



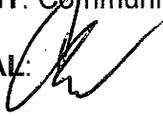
cityofnovi.org

CITY of NOVI CITY COUNCIL

Agenda Item 2
October 12, 2009

SUBJECT: Approval of the request of Novi Town Center Investors, LLC, for the Preliminary Site Plan, Section 9 façade waiver and landscaping waivers. The subject property is located east of Novi Road, north of Grand River Avenue, in the TC, Town Center District. The applicant is proposing to demolish a portion of Building G and construct a parking lot and associated landscaping in its place.

SUBMITTING DEPARTMENT: Community Development Department - Planning ^{Barr}

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

Novi Town Center is proposing to demolish the rear (south) portion of Building G and build a parking lot in its place. Building G previously housed Linens N Things and is located near the center of the Novi Town Center development. The applicant is also proposing to redesign the interior of Building G into smaller tenant spaces and construct a new façade treatment for approximately 180 linear feet of storefronts on the south side of the building, adjacent to the new parking lot. The update includes the addition of 34 parking spaces and associated landscaping and pedestrian amenities, along with a new gate to screen the existing loading areas, while allowing emergency access through this area.

The façade updates include the installation of standing seam metal awnings of a non-copper color. All standing seam metal in the Town Center district is required to be copper or copper-colored and therefore a Section 9 waiver is required. The City's façade consultant recommends approval of the requested waiver as the proposed changes would match those already approved for various other buildings in the Town Center.

As a part of the demolition, the north wall of Building K (the former Mervyn's building) will be exposed, and the drawings note that the existing Concrete Masonry Unit (CMU) wall will be painted to match existing masonry. There is a 45 foot wide greenbelt proposed in front of this exposed CMU wall, and the plans propose some landscaping in the greenbelt. The Façade consultant's review indicates that the exposed CMU should either be brought into compliance with the Façade Ordinance at this time (adding a brick veneer) or the building's foundation should be planted heavily for the full length of the wall. The applicant contends that the situation with Building K will not last long, and would prefer to paint the wall to match the surrounding masonry, and seek a waiver from the planting requirements. Please see the façade consultant's review letter for additional information.

The landscape review notes that a four foot wide landscape bed is required along all building foundations, with the exception of access points. The applicant proposes lawn area, and a few trees, in a new greenbelt along the north side of Building K. The landscape review recommends that the plans be revised to show a minimum of a 4 foot wide landscaped bed along the available foundation of Building K. The applicant has opted not to provide this foundation landscaping bed and instead is seeking a waiver to provide grass only, citing the fact that it is expected that the plans for Building K will change in the near future. A landscaping waiver is also required for the lack of irrigation. The applicant would not like to provide any irrigation due to the temporary nature of the project. The ordinance requires all landscaping to be irrigated.

The Planning review, Engineering review and Traffic review recommend approval of the Preliminary Site Plan with minor changes to be addressed on the Stamping Set submittal. The Landscaping review recommends approval of the Preliminary Site Plan subject to the foundation plantings and irrigation plan being provided with the next submittal of plans (recommending denial of the waiver requests). The Fire Marshal initially had a concern regarding the proposed gate to screen the existing loading/service area. The applicant submitted a supplemental plan to address the Fire Marshal's comments and the Fire Marshal is now satisfied with the plan provided these changes are incorporated into the Stamping Set submittal. The supplemental plan is attached.

Section 1602.1 of the Zoning Ordinance requires all projects 5 acres or larger in the Town Center District to appear before the City Council for approval after a recommendation from the Planning Commission. This matter appeared before the Planning Commission on September 30, 2009. At that meeting the Planning Commission recommended approval of the Preliminary Site Plan, Section 9 façade wavier and landscaping waivers. However, the City's Landscape Architect and the Façade Consultant maintain that the requirement to install the foundation landscaping along Building K is important, and do not recommend granting the landscaping waivers. Instead the applicant should show plantings on the next submittal, with enough height and opacity to assist in beautifying the blank wall that will be exposed as a part of the demolition, even if the plantings are only located for a relatively short period of time. Relevant meeting minutes are attached.

RECOMMENDED ACTION: Approval of the request of Novi Town Center Investors, LLC, for the Preliminary Site Plan subject to the following:

