands Review: No impacts to regulated Woodlands are proposed. Woodland Review is not necessary.
 - e. Traffic Review: Additional comments to be addressed with Electronic Stamping Sets. **Traffic recommends approval.**
 - f. Facade Review: **Façade consultant recommends approval.** The proposed design is in full compliance with façade ordinance. Applicant should provide a material sample board not less than 5 days prior to Planning Commission meeting.
 - g. Fire Review: **Fire is not recommending approval at this time.** Additional comments to be addressed prior to Planning Commission meeting.

NEXT STEP: PLANNING COMMISSION MEETING

This Site Plan is scheduled to go before Planning Commission for consideration on **October 3, 2018 at 7:00 p.m.** Please provide the following **no later than 12:00pm, September 26, 2018** if you wish to keep this schedule.

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

REVISED FINAL SITE PLAN AND RESPONSE LETTER

All reviews except Engineering, Landscaping and Fire are recommending approval of the Final Site Plan. Refer to letters for more details. Please submit the following for reconsideration if the Planning Commission approves the Preliminary Site Plan:

1. A [site plan revision application](#)
2. Four printed sets of revised site plans addressing unresolved comments from the review letters.
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 approval of the Final Site Plan from all reviewers, please submit the following for Electronic stamping set approval:

1. Plans addressing the comments in all of the staff review letter in PDF format.
2. Response letter addressing all comments this review letter.

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having addressed all comments from City staff the applicant should make the appropriate changes on the plans and submit **4 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final Stamping Set approval. Please also include a Hazardous Material Checklist.

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.



Lindsay Bell, Planner



PLANNING REVIEW CHART: RA-One Family Residential & Special Land Use

Review Date: September 11, 2018
Review Type: Pre-Application
Project Name: JSP 18-32 SRI VENKATESWARA CULTURAL CENTER
Location: 26233 Taft Road; South of Grand River Ave (22-16-451-032)
Plan Date: July 18, 2018
Prepared by: Lindsay Bell, Planner
Contact: E-mail: lbell@cityofnovi.org; Phone: (248) 347-0484