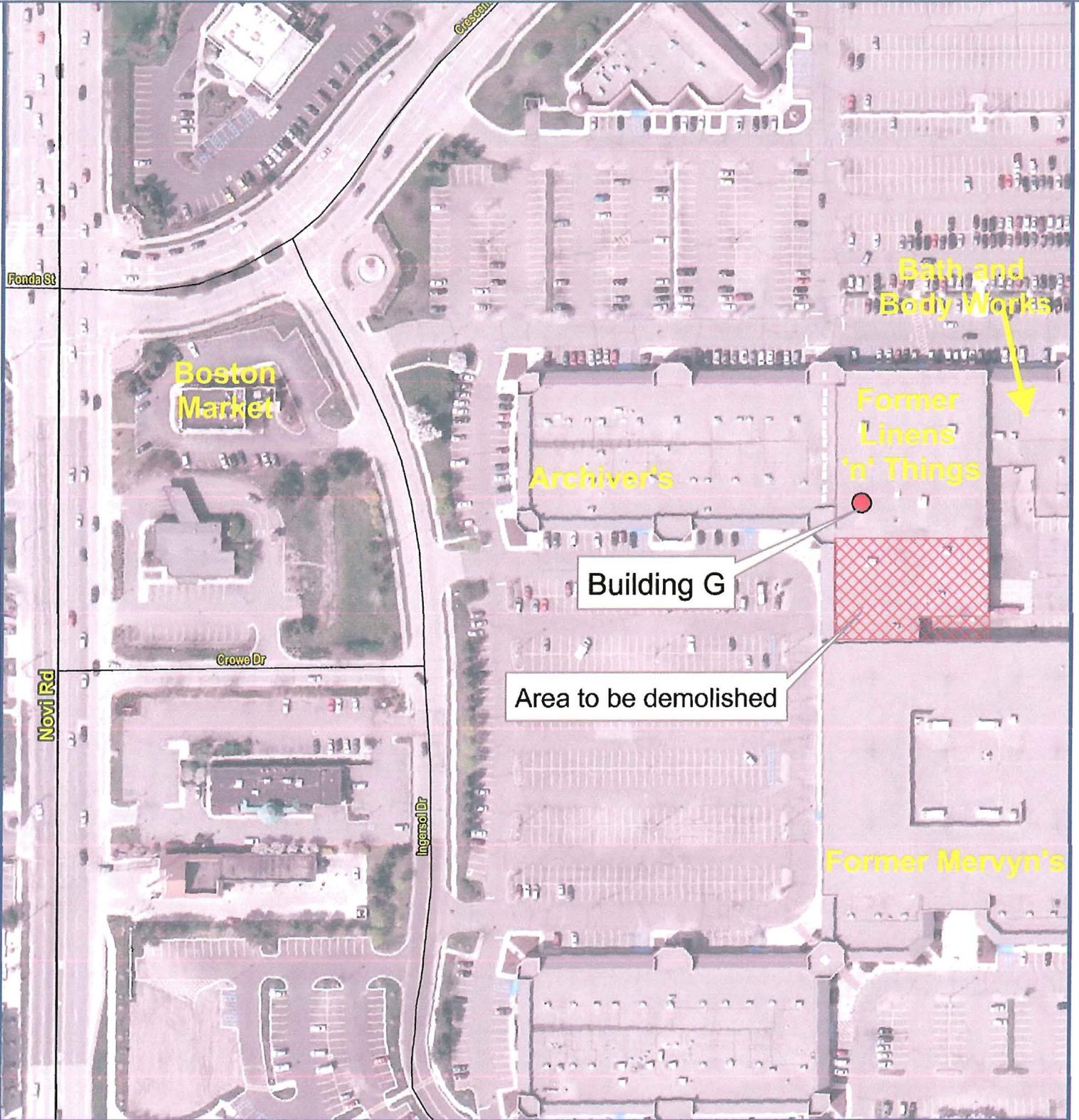
- a. City Council granting the Section 9 façade waiver for the use of non-copper colored standing seam metal in the Town Center District (consistent with previous Section 9 waivers granted for this development);
- b. The site plan being modified on the next submittal to show heavier foundation plantings with enough height and opacity to assist in screening the full length of the wall along north side of Building K and to provide the required irrigation for all proposed plantings (since the proposed plans expose an existing CMU wall which is not consistent with the ordinance standards, and the ordinance requires foundation plantings for all buildings with associated landscape irrigation);
- d. The applicant making the appropriate changes to address all of the concerns noted in the Fire Marshal's review letter and as adequately addressed on the supplemental plan submitted on September 15, 2009;
- e. The conditions and items in the staff and consultant review letters being addressed on the Stamping Set submittal ... *for the following reasons:*
 - 1) That the plan is otherwise in compliance with Article 25 and Article 16 of the Zoning Ordinance and all other applicable provisions of the Ordinance;
 - 2) The proposed façade showing the non-copper colored standing seam metal is consistent with the overall Town Center development and will generally enhance the visual quality of the project;
 - 3) The color selections are carefully coordinated and will harmonize with both new and existing materials;
 - 4) The use of the selected façade materials and material combinations will not detract from the future development of buildings with facades of brick and stone.

	1	2	Y	N
Mayor Landry				
Mayor Pro-Tem Gatt				
Council Member Burke				
Council Member Crawford				

	1	2	Y	N
Council Member Margolis				
Council Member Mutch				
Council Member Staudt				

Novi Town Center Building G Demo and Reconstruction SP 09-22

Location



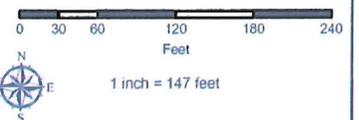
Map Author: Kristen Kapelanski
 Date: October 8, 2009
 Project: SP09-22 Novi Town Center Bldg G
 Demo and Reconstruction
 Version #: 1.1

MAP INTERPRETATION NOTICE

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



City of Novi
 Department Division
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

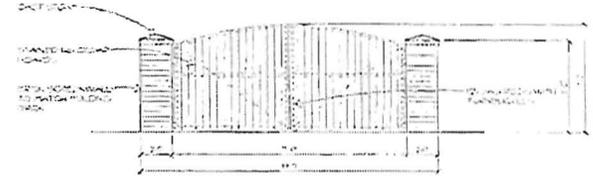


EXIST. BLDG. F

BATH & BODY WORKS

EXIST. SERVICE COURT

DEMO PART OF FORMER LINENS NOTHING



ELEVATION

EXIST. BLDG. G

FORMER MERVYN'S

EXIST. BLDG.



KEY PLAN

SPACE 412 3,374 S.F.