Bold	To be addressed with the next submittal
<u>Underline</u>	To be addressed with final site plan submittal
<u>Bold and Underline</u>	Requires Planning Commission and / or City Council Approval
<i>Italics</i>	Notes to be noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Single Family	Church and Cultural Center	Yes	
Area Study	The site does not fall under any special category	NA	Yes	
Zoning <i>(Effective December 25, 2013)</i>	Residential Acreage (RA) Article 3	RA	Yes	
Uses Permitted (Sec 3.1.1.B & C)	Sec 3.1.1.B Principal Uses Permitted. Sec 3.1.1.C Special Land Uses	Temple and Cultural Center	Yes	<i>Planning Commission approval for Special Land Use for Temple and Cultural Center was received 10/22/2008 and amended on 2/25/09</i>
Phasing	Phasing requires Planning Commission Approval	The site plan proposes 3 phases Phase 1: • Temple • Parking • Site improvements Phase 2: • Cultural Center Phase 3: • Rajagopuram	NA	Planning Commission approved revised Phasing Plan on May 12, 2010 • No changes to approved phasing plan proposed
Required Conditions: Places of Worship(Section 4.10)				
Minimum Site Size <i>(Sec 4.10.1)</i>	- 3 Acres	9.65 Acres	Yes	
Minimum Site	- (200) feet along front	Approximately 330 feet	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Width (Sec 4.10.2)	yard			
Site Access (Sec 4.10.3)	- All access to the site shall be onto a Major Arterial, Arterial or Minor Arterial road as shown on the City's Thoroughfare Plan	Site access is off of Taft Road	Yes	
Minimum Building Setbacks (Sec 4.10.4)	- Seventy-five (75) feet from all property lines.	All setbacks are min. 75 feet	Yes	
Parking in Front yard (Sec 4.10.5)	- There shall be no parking in front yard, - nor closer than twenty (20) feet from any side or rear lot line, except in those instances, where the lot abuts a residential lot and in those instances, no closer than thirty-five (35) feet on any side or rear yard	-No additional parking is proposed in the front yard	Yes	
Parking Lot Screening (Sec 4.10.6)	- Screening of vehicular parking areas shall be in conformity with requirements atSec5.5.3	Landscape plan previously approved and parking already installed	Yes	See Landscape review for comments
Noise Impact Statement (Sec 4.10.7)	- A noise impact statement is required subject to the standards of Section 5.14.10.B		NA	Previously determined that noise impact statement was not required
Height, bulk, density and area limitations (Sec 3.1.1.E)				
Maximum % of Lot Area Covered (By All Buildings)	25%	11.5%	Yes	
Building Height (Sec. 3.1.1.E)	35 feet or 2 ½ stories	35 feet	Yes	
Building Setbacks (Sec 3.1.1.E)				
Front @ Taft Road (Sec. 3.6.2.B)	For all non-residential uses: 75 ft.	75 ft	Yes	
Side (north and south)		144 ft. north 80 ft. south	Yes	
Rear (west)		NA	NA	
Parking Setback (Sec 3.1.1.E)Refer to applicable notes in Sec 3.6.2				
Front @ Taft	NO parking in front yard	No parking in front yard	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Road (Sec. 3.6.2.B)	for churches	proposed		
Side (north and south)	20 ft. 35ft. (lot abuts a residential district)	20 ft – north adj to OST 35 ft+ where adj to Res	Yes	
Rear (west)	20 ft. 35ft. (lot abuts a residential district)	Exceeds	Yes	
Note To District Standards (Sec 3.6.2)				
Area Requirements (Sec 3.6.2.A)	NA	Non-residential use	NA	
Parking Setbacks (Sec 3.6.2.B)	Refer to Sec 3.6.2 for more details	Minimum required setbacks are modified accordingly	Yes	
Building Setbacks (Sec 3.6.2.C)	Refer to Sec 3.6.2 for more details	Minimum required setbacks are modified accordingly	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details	Wetland setbacks are shown	Yes	
Parking, Loading and Dumpster Requirements (Sec. 5.2)				
Number of Parking Spaces (Sec. 5.2) Places of worship (Sec. 5.2.12.B)	1 for each 3 seats or persons permitted to capacity as regulated by local, county or state fire or building codes or 1 for 6 feet of pews in the main unit of worship, whichever is the greater, plus parking for accessory uses, if determined necessary by the City	The current site plan shows a total of 306 parking spaces, which currently exist on site Total required for Temple and Cultural Center: 306	Yes	<i>ZBA variance for number of parking spaces for entire site was previously granted on November 12, 2008.</i> <i>Approval was subject to: No simultaneous use for the temple and cultural center. This standard still applies.</i>
Shared Parking Study (Sec. 5.2.7)	One is required if the applicant is requesting reduction of parking space due to multiple uses on Site. This would require Planning Commission's approval	Previous traffic and parking study has been provided. Study accounted for 31,184 sf Cultural Center, which has been reduced to 24,136 sf	Yes	<i>No reduction of parking spaces requested. Applicant has provided written assurance that events will not take place at the temple and cultural center simultaneously as was the case when the amount of parking was approved.</i>
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior	- 90° Parking: - 9 ft. x 17 ft. with 8 ft. sidewalk - 9 ft. x 19 ft. - 24 ft., driveway	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	sidewalks as long as detail indicates a 4" curb at these locations and along landscaping			
Parking stall located adjacent to a parking lot entrance (public or private) <i>(Sec. 5.3.13)</i>	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	NA	Yes	
End Islands <i>(Sec. 5.3.12)</i>	<ul style="list-style-type: none"> - End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance 	End Islands are proposed and existing	Yes	
Barrier Free Spaces <i>Barrier Free Code</i>	Based on Total Parking required	12 spaces are shown	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces 	Two types of accessible spaces are provided	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	One sign is proposed for each space	Yes	
Minimum number of Bicycle Parking <i>Sec. 5.16.1</i>	Five (5) percent of required automobile spaces, minimum eight (8) spaces (306*.05 = 15 spaces required)	15 bicycle parking spaces proposed	Yes	Bicycle parking racks appear to be able to accommodate 2 bikes each; consider providing 4 racks in each location if desired
Bicycle Parking General requirements <i>Sec. 5.16</i>	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces 	Two locations proposed – 7 spaces near entrance to Cultural Center; 8 spaces to be added near entrance to Temple	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk	Bike rack detail shows "U" style design Accessible via paved sidewalk approx. 7'		
Bicycle Parking Lot layout Sec 5.16.6	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Bike parking layout not shown	No	Show bike parking layout that meets requirements
Loading Spaces Sec. 5.4.1	Required on all premises where receipt or distribution of materials or merchandise occurs and shall be separate from parking areas	Loading Spaces are proposed at SE corner of building;	Yes	
Dumpster Sec. 4.19.2.F	- Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free Spaces	Located in south side yard Away from building Not in the setback Away from barrier free	Yes	<i>ZBA variance granted for dumpster location November 12, 2008</i>
Dumpster Enclosure Sec. 21-145. (c)	- Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery	Previously approved dumpster enclosure located on the south side of the parking lot.	Yes	
Lighting and Other Equipment Requirements				
Exterior lighting Sec. 5.7	Photometric plan and exterior lighting details needed at time of	A lighting plan is provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Preliminary Site Plan submittal			
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	Roof top equipment is not indicated – mechanical equipment is to be located in the basement	Yes	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Roof top equipment is not indicated	Yes	
Sidewalk Requirements				
Article XI. Off-Road Non-Motorized Facilities	8 foot concrete path and boardwalk is required along Taft Road	8 foot concrete sidewalk and boardwalk has been constructed	Yes	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalks are proposed at all building exits and a connection to Taft Road is provided	Yes	
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to sidewalks or parking lot	Yes	
Other Permit and Legal Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Legal descriptions for all parcels are provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Community Impact Statement	<ul style="list-style-type: none"> - All non-residential projects over 30 acres for permitted use - All non-residential over 10 acres for special land use - All residential over 150 units 		NA	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	None provided	Yes	Provide estimates in response letter for Planning Commission consideration
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 	Signage is not proposed at the moment	Yes	<u>For further information contact Ordinance at 248-735-5678</u> <u>Sign permits can be reviewed and are recommended to be applied with preliminary Site plan</u>
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project does not need approval of the Project Name	NA	
Property Split	All property splits and combination must be submitted to the Assessing Department for approval.		NA	
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties &	A lighting and photometric plan is provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	reduce unnecessary transmission of light into the night sky			
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Shown	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Shown	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Shown	Yes	
	Photometric data	Provided	Yes	
	Fixture height	Provided	Yes	
	Mounting & design	Provided	Yes	
	Glare control devices	Provided	Yes	
	Type & color rendition of lamps	LED	Yes	
	Hours of operation	Note Provided	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Spillover not known		
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	20' max proposed	Yes	
Standard Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Notes provided	Yes	
Security Lighting (Sec. 5.7.3.H)	- All fixtures shall be located, shielded, and aimed at the areas to	Notes provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Lighting for security purposes shall be directed only onto the area to be secured.	be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred			
Average Light Levels (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	1.9:1 proposed	Yes	
Type of Lamps (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min		Yes	
	Loading & unloading areas: 0.4 min		Yes	
	Walkways: 0.2 min		Yes	
	Building entrances, frequent use: 1.0 min		Yes	
	Building entrances, infrequent use: 0.2 min		Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Does not exceed	Yes	
Cut off Angles (Sec. 5.7.3.L)	When adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	Does not exceed	Yes	

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

September 11, 2018

Engineering Review

SV Cultural Center
JSP 18-0032

Applicant

Sri Venkateswara Temple

Review Type

Preliminary/ Final Site Plan

Property Characteristics

- Site Location: 26233 Taft Rd, West of Taft Rd, South of Grand River Ave
- Site Size: Approximately 9.6 acres
- Plan Date: 07/18/2018
- Design Engineer: Diffin-Umlor & Associates

Project Summary

- Construction of an approximately 24,136 square-foot two-story building on the site.
- All storm water, site utilities, and services including grease traps were previously constructed with the SV Temple. The site is within a regional detention drainage area.
- One additional fire hydrant is proposed at the Northeast corner of cultural center.

Recommendation

Approval of the Preliminary Site Plan is recommended.

Approval of the Final Site Plan is not recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual. The Final Site Plan requires additional detail and revisions, as described below.

General

1. The plans should reference at least one current City Benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org. City benchmark 1644 is located just north of the site along the west side of Taft Road.
2. Provide the City's standard detail sheets for water main (5 sheets-rev. 02/16/2018), sanitary sewer (3 sheets- rev. 02/16/2018), storm sewer (2 sheets-

rev. 02/16/2018), and paving (2 sheets-rev. 03/05/2018) at the time of the printed Stamping Set submittal. These details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>

Utilities

3. Include a site utility plan and differentiate between existing and proposed utilities on the plans and indicate proposed connections including invert elevations at building leads.
4. Show and label all roof conductors, and show where they will tie into the storm sewer system on the layout and on the profile. Indicate the size, pipe material and slope for all roof drain leads.
5. Fire hydrants shall be spaced approximately 300 feet of unobstructed hose length apart. Additional fire hydrants may be required on the site as required by the Fire Marshal.
6. Provide and show on plans 20-foot wide water main easement around proposed fire hydrant(s).

Soil Erosion and Sediment Control

7. A SESC permit is required. A full review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter. Please submit a SESC permit application under a separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

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

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

The following must be submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

10. A draft copy of 20-foot wide easement for the water main and hydrants to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.

The following must be addressed prior to construction:

11. 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).
12. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
13. 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.
14. Construction inspection fees in an amount to be determined must be paid to the Community Development Department.
15. Legal escrow fees for utility easement review must be deposited with the Community Development Department. Unused escrow will be returned to the payee at the end of the project. (This amount will include engineering legal fees only. There may be additional legal fees for planning legal documents.)
16. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
17. A street sign financial guarantee in the amount of \$400 per proposed or relocated traffic control sign must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
18. 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 issuance of a Temporary Certificate of Occupancy approval for the development:

19. 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.
20. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
 21. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
 22. 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.
 23. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
 24. Submit a Maintenance Bond to the Community Development Department in the amount to be determined (equal to 25 percent of the estimated cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on our website.
 25. 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.

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



Darcy N. Rechtién, P.E.



CITY OF NOVI ENGINEERING DIVISION SOIL EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST

PROJECT: SESC Application #: SE -
 Contact Name: DATE COMPLETED:
 Phone Number: DATE OF PLAN:
 Fax Number: **STATUS:**

General Requirements – Following the initial Soil Erosion and Sedimentation Control permit application to the Community Development Department, all SESC plan revisions shall be submitted directly to the Engineering Department for further review and/or permit approval. One (1) copy of revised soil erosion plans, including response letter addressing the comments below, shall be submitted for each subsequent review until the plan has been given approval by the Engineering Department, at which point five (5) copies will be required for permit approval. Plans shall be signed and sealed, and the bond must be submitted to the Treasurer’s Office prior to permit issuance.

ITEM NO.	ITEM	Provided on Plans	COMMENTS
1.	Plan shall be at scale of not more than 1" = 200', include legal description, location, proximity to lakes, streams or wetlands, slopes, etc.	<input type="checkbox"/>	
2.	Plan shall include a soil survey or a written description of soil types of the exposed land area.	<input type="checkbox"/>	
3.	Plan shall show the limits of earth disruption.	<input type="checkbox"/>	
4.	Plan shall show tree protection fencing and location of trees to be protected.	<input type="checkbox"/>	
5.	Plan shall show all existing and proposed on-site drainage and dewatering facilities (i.e. structure details, rim elev., etc.)	<input type="checkbox"/>	
6.	Detailed sequence of construction shall be provided on plans structured similar to the following, supplemented with site specific items: 1) Install tracking mat, 2) Install temp. SESC measures, 3) Construct storm water basins and install treatment structures, if applicable, 4) Install storm sewer, with inlet protection to follow immediately, 5) Remove all temp. SESC measures once site is stabilized.	<input type="checkbox"/>	
7.	Plan must address maintenance of soil erosion and sedimentation control measures (temporary and permanent)	<input type="checkbox"/>	