SPACE 426 2,733 S.F.

SPACE 414 3,374 S.F.

SPACE 424 2,508 S.F.

SPACE 416 3,374 S.F.

SPACE 422 1,895 S.F.

SPACE 418 3,374 S.F.

SPACE 420 2,874 S.F.

WALKWAY

VACANT TENANT SPACE

EXISTING BUILDING 'J'

GENERAL NOTES

1. REFER TO WORK LOG FOR BUILDING SURVEY DATA.
2. REFER TO WORK LOG FOR BUILDING SURVEY DATA.
3. REFER TO WORK LOG FOR BUILDING SURVEY DATA.
4. REFER TO WORK LOG FOR BUILDING SURVEY DATA.
5. REFER TO WORK LOG FOR BUILDING SURVEY DATA.

NOVI TOWN CENTER BUILDING G - FLOOR / SITE PLAN

SURVEY:
 OWNER:
 NOVI TOWN CENTER INVESTORS, LLC
 26132 Ingersol Drive
 Novi, Michigan 48375
 248/547-3830 Fax 248/347-3833



WAH YEE ASSOCIATES
 ARCHITECTS & PLANNERS
 37711 WEEB WEEB AVE. ROAD
 FARMINGTON HILLS, MICHIGAN 48334
 PHONE 248-451-4740 FAX 483-0132
 PRAJESH@WAH.YEE.COM

PRELIMINARY NOT FOR CONSTRUCTION



BUILDING PLAN AND PARTIAL SITE PLAN
 SCALE: 1" = 20'-0"
 TOTAL BUILDING 'G', G.B.A. = 25,486 S.F.



A 2.1

1/21/2014 12:54 PM, SUBMITTAL, 3/1/2014

REDUCED SITE PLAN

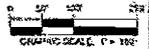
BUILDING "G" SITE

EXISTING PARKING INFORMATION

APPROXIMATE TOTAL 1,311
APPROXIMATE TOTAL 1,311
APPROXIMATE TOTAL 1,311

PROPOSED PARKING INFORMATION
AFTER BUILDING "G" RENOVATION

APPROXIMATE TOTAL 1,311
APPROXIMATE TOTAL 1,311
APPROXIMATE TOTAL 1,311



PROPERTY DESCRIPTION

THE TOTAL EXISTING AND PROPOSED IMPROVEMENTS TO BE MADE ON THE SITE OF THE PROPERTY ARE DESCRIBED AS FOLLOWS:
1. THE EXISTING BUILDING "G" IS TO BE RENOVATED TO PROVIDE 1,311 SQUARE FEET OF OFFICE SPACE.
2. THE EXISTING PARKING LOT IS TO BE REPAVED AND REORGANIZED TO PROVIDE 1,311 PARKING SPACES.
3. THE EXISTING LANDSCAPING IS TO BE MAINTAINED AND ENHANCED WITH NEW PLANTINGS.
4. THE EXISTING UTILITY LINES ARE TO BE MAINTAINED AND REPAIRED AS NECESSARY.



PROJECT NO. 1001
DATE: 10/15/00
SCALE: AS SHOWN
SHEET NO. 1 OF 1



NOVI TOWN CENTRE INVESTMENTS LLC
2000 BURGESS, INC.
210 WILSON ST.
MURFREESBORO, TN 37130



GWE
Giffels-Wobste
Engineers, Inc.
1000 WILSON ST.
MURFREESBORO, TN 37130
TEL: 615-894-1111
FAX: 615-894-1112
WWW.GWE-ENGINEERS.COM

OVERALL SITE PLAN

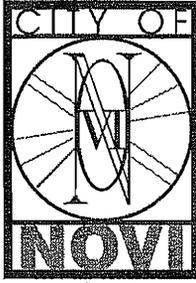
THIS PLAN SHOWS THE PROPOSED IMPROVEMENTS TO BE MADE ON THE SITE OF THE PROPERTY AS DESCRIBED IN THE PROPERTY DESCRIPTION.

DATE: 10/15/00
DRAWN: J.S. JOHNSON
CHECKED: J.S. JOHNSON
SCALE: AS SHOWN
SHEET NO. 1 OF 1



CONSTRUCTION ACCESS ROUTE

**PLANNING COMMISSION DRAFT MINUTES
EXCERPT – SEPTEMBER 30, 2009**



cityofnovi.org

Excerpt from Draft **PLANNING COMMISSION MINUTES**

CITY OF NOVI

Regular Meeting

Wednesday, September 30, 2009 | 7 PM

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

CALL TO ORDER

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

ROLL CALL

Present: Members David Baratta, Victor Cassis, David Greco, Brian Larson, Michael Lynch (arrived at 7:15 PM.), Michael Meyer, Chairperson Mark Pehrson, Leland Prince (arrived at 7:19 PM.)

Absent: Member Andy Gutman (excused)

Also Present: Charles Boulard, Community Development Director; Mark Spencer, Planner; Kristen Kapelanski, Planner; Jana Pritchard, Planner; David Beschke, Landscape Architect; Lindon Ivezaj, City Engineer; Rod Arroyo, Traffic Consultant; John Freeland, ECT; Kristin Kolb, City Attorney

MATTERS FOR CONSIDERATION

1. NOVI TOWN CENTER BUILDING G DEMOLITION, SP09-22

Consideration of the request of Novi Town Investors, LLC, for a recommendation to City Council for Preliminary Site Plan approval and a Section 9 Façade Waiver. The subject property is located east of Novi Road, north of Grand River Avenue, in the TC, Town Center District. The applicant is proposing to demolish portions of Building G and construct a parking lot and associated landscaping in its place.