8.	Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.	<input type="checkbox"/>	
9.	A grading plan shall be provided, or grade information shown on plan.	<input type="checkbox"/>	
10.	Note that it is the developer's responsibility to grade and stabilize disturbances due to the installation of public utilities.	<input type="checkbox"/>	
11.	The CSWO shall be listed on permit application.	<input type="checkbox"/>	
12.	Plan sealed by registered civil engineer with original signature.	<input type="checkbox"/>	
13.	An itemized cost estimate (Silt Fence, Inlet Filters, Topsoil/Seed/Mulch, Const. Access, etc.) shall be provided.	<input type="checkbox"/>	The SESC financial guarantee will be \$. The SESC inspection fees will be \$.
14.	Potential stockpile areas shall be shown on the plan, with note stating a ring of silt fence will be installed surrounding any stockpiled material.	<input type="checkbox"/>	
15.	Sediment basin: Provide filter on standpipe outlet structure until site is stabilized, then removed. Noted on plan and standpipe detail(s).	<input type="checkbox"/>	
16.	Provide a note on the plan stating the storm water basin will be stabilized prior to directing flow to the basin.	<input type="checkbox"/>	
17.	Pretreatment Structures: Noted to inspect weekly for sediment accumulation until site is stabilized, and will clean as required.	<input type="checkbox"/>	.
18.	Attach the Oakland County standard detail sheet.	<input type="checkbox"/>	
19.	Construction mud tracking entrance: 75'x20', 6" of 1" to 3" stone, on geotextile fabric.	<input type="checkbox"/>	
20.	Silt fence: 6" anchor trench, stakes 6' on center. Prominent line type on plan, with legend.	<input type="checkbox"/>	
21.	Provide Silt Sack with overflow capability as the inlet protection, and provide detail on plans.	<input type="checkbox"/>	
22.	Catch basin inlet filters shall be provided on existing roadways along construction route for reasonable distance from site.	<input type="checkbox"/>	
23.	Street sweeping and dust control shall be noted on plan as responsibility of contractor.	<input type="checkbox"/>	
24.	Vegetation shall be established within 5 days of final grade, or whenever disturbed areas will remain unchanged for 30 days or greater. 3-4" of topsoil will be used where vegetation is required.	<input type="checkbox"/>	
25.	Vegetated buffer strips (25' wide wherever possible) shall be created or retained along the	<input type="checkbox"/>	

	edges of all water bodies, water courses or wetlands.		
26.	Diversion berms or terracing shall be implemented where necessary.	<input type="checkbox"/>	
27.	All drainage ditches shall be stabilized with erosion control blanket and shall utilize check dams as necessary. Drainage ditches steeper than 3% shall be sodded.	<input type="checkbox"/>	
28.	Slopes steeper than 1V:6H (16%) shall be stabilized with erosion control blanket. Add this note as a general note, and also in a prominent location near any berm, etc. where a significant slope is proposed.	<input type="checkbox"/>	
29.	All culvert end sections must contain grouted rip-rap in accordance with ordinance specifications.	<input type="checkbox"/>	

ADDITIONAL COMMENTS:

1. Please note that installation of silt fencing or tree protection fencing shall not occur prior to the initial City pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to installation of the fencing.
2. **Provide an estimated time of earth disruption at the next submittal. At that time, an inspection fee will be provided.**

Reviewed By: Lindon Ivezaj (248) 735-5694

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

September 5, 2018

Preliminary/Final Site Plan - Landscaping

SV Temple Cultural Center

Review Type

Preliminary/Final Landscape Review

Job #

JSP18-0032

Property Characteristics

- Site Location: 26233 Taft Road
- Site Acreage: 10.1 acres
- Site Zoning: R-1
- Adjacent Zoning: East, West, North: RA, South: RT/RA
- Plan Date: 7/18/2018

Ordinance Considerations

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

Recommendation

This project is **recommended for approval for Preliminary Site Plans**. Two landscape waivers are required, both of which can be supported by staff if corrections are made. There are still a few items that need to be addressed before Final Site Plan approval can be recommended.

LANDSCAPE WAIVERS REQUIRED:

1. 30% of building foundation (mostly along access drive to kitchen) has no landscaping. *Can be supported by staff if correct amount of landscaping area is provided.*
2. Some building foundation landscaping is located in island at entry, away from foundation. *Supported by staff as area is close to building and will beautify entry to building.*

Ordinance Considerations

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

Provided.

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

1. Provided.
2. There appear to be no overhead utility lines in the vicinity of the project.

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

1. No woodland trees. Existing landscape trees are located and identified.
2. Protective tree fencing is provided.

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

1. Property is adjacent to Residential on all sides.

2. The required berms and landscaping were provided in Phase 1 and remain in good condition.

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

1. The project is adjacent to Taft Road.
2. The required berm and landscaping were provided in Phase 1.
3. **If any plantings from Phase 1 are missing, have died or are in poor condition, they must be replaced as part of this project.** A note to this effect has been added to the plans.

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

1. The project is adjacent to Taft Road.
2. The required street trees were provided in Phase 1 and are in good condition.

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

1. All required parking lot landscaping was provided in Phase 1 and no parking lot additions are included as part of this project.
2. 6 interior trees are being removed and are being replaced on-site.

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

1. All required parking lot landscaping was provided in Phase 1 and no parking lot additions are included as part of this project so no new perimeter trees are required.
2. **Please move the 2 proposed parking lot perimeter trees near the building closer to the entry drive, as described on the Landscape Chart.**

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

The loading area on the south side of the building is screened from the north by the building, and from the east and south by landscaped berms.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Based on the building perimeter, 3472 sf of foundation landscaping is required. The plans indicate that 7522sf is provided, but the boundaries of the largest area are not well-defined so it is unclear if the required area is met. **Please define the boundaries of all landscape areas.**
2. **Please provide at least 3472 sf of landscaped area near the new building. The areas must be landscaped with something other than lawn.**
3. The island area where the canopy is anchored can count toward the requirement as it is heavily landscaped with trees, shrubs and grasses. *This requires a landscape waiver but its supported by staff as it will beautify the entrance and is close to the building.*
4. Another landscape waiver is required as less than 75% of the building is landscaped, mostly because of the access drive along the south of the building. *This waiver can be supported by staff if the required area is provided since the drive is not visible from Taft Road or the entrance drive.*

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

1. Provided.
2. **Please use plants native to Michigan for at least 50% of the species included.**

Planting Notations and Details (LDM)

Provided.

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

1. No changes to the basin are proposed so no new landscaping is required, but any missing shrubs or other plantings from Phase 1 need to be replaced at this time.

2. All populations of Phragmites on the site have been located and a plan for its removal is proposed.
3. Please note that 100% removal is required and this may take more than one year of treatment.

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.

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

1. No woodlands exist on the site and no trees are proposed to be removed.
2. Tree protection is proposed to save existing landscaping in the vicinity of the project.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Combined Preliminary/Final Site Plan

Review Date: September 5, 2018
Project Name: JSP18 – 0032: SV Temple Cultural Center (Phase 2)
Plan Date: July 18, 2018
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE WAIVERS REQUIRED:

- 30% of building foundation (mostly along access drive to kitchen) has no landscaping. *Can be supported by staff if correct amount of landscaping area is provided.*
- Some building foundation landscaping is located in island at entry, away from foundation. Supported by staff as area is close to building and will beautify entry to building.

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1" =20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Scale: 1" =20'	Yes	
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	Shown on Sheet 5 <u>Parcel:</u> RA	Yes	

Item	Required	Proposed	Meets Code	Comments
		<u>North:</u> R-2 <u>East:</u> I-1 & RA <u>South & West:</u> RA		
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> Legal description or boundary line survey Existing topography 	Sheet 2	Yes	
Existing plant material Existing woodlands or wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> Show location type and size. Label to be saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Trees from original plan are provided Note has been added that all trees missing from original plan will be replaced has been added. 	Yes	
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	Sheets 2, 6	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	Please show any new light poles on the landscape plan to help avoid conflicts.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Sheet 6	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	Not required – one way off of main drive	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Sod is indicated as groundcover for disturbed areas not otherwise landscaped.	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify A minimum of 200sf 	No changes to existing parking lot are proposed.	NA	

Item	Required	Proposed	Meets Code	Comments
	unpaved area per tree planted in an island <ul style="list-style-type: none"> ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 			
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	No changes to existing parking lot are proposed.	NA	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	<ul style="list-style-type: none"> ▪ No changes to existing parking lot are proposed. ▪ Closest bay is only 4 spaces long. 	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No new or existing plantings are shown near existing hydrants.	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> • $A = x \text{ sf} * 7.5\% = A \text{ sf}$ • $50,000 * 7.5\% = 3750 \text{ sf}$ 	No enlargements to the parking lot are proposed.	NA	
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> • $B = x \text{ sf} * 1\% = B \text{ sf}$ • $(xxx - 50000) * 1\% = xx \text{ sf}$ 			
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ sf} * 5\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = 0.5\% \times 0 \text{ sf} = B \text{ SF}$	NA		
All Categories				
C = A+B Total square footage	$xxx + xxx = xx \text{ SF}$	No enlargements to the parking lot are	NA	

Item	Required	Proposed	Meets Code	Comments
of landscaped islands		proposed.		
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> xx/200 = xx Trees 	<u>As replacements for two of the removed interior trees:</u> <ul style="list-style-type: none"> 3 maples are placed near the entrance 1 maple is placed near at the northwest corner of the building. 4 new beeches are proposed east of the building 	Yes	If desired, the 4 new beeches east of the building don't have to be planted as the 3 maples and 1 honeylocust at the entrance, and 2 maples discussed below are in closer proximity to the parking lot so they meet the requirements of parking lot trees more closely.
Perimeter Green space	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf As the parking lot is not changing, no new trees are required 	<u>As replacements for two of the removed interior trees:</u> <ul style="list-style-type: none"> the 1 maple is added near the hydrant. 1 maple is added at the southwest corner of the building. 	Yes	<ol style="list-style-type: none"> Please shift the maple near the hydrant to at least 10 feet away from the hydrant. Please move the maple at the southwest corner of the building to a point along the main drive, no more than 15 feet from the curb.
Accessway perimeter	1 canopy tree per 35 lf on each side of road, less widths of access drives.	No new drives or perimeter trees are proposed except as discussed above.	Yes	
Parking land banked	NA	No		
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	Landscaped berm 4.5-6 feet high required facing adjacent residential property to south.	The screening berm and vegetation were installed with Phase 1 of the project. The screening trees are in good health.	Yes	
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		