Planner Kapelanski stated that the applicant is proposing to demolish a portion of Building G in the Novi Town Center. The demolished portion of the building would be replaced with a 34 space parking lot and adjacent landscaping. The applicant is also proposing modifications to the façade of Building G and changes to the interior layout. The Planning Commission should be advised that the interior layout of Bldg. G is conceptual in nature in that it may change in the future based on the needs of perspective tenants.

The proposed façade for Bldg. G is not in compliance with the Façade Ordinance and therefore would require a Section 9 Façade Waiver specifically for the use of non-copper colored standing seam metal awnings. The city's façade consultant recommends approval of the requested waiver noting that the proposed design is consistent with other façade upgrades recently approved in the Town Center.

The applicant is also requesting two landscape waivers this evening for the lack of foundation landscaping along the remainder of Building G and for lack of irrigation. The area show in green on the site plan would basically be mostly grass and there is a landscape plaza at the end of the parking lot, but other than that it would be grass. The staff would recommend that the Commission discuss these waivers with the applicant and determine if they would like to grant them.

The Planning, Engineering, and Traffic review's all noted minor issues to be addressed at the time of stamping set submittal and recommended approval of the plan. The Fire Marshall did have some concerns with the plan submitted, mainly relating to the proposed gate to screen the loading/service area. However, the applicant has submitted a supplemental plan which is included in your packet to address those issues and the Fire Marshall was satisfied with the changes shown on the supplemental plan and those will be included in the stamping sets.

Lastly, Section 1602.1 of the Ordinance requires all projects five acres or larger to receive the approval of the City Council after a recommendation from the Planning Commission. The Planning Commission should consider the factors listed in Section 1602.9 when making its recommendation.

Matthew Quinn appeared on behalf of Novi Town Center Investors along with Jim Clear, Manager of Novi Town Center and representatives from Wah Yee as well as representatives from Giffels Webster. Mr. Quinn stated that as far as the Section 9 Waivers, they are consistent with other façade upgrades recently approved in the Town Center.

Mr. Quinn stated that as far as the Landscape Waivers are concerned, this is a temporary situation, the creation of this parking lot, the creation of this landscape area. Mr. Quinn could not comment at this time on more upcoming changes or when they were going to happen. He indicated Town Center is not planning irrigation in the new landscape plaza or the new grass area, but the Novi Town Center will ensure it is maintained. Mr. Quinn stated that there is very little irrigation in the entire Town Center area and everything is adequately maintained and is green and that they will use drought resistant plants. Mr. Quinn also stated that this is in for a preliminary and final site plan approval.

Ms. Kapelanski, Planner stated that it was in for a preliminary approval and that final would be handled administratively by staff.

Member Cassis stated that he had witnessed the beginning of the Novi Town Center and was concerned if any tenants were going to be eliminated or moved because of the demolition.

Mr. Quinn answered that there are no tenants that will be eliminated at this time, and that they were reconfiguring and going to open up a new bank of lease spaces for tenants to come into. These will be smaller spaces instead of the one larger space that was there.

Member Cassis stated that this is a major change and it will be expensive in order to bring everything up to date and questioned if this was the right approach.

Mr. Quinn stated that each step the applicant is taking is in preparation for the next step. Also, the applicant will be bringing in for review in the next 45 days, Building I, the Boyne Mountain Sports Building and that is going to be totally redone. We will be adding to it and putting in new drives and totally renovating the facades and by doing so, we are updating the center and getting it back into competition with what is going in around our community and in our geographical area. This is a stepping stone for something else that you will see in the near future.

Member Cassis said that he wished them well and hopes that this approach will bring them success, and Member Greco said he would like to second Member Cassis's thoughts and would be glad to see the improvements and wish them success.

Member Baratta asked Mr. Quinn about the façade modification and he is questioning the small incremental change to the shopping center and wondered when the Planning Commission would see the entire overall strategy. Member Baratta asked if they have an overall strategy of what the center will look like and what the eventual size will be.

Mr. Quinn answered that the applicant would like to go into the big picture plans, but cannot at this time. As a representative of the applicant, he could say that the applicant would be back eventually with something bigger in the future. Mr. Quinn did state that the center will be the same size and there will be a substantial portion of the center removed and reconstructed and that until tenants are confirmed, the exact size isn't known.

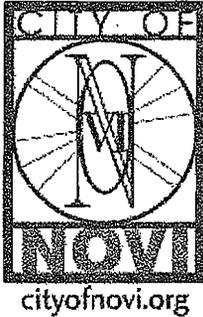
Member Meyer stated that he agreed with his colleagues and that it will be exciting to see what is going to happen.

Moved by Member Greco, seconded by Member Lynch.