Item	Required	Proposed	Meets Code	Comments
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				
Berm requirements (Zoning Sec 5.5.3.A.(5))	No new berm is required as the berm was built as part of Phase 1.	NA		
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> ▪ Label contour lines ▪ Maximum 33% ▪ Min. 3 feet flat horizontal area ▪ Minimum 3 feet high ▪ Constructed of loam with 6' top layer of topsoil. 	NA – no new berms are proposed		
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No overhead lines are shown in the proximity of the project site.	Yes	
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	34 feet	75 ft	Yes	
Min. berm crest width	4 feet	Existing berm 4 ft	Yes	
Minimum berm height (9)	4 feet	Existing berm 5-7 ft	Yes	
3' wall	(4)(7)	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ 1 tree per 40 lf ▪ 190/40 = 5 trees 	7 existing trees	Yes	1. Required trees were planted as part of Phase 1 2. Please replace any weak, dead or missing trees as part of this project.
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ 1 tree per 25 lf ▪ 190/25 = 8 trees 	13 existing trees	Yes	See above
Canopy deciduous	<ul style="list-style-type: none"> ▪ 1 tree per 25 lf 	8 existing trees	Yes	See above

Item	Required	Proposed	Meets Code	Comments
trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	<ul style="list-style-type: none"> ▪ 148/35 = 4 trees 			
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision <i>(LDM 1.d.(2))</i>	<ul style="list-style-type: none"> ▪ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW ▪ No evergreen trees closer than 20 ft. ▪ 3 sub canopy trees per 40 l.f. of total linear frontage ▪ Plant massing for 25% of ROW 	NA		
Screening of outdoor storage, loading/unloading <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>			Yes	
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	Yes	Yes	
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ Building foundation = 472 lf, less 38 lf access ways = 434 lf ▪ 434 * 8 = 3472 sf 	7522 sf	TBD	<ol style="list-style-type: none"> 1. Please provide additional foundation landscape area on east side extending up to the drive – 4 parking lot trees are not required there. 2. Please add foundation landscaping to the southeast corner of the building extending to the access drive. 3. The boundaries of the 5473sf of building foundation area is not clearly defined. Please clearly define the area of that foundation

Item	Required	Proposed	Meets Code	Comments
				<p>landscape area. The greenbelt cannot count toward it and lawn can't count toward it.</p> <p>4. As the island between the building and the parking lot is landscaped with shrubs and grasses, it can count toward foundation plantings. A landscape waiver for its position is required, but it would be supported by staff.</p> <p>5. 140 of 472 lf (30%) of building (mostly along southern drive) is not landscaped. A landscape waiver is required for this deficiency. It can be supported if the required landscape area is provided.</p>
<p>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</p>	<p>If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space</p>	<p>100% of the building frontage facing Taft Road will be landscaped.</p>	<p>Yes</p>	
<p>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</p>				
<p>Planting requirements (Sec. 5.5.3.E.iv)</p>	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	<p>No change is proposed to the detention pond.</p>		
<p>Phragmites Control (Sec 5.5.6.C)</p>	<ul style="list-style-type: none"> ▪ Any and all populations of <i>Phragmites australis</i> on site shall be included on tree survey. ▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	<p>A map showing all Phragmites locations and plan for its removal is provided.</p>	<p>Yes</p>	<p>Please add a note stating that multiple years of treatments may be required to achieve 100% eradication of the stands.</p>

Item	Required	Proposed	Meets Code	Comments
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.I. & Zoning Sec 5.5.5.B)	Provide intended date	Between Mar 15 and Nov 15.	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> ▪ Include statement of intent to install and guarantee all materials for 2 years. ▪ Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	In City of Landscape Note #7, please change “one (1) year” to “three (3) months”.
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans.	No	No	<ol style="list-style-type: none"> 1. <u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> 2. <u>If xeriscaping is used, please provide information about plantings included.</u>
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Other				Please change Section 2509 to Section 5.5 in the summary paragraph at the bottom of the City of Landscape Notes.
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		No	No	See above
Botanical and common names		No	No	<ol style="list-style-type: none"> 1. Currently only 3 of 10 species used are native to Michigan. 2. Please make at least 50% of the plants used species that are native to Michigan.

Item	Required	Proposed	Meets Code	Comments
Type and amount of lawn		Sod quantity provided.	No	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	No	<u>Please show qty of mulch in cubic yds and use \$35/cyd as the standard cost.</u>
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Sheet 6	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	2.5" canopy trees 6' evergreen trees		TBD	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	None	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities		TBD	If no overhead lines exist, please add a note to landscape plan stating this.
Collected or Transplanted trees		None		

Item	Required	Proposed	Meets Code	Comments
<i>(LDM 3.f)</i>				
Nonliving Durable Material: Mulch <i>(LDM 4)</i>	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	Yes	Yes	

NOTES:

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

TRAFFIC REVIEW



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

Project name:
JSP18-0032 SV Temple Cultural Center (Phase
2) PSP/FSP

From:
AECOM

Date:
September 6, 2018

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

CC:
Sri Komaragiri, Lindsay Bell, George Melistas, Darcy
Rechtien, Hannah Smith

Memo

Subject: JSP18-0032 SV Temple Cultural Center (Phase 2) PSP/FSP Traffic Review Letter

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

GENERAL COMMENTS

1. Summary of traffic-related waivers/variances:
 - a. There are not any traffic-related waivers or variances required by the applicant at this time.

TRAFFIC IMPACTS

Based on the note within the "Required Parking" section on sheet 5 of 24 that states, "Simultaneous use of temple and the cultural center has been restricted per the developer's agreement with the City," additional trips are not expected to be generated with the Phase 2 development; however, the days/times of use may change or increase as a result. The developer could provide a narrative to indicate the times of operation and expected use of the Phase 2 cultural center facility to further evaluate the traffic impacts.

EXTERNAL SITE ACCESS AND OPERATIONS

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

1. The Phase 2 development does not propose modifications to the external site access.

INTERNAL SITE OPERATIONS

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

1. The applicant is not proposing any major changes to the site's travel ways.
 - a. One location of concern is near the one-way southbound aisle on the west side of the cultural center building. The proposed design disallows traffic from traveling north within the aisle. Vehicles traveling east along the southernmost maneuvering aisle and wishing to exit the site may not realize the one-way nature of the drive until they approach it and would therefore be forced to reverse back down the maneuver aisle

or turn-around to seek another exit. The plans do not provide adequate facilities to turn around which could lead to unsafe traffic operations. The applicant should consider modifying the plan to better accommodate such functionality.

- i. The applicant could consider adding back-to-back one way (R6-1) signs at the beginning of the one-way aisle. This would allow passing traffic to be aware of the one-way nature of this aisle.
 - b. The applicant has indicated the proposed plan meets the Fire Department's requirements.
 - c. The applicant should indicate via truck turning paths that delivery vehicles can access the loading zone.
2. Parking Facilities
- a. The applicant is not proposing additional parking as part of the Phase 2 development, and should refer to the Planning Review letter for additional information regarding the parking quantity requirements.
 - b. The applicant has provided a bicycle parking area, but has not provided parking layout dimensions to confirm the number of spaces provided or compliance with the City's Ordinance.
 - i. The applicant should provide bicycle parking calculations in the required/provided parking sections on sheet 5 of 24.
 - ii. The applicant should review the layout requirements and provide the layout detail for the proposed bicycle parking to ensure compliance with Section 5.16.6 of the City's Zoning Ordinance.
3. Sidewalk Requirements
- a. The applicant is proposing a seven foot wide sidewalk along the west side of the cultural center which exceeds the five foot requirement.
 - b. The applicant should confirm that the sidewalk ramp details provided on sheet 23 of 24 are the latest R-28-J series.

SIGNING AND STRIPING

1. 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.
2. The applicant has indicated that no new signing is proposed, just relocation of existing signs.
3. The applicant should provide notes and details related to any proposed pavement markings.
 - a. The crosswalk pavement markings shall comply with the MMUTCD.
 - b. There are existing crosswalk markings present at the southern crossing near the southwest corner of the cultural center. If the applicant is proposing to restripe any or all of the crosswalk, they should provide a pavement marking detail for the proposed crosswalk markings.
 - c. If the applicant is proposing to restripe the pavement marking arrow near the cultural center building, they should provide a detail.
 - d. The applicant should add a note to indicate that the parking spaced to be restriped will be 4" and yellow in color to match the existing parking striping on site.

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

Sincerely,

AECOM



Maureen N. Peters, PE
Senior Traffic/ITS Engineer



Paula K. Johnson, PE
Senior Traffic Engineer

FAÇADE REVIEW



September 6, 2018

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

Façade Review Status Summary:
Approved, Section 9 Waiver not required

Re: **FACADE ORDINANCE REVIEW**
SV Temple Cultural Center, PSP18-0128
 Façade Region: 1, Zoning District: RA

Dear Ms. McBeth;

The following is the Façade Review for the proposed SV Temple Cultural Center. This review is based on the drawings prepared by Manyam Group Architects, dated 5/21/18. The percentages of materials on each façade are shown in the table below.

	East	West	North	South	Ordinance Section 5.15 Maximum (Minimum)
Brick (Natural Clay, Brown)	85%	85%	85%	85%	100% (30% Minimum)
Limestone	10%	10%	10%	10%	50% (Footnote 9)
Flat Metal Panels	5%	5%	5%	5%	0%

Recommendation - As shown above all façades are in full compliance with the Ordinance. The applicant should provide a sample board not less than 5 days prior to the Planning Commission meeting.

Notes to the Applicant:

1. It should be noted that all roof top equipment must be screened from view from all vantage points both on and off site.

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

Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”. <http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



September 28, 2018

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

RE: SV Temple Cultural Center (Phase 2)

CITY COUNCIL

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Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

PSP# 18-0077

PSP# 18-0128

Project Description:

Build a two story 24,136 S.Q.F.T. Cultural Center on the existing property off of Taft Road.

Comments:

- **All fire hydrants MUST** in installed and operational prior to any building construction begins.
- **MUST** add one fire hydrant to the site for fire flow calculations. **IFC 2012 Table B105.1.** (Type IIB building with 24,136 S.Q.F.T. requires 3250gpm (2.08 hydrants). **For Planning Commission approval for the site plan, fire flow calculations will be done the week of October 1, 2018.**
- Hydrant spacing is 300' from hydrant to hydrant (**NOT** as the crow flies). **Novi City Ordinance 11-68(F)(1)c.**
- **CORRECTED 9/28/18-FDC** location must be with-in 100' from a fire hydrant(move FDC to North west corner of structure). **IFC 912.2.3.**
- **CORRECTED 8/29/18-Dead ends** fire access roads **MUST** be <150' (south side of structure). **IFC 503.2.5.**
- **CORRECTED 8/29/18-Turning radius** on the south west corner of the building coming from the north in front of new structure turning to the east needs to be 50' outside and 30' inside. **Novi City Ordinance 503.2.4.**
- **CORRECTED 9/17/18-Water-mains MUST** be put on the plans for review.
- .

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

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

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

cityofnovi.org

APPLICANT RESPONSE LETTER

September 24, 2018

City of Novi
Barbara McBeth – City Planner
Community Department
45175 Ten Mile Road
Novi, MI 48375

Re: SV Temple Cultural Center
JSP18-0031

Dear Mrs. McBeth

Comments listed below directly correspond to pre-application review comments dated September 11, 2018.