ROLL CALL VOTE ON THE NOVI TOWN CENTER BUILDING G DEMO, SP09-22, MOTION MADE BY MEMBER GRECO AND SECONDED BY MEMBER LYNCH:

In the matter of Novi Town Center Building G Demo, SP 09-22, motion to recommend approval to City Council for the Preliminary Site Plan subject to the following: a) Section 9 Façade Waiver, for the use of non-copper colored standing seam metal in the Town Center District; b) Landscape waiver for the lack of foundation landscaping along the remainder of Building G; c) Landscape waiver for the lack of irrigation for proposed plantings; d) The applicant making the appropriate changes to address all of the concerns noted in the Fire Marshall's review letter and adequately addressed on the supplemental plan submitted on September 15, 2009; e) The conditions and items in the staff and consultant review letters being addressed on the Stamping Set submittal; For the reason that it is otherwise in compliance with Article 25 and Article 16 of the Zoning Ordinance and all other applicable provisions of the Ordinance and the proposed façade is consistent with the overall Town Center development and will generally enhance the visual quality of the project, the color selections are carefully coordinated and will harmonize with both new and existing materials, and the use of the selected façade materials and material combinations will not detract from the future development of buildings with facades of brick and stone. *Motion carried 8-0.*

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 8, 2009

Planning Review

Novi Town Center Bldg. G Demo

SP #09-22

Petitioner

Novi Town Center Investors, LLC

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: 26132 Ingersol Drive
- Zoning: TC, Town Center
- Adjoining Zoning: North, South, East and West: TC
- Site Use(s): Novi Town Center
- Adjoining Uses: Various retail and restaurant uses bordering Novi Town Center
- Plan Date: 08/17/09

Project Summary

Novi Town Center is proposing to demolish a portion of Building G and build a parking lot in its place. The applicant is also proposing to redesign the interior and facade of the remaining section of Building G. The update includes the addition of 34 parking spaces and associated landscaping and pedestrian amenities.

Recommendation

Approval of the Preliminary/Final Site Plan is recommended. The plan will be scheduled for an upcoming Planning Commission meeting. Once City Council approves the required waiver, the applicant should make the appropriate corrections to the plan per this and the attached review letters and submit plans for Stamping Set approval.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (Town Center 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 and incorporated as part of the Stamping Set submittal.

1. Facade Review: **A Section 9 Façade Waiver is required.** Please see the attached façade review letter for additional information.
2. Building Setbacks: In the TC District, buildings must be setback 50' from all property lines. It appears from assessing records that a property line runs through or very near the project area. **The applicant should show this property line on the Stamping Sets if no splits or combinations are proposed or otherwise indicate that a**

property combination is proposed via a note on the plans. If a property combination is proposed, plans will not be stamped until this has been completed.

3. **Loading Zone Screening:** The Zoning Ordinance requires loading zones and service areas to be adequately screened. **The applicant should increase the landscape screening on either side of the proposed emergency access gate so that the loading area is sufficiently screened.**
4. **Parking Space Dimensions:** It appears that parking spaces are generally sized correctly. However, there seem to be some inconsistencies and minor corrections that should be made. **Please see the traffic review letter for additional information and make the appropriate corrections on the plans.**
5. **Photometric Plan:** The photometric plan is generally in compliance with the ordinance. **The applicant should include the hours of operation on the photometric plan and the photometric data for the immediate surrounding area.**

Stamping Set Approval

Once the applicant receives the appropriate approvals from the City Council and makes the appropriate corrections to the plan, Stamping Sets should be submitted. A letter responding to the comments in all review letters should be attached. Eight copies of the plan should be submitted to the Community Development Department for Stamping Set approval. Any changes to the plan required by the City Council should be incorporated into the Stamping Sets. **The Stamping Sets must have original signatures and original seals. Plans will not be stamped until all property combinations have been completed.**



Planning Review by Kristen Kapelanski
248-347-0586 or kkapelanski@cityofnovi.org

PLANNING REVIEW SUMMARY CHART

Project Name: Novi Town Center – Buildings G Demo and Reconstruction SP09-22
Plan Date: 08/17/09

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Town Center Commercial	No change proposed.	Yes	
Zoning	TC, Town Center	No change proposed.	Yes	
Uses permitted Section 1601	Uses permitted: <ul style="list-style-type: none"> • B-1 & B-2 Uses • Office Uses • Public and Quasi-public • Indoor Recreation • Hotels • Outdoor Restaurants • Banks (Drive through not principle) • Residential Dwellings • Day Care Centers • Microbreweries & Brewpubs 	No information provided.	Yes	The applicant should check with the Planning Division to confirm that each tenant's proposed use is permitted.
Building Height Sections 1602 & 2400	5 stories and 65 feet	Max. 65'	Yes	No additional height beyond what currently exists is proposed.
Building Setbacks Section 1602	Front: 50' Side: 50' Rear: 50'	No significant changes proposed in building setback.	Yes?	It appears from assessing records that a property line runs through/near the area of the proposed demolition. The applicant should show the existing property lines so that setbacks can be confirmed. Setbacks may be reduced by City Council proving three conditions are met: (a) That a reduction in

Item	Required	Proposed	Meets Requirements?	Comments
				setback, or waiver of a setback altogether, will not impair the health, safety or general welfare of the City as related to the use of the premises or adjacent premise; (b) That waiver of the setback along a common parcel line between two premises would result in a more desirable relationship between a proposed building and an existing building; and (c) The adherence to a minimum required setback would result in the establishment of nonusable land area that could create maintenance problems.
Parking Setbacks Section 2100 1602	Front: 20' Side: 20' Rear: 10'	Bldg. G Front: Unknown Side: Unknown Rear: Unknown	Yes?	It appears from assessing records that a property line runs through/near the area of the proposed demolition. The applicant should show the existing property lines so that setbacks can be confirmed.
Architecture / Pedestrian Orientation Section 1602.7	Proposed uses, through innovative architecture, shall create a significant pedestrian orientation in keeping with the intent and purpose of these districts. Architectural amenities shall include pedestrian walkways, brick or other approved decorative paving, coordinated	Pedestrian amenities proposed.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	<p>pedestrian scale lighting, benches, trash receptacles, small scale landscape treatments, and major architectural features at entranceways and focal points of the development (e.g., arch, gateway, bell tower, fountain).</p> <p>Architectural design and facade material are to be complimentary to existing or proposed buildings within the site and the surrounding area. It is not intended that contrasts in architectural design and use of facade materials is to be discouraged, but care shall be taken so that any such contrasts will not be so out of character with existing building designs and facade materials so as to create an adverse effect on the stability and value of the surrounding area.</p>			
<p>Sidewalks <small>(Sections 1602.11 and Master Plan for Land Use OV 13)</small></p>	<p>Direct pedestrian access shall be provided between all buildings and uses within a development and between a development and adjacent areas.</p>	<p>Concrete sidewalks proposed.</p>	<p>Yes</p>	
<p>Development Amenities <small>(Section 1602.14)</small></p>	<p>All sites shall provide development amenities in the form of exterior lighting, paved activity nodes, street/sidewalk furniture, safety paths, screening walls and planters in accordance with the Town Center Design and Development</p>	<p>Pedestrian amenities proposed.</p>	<p>Yes</p>	

Item	Required	Proposed	Meets Requirements?	Comments
	Study/Technical Reference which is made a part of this Ordinance.			
Signs (Sec. 2510)	Exterior Signage is not regulated by the Planning Division or Planning Commission.			Please contact Jeannie Niland (248.735.5678).
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Lighting changes proposed.		See attached lighting review chart.
Parking (Section 2505)	Number of off-street spaces regulated by use in Section 2505. Existing parking – 2,830 spaces	2,858 spaces	Yes	
Parking Space Dimensions (Sec. 2506)	9' x 19' parking space dimensions and 24' wide drives.	9' x 19' with 24' wide drive	Yes?	Spaces appear to vary in width in some cases. Please see the traffic review letter for additional information and make the appropriate corrections.
Barrier Free Spaces (Barrier Free Code)	<i>38 spaces required</i> 20 spaces plus one for every 100 spaces over 1,000. $2,800 - 1,000 = 1,800/100 = 18$ 20 spaces + 18 spaces = 38	75	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	Barrier free spaces sized appropriately.	Yes?	Spaces appear to vary in width in some cases. Please see the traffic review letter for additional information and make the appropriate corrections.
Barrier Free Signs (Barrier Free Design Graphics)	One barrier free sign is required per space.	Signs shown.	Yes	Signs inconsistently located incorrectly. Please see the traffic

Item	Required	Proposed	Meets Require- ments?	Comments
<u>Manual</u>				review letter and make the appropriate corrections.

Lighting Review Summary Chart

Novi Town Building G

SP #09-22

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: Photometric data Fixture height Mounting & design Glare control devices Type and color rendition of lamps Hours of operation Photometric plan	No	Applicant should provide hours of operation. Applicant should confirm that existing photometric data for the immediate surrounding area is included in photometric plan and calculations.
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	- Electrical service to light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited	Yes	

Item	Required	Meets Requirements?	Comments
	operations shall be permitted after a site's hours of operation.		
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	Yes	
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	Yes?	Applicant should include photometric data for existing fixtures in the immediate area on the photometric plan.
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	Proposed fixtures have been examined and approved.

FAÇADE REVIEW



September 8, 2009

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

Re: **FACADE ORDINANCE**
Novi Town Center Façade Upgrades - Preliminary Site Plan Approval
Building "G" SP 09-22
 Façade Region: 1, Zoning District: TC, OS-C

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan for the above referenced project based on the drawings dated August 17, 2009. The percentages of materials proposed for each façade are as shown on the table below. The maximum (and minimum) percentages allowed by the Schedule Regulating Façade Materials of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Schedule are highlighted in bold.

Building "G" consists of the demolition of approximately 20,400 S.F. of existing building and installation of approximately 180 L.F. of new storefront, within the Novi Town Center project.

BUILDING "G" (25,400 S.F.)	South (Front)	West	East	North	Ordinance Maximum (Minimum)
Brick	76.8%	74.6%	88.3%	NA	100% (30%)
EIFS	10.7%	24.8%	11.4%	NA	25%
Standing Seam Metal (Roof)	12.2%	0.0%	0.0%	NA	25% (Note 3)
Cast Stone	0.3%	0.6%	0.3%	NA	25%