Planning Review

1. The size of the unloading area provided should be adequate for this building. Loading and unloading will typically only occur before and after events when drive aisles and parking area are empty.
2. Owner will provide economic impact information prior to the Planning Commission meeting
3. We will continue to work with staff to comply with all other review comments and requirements.
4. Bike parking – We will provide 4 racks at each location shown on the site plan which will provide 16 bike parking spaces total. Rack layout shall be adjusted to meet Sec. 5.4.1 requirements.

Engineering Review

1. City referenced bench marks are listed on sheet 2 of the plans shall be updated to the newer City bench mark data.
2. City Water and Paving standard detail sheets shall be provided with Stamping set submittal.
3. All utilities onsite exist except for the proposed building connections to the existing sanitary lead, water service lead, and roof downspout leads.
4. Roof downspout conductors shall be detailed out based in the final architectural drawings with our next submittal.
5. An additional hydrant has been added to the Northeast corner of the proposed Cultural Center building as requested by the Fire Marshall.
6. The 20-foot wide easement around the new hydrant will be added to our Final Site Plan submittal.
7. We shall submit for a SESC permit under a separate cover letter with application and fees as requested.
8. All changes to the plan have been discussed with the Owner and City prior to final site plan submittal.

9. The detailed estimate previously provided will be updated based on any changes made to the drawings based on the City's review comments.

10. A draft copy of the proposed water main easement shall be submitted with the Stamping Sets.

Items 11-18 shall be address prior to construction

Items 19-25 shall be addressed prior to Temp. Certificate of Occupancy is granted.

Landscape Review

Parking Lot Perimeter Canopy Trees

2. (2) parking lot trees shall be moved closer to the entry drive as requested.

Building Foundation Landscape

1. Boundaries of building landscape areas shall be better defined on the plans as requested.
2. Building landscape areas shall be combination of mulch and stone areas which will be better detailed out on our next submittal.

Plant List

2. Plant list shall be adjusted to provide at least 50% Michigan native plants.

General

1. Existing light pole locations will be added to the landscape plans.
2. Proposed trees shall be moved a least 10 feet from the hydrants.
3. Landscape waivers are requested for parking lot island West of the proposed building to be counted toward building landscaping, and for the south side of the proposed building along the access drive to not be landscaped.
4. The requested note shall be added to the Phragmite control plan.
5. City landscape Note #7 shall be revised as requested.
6. An updated irrigation plan for the new building shall be provided.
7. Section 2509 shall be changed to 5.5 on City landscape notes as requested.
8. Mulch quantity and cost shall be updated on the landscape plans and estimates.
9. "No overhead lines" note shall be added to the plans.

Woodland & Wetlands Review

1. No woodlands and\or wetlands are impacted with this development.

Traffic Review

Internal Site Operation

1. a) Back-to-back on way (R6-1) signs shall be added to the plan as suggested.
c) Truck turning template shall be added to the plan as requested.
2. b) Bike parking calculation shall be added to eh parking calculations on the plans as requested. Bike parking layout will be revised to meet Section 5.16.6 of the Ordinance.
3. b) Sidewalk ramp details will be updated as recommended to meet the latest MDOT standards referenced on the plans.

Signing and Striping

3. a) Crosswalk marking shall comply with MMUTCD requirements
- b) Existing cross walks along the West side of the proposed building shall be re-striped and detailed on the plans.
- c) Marking arrow details shall be added to the plans as requested.
- d) Parking space striping notes shall be revised to indicate 4" yellow parking space markings to match existing marking on site.

Fire Department Review

We added an additional hydrant at the Northeast corner of the Cultural Center building as requested.

1. The notes at the lower right corner of sheet 5 addresses this comment.
2. We added an additional hydrant at the Northeast corner of the proposed cultural center as previously discussed and is shown on the previously submitted site plan drawings.
3. Ordinance 11-68(F)(1)c states "In cases where the buildings within developments are fully fire suppressed, hydrants shall be no more than five hundred (500) feet apart." Both building are suppressed and the existing hydrants are all less than 500 apart. The 300 foot apart requirements may not apply in this case. We are working with the Fire Marshall to coordinate a flow test of the existing system. If flows and pressures within the existing system exceed 3,250 gpm then the Fire Chief may find that the existing hydrant configuration is acceptable. If not the Developer will agree to add the additional hydrant requested by the Fire Marshall.

We hope the information provided is helpful in completing your review. Please let us know if there are any questions or if any additional information is needed.

Respectfully,

DIFFIN-UMLOR & ASSOCIATES



Matthew A. Diffin, P.E.
Principal

September 25, 2018

City of Novi
Barbara McBeth – City Planner
Community Department
45175 Ten Mile Road
Novi, MI 48375

Re: SV Temple Cultural Center
JSP18-0031

Dear Mrs. McBeth

The Developer is requesting landscape waivers from Sec. 5.5.3.D. “Building Foundation Landscaping” of the zoning ordinance.

We are requesting that the island West of the main entrance canopy be counted toward our foundation planting area.

Less than 75% of the perimeter of proposed building has foundation plantings due to the existing previously approved access drive along the south side of the building. Additional foundation planting area and plant material is provided on the other three sides of the building.

We hope the information provided is helpful in completing your review. Please let us know if there are any questions or if any additional information is needed.

Respectfully,

DIFFIN-UMLOR & ASSOCIATES



Matthew A. Diffin, P.E.
Principal