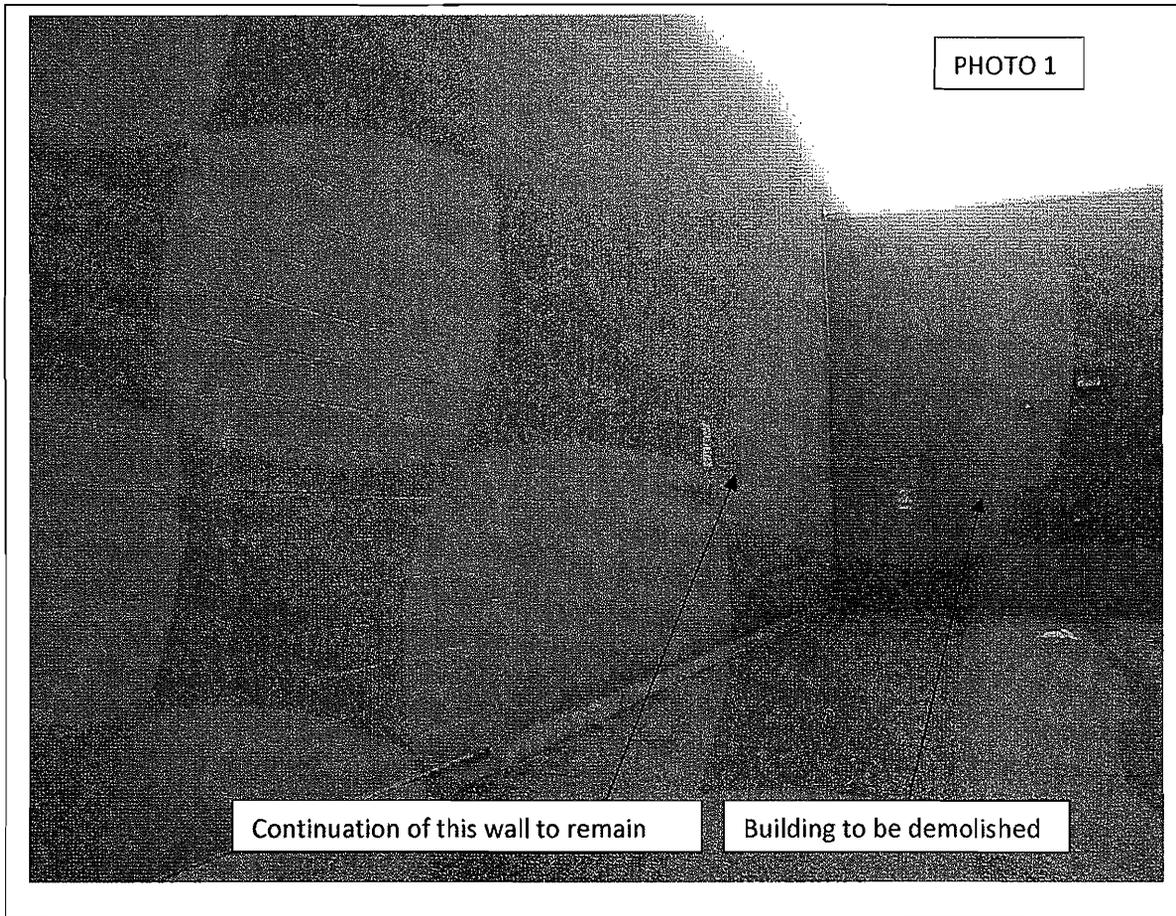
Comments: Note 3 of the Façade Chart states that Standing Seam Metal on buildings located in TC and TC-1 districts must be copper or have a copper bearing painted finish. The applicant has proposed blue and green colors for the Standing Seam Metal roofs and awning. A Section 9 Waiver would be required for use of non-copper colored Standing Seam Metal.

Recommendations:

New Storefront - With respect to the use of non-copper colored roof and awnings, the proposed design is consistent with other facade upgrades for which the Planning Commission has recently granted Section 9 waivers for the use of green, blue and black standing seam metal. The proposed facade complies with the Town Center Ordinances requirement that building be constructed primarily of Brick and Stone.

North Wall of Building "K" - The demolition of the existing building will exposed what is currently an interior wall along the north side of Building "K". The wall is located directly opposite from and will be highly visible to pedestrians using the new storefront. The proposed "Service Area Screen Gate" with adjacent landscaping will serve to visually separate the newly created public space from the service area beyond. However, the gate will also further define the north wall of Building "K" as part of the public vs. service areas of the complex. Although no elevation drawing has been provided for the north wall of Building "K", the drawings are noted "paint existing masonry wall to match existing masonry". Adjacent walls are Concrete Masonry Units (CMU) (Photo 1), therefore it is reasonable to assume the new wall will be painted CMU with some patchwork left be the removed structure. A 45' wide greenbelt is located in front of wall and a nicely designed "Landscaped Seating Plaza" is proposed near the west end of the greenbelt. The size and species of plant material proposed within the seating plaza and greenbelt do not appear to provide significant screening of the North Wall of Building "K". During the pre-application meeting the applicant indicated the north wall will be improved, presumably by the addition of brick veneer, as part of the renovation of Building "K". Considering that the timeframe for renovation of Building K may be somewhat uncertain, it is reasonable that this wall be brought into compliance with the Facade Ordinance at this time or that more significant (larger and taller) plant material be placed within the greenbelt for the full length of the wall.

|| * CSP



Conclusion - A Section 9 waiver is recommended for the use of non-copper colored Standing Seam Metal, contingent upon the applicant either adding brick veneer to the north wall of Building "K" at this time, or adding more significant plant material within the greenbelt for the full length of the north wall of Building "K" located west of the proposed gate (approx/ 180').

If you have any questions, or if I may be of further assistance in working with the applicant on this matter, please do not hesitate to call.

Sincerely,
DRN & Associates, Architects PC

Douglas R. Necci, AIA

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT
September 8, 2009
Preliminary & Final Landscape Review
Novi Town Center Building G - SP#09-22

Petitioner

Novi Town Center Investors, LLC

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: 26132 Ingersol Drive
- Zoning: TC, Town Center
- Adjoining Zoning: North, South, East and West: TC
- Site Use(s): Novi Town Center
- Adjoining Uses: Various retail and restaurant uses bordering Novi Town Center
- Plan Date: 08/17/09

Recommendation

Approval of the Preliminary Site Plan for SP#09-22 Novi Town Center Building G is recommended provided the Applicant agrees to the conditions outlined below and adjusts the plans as appropriate.

Ordinance Considerations

Adjacent to Residential – Buffer (Sec. 2509.3.a.)

1. The project site is not adjacent to residential properties.

Adjacent to Public Right-of-Way – Berm (Wall) & Buffer (Sec. 2509.3.b.)

1. The project is not directly adjacent to public right-of-way.

Street Tree Requirements (Sec. 2509.3.b.)

1. No street trees are required.

Parking Landscape (Sec. 2509.3.c.)

1. The Applicant has provided Four (4) parking lot canopy trees, thereby meeting ordinance requirements.
2. Central parking lot islands have been provided as required. However, neither island is of acceptable overall size or width. Ordinance requirements call for minimum 300 SF islands with a minimum 10' width. *Please adjust the islands to meet the minimum requirements.*

Building Foundation Landscape (Sec. 2509.3.d.)

1. A 4' wide landscape bed is required along all building foundations with the exception of access points. The Applicant has proposed lawn area adjacent to Building K. *Please revise the plan to show a minimum 4' wide landscaped bed along the available foundation at Building K.*

2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. The addition of the 4' bed at Building K will help meet this requirement. Due to its proximity to the foundation, the proposed seating area landscape can be utilized to help meet this requirement. *Please provide all calculations on the landscape plan.*

Loading Zone Screening

1. All loading zones are required to be screened. The large loading zone adjacent to the proposed parking is fairly well separated from the parking and pedestrian areas. The Applicant has proposed two canopy trees and a single row of evergreen shrubs to screen the loading areas. *Please add larger shrubs or small trees to adequately screen the loading areas to a height of 6' to 8'.*

Plant List (LDM)

1. A Plant List has been provided. *Costs per City of Novi standards must be included on the plant list, including costs for irrigation (as necessary), seed/sod and mulch. Costs for landscape performance guarantees, inspections, etc. cannot be calculated until such time as the total landscape installation costs have been provided.*
2. *Errors occur in the plant list labeling and quantities which must be rectified. Specifically:*
 - a. Two plantings have the key symbol designation FUG.
 - b. The key symbol JUN shown in the plant list does not appear on the plan. It appears that the key TAM has been substituted.
 - c. The quantity for London Plane Tree LP is shown as one (1). Two Plane Trees are shown on the plan.
 - d. The plant list calls for one (1) Canada Red Cherry CR. No Canada Red Cherry appears on the plan.

Planting Details & Notations (LDM)

1. Plan Details and Notations have been provided per Ordinance requirements. The Applicant may wish to adjust the specification for 2"-3" *plastic or nylon guying material to specify that fabric ties may be substituted.* This is due to the limited availability of plastic or nylon guy material of adequate width.

Irrigation (Sec. 2509 3.f.(6)(b))

1. All landscape areas are required to be irrigated. *Please provide and Irrigation Plan and cost estimate upon the Stamping Set submittal.*

Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review is a summary and not intended to substitute for any Ordinance. For the landscape requirements, see the Zoning Ordinance landscape section on 2509, Landscape Design Manual and the appropriate items in the applicable zoning classification. Also see the Woodland and Wetland review comments.

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

September 8, 2009

Engineering Review

Novi Town Center Building G
SP09-22

Petitioner

Novi Town Center Investors, LLC

Review Type

Final Site Plan

Property Characteristics

- Site Location: NW Corner of Grand River Avenue and Novi Road
- Site Size: 2.00 acres
- Plan Date: August 6, 2009

Project Summary

- Demolition of a large portion of Building G and new site plan including a new parking lot configuration.
- A 2-inch domestic lead and a 6-inch fire lead would be provided to serve the building, along with an additional hydrant.
- Sanitary sewer service would be provided by adding a 6-inch lead from the existing sewer on site.
- Storm water would be collected by a single storm sewer collection system and pretreated prior to discharging from the site.

Recommendation

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

Comments:

The Final Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Stamping Set submittal:

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Provide the City's standard detail sheets for water main (2 sheets-6/15/98), sanitary sewer (Sheet 1-6/15/98 and Sheet 2-4/24/06), storm sewer (1 Sheet-6/15/98) and paving (1 Sheet-12/15/00) at the time of the Stamping Set submittal.
3. Show more detail for the emergency access gate design.
4. The curb on both sides of the proposed gate shall be mountable. Please label all curb types on the plan.
5. Show a detail of the proposed grass paver for the emergency access gate. All pavers shall withstand a minimum of 35 ton loading. The current pavers shown on the plan show a maximum loading of only 27 tons.
6. The emergency access route shall be a minimum of 18-feet in width and requires a minimum 25-foot wide easement per design and construction standards. Revise plan accordingly.
7. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
8. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
- 9.

Storm Sewer

10. All storm sewers shall be a minimum of 12-inches in diameter and made of CL-IV concrete pipe. The current plans show PVC being used for storm sewer purposes.

Sanitary Sewer

11. The sanitary lead shall wye into the existing sewer as apposed to tapping directly into the manhole as shown on the plan. Please revise plan accordingly.

Storm Water Management Plan

12. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
13. A storm water pretreatment structure is required for the site prior to discharge into the existing storm system.
14. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
15. Provide an access easement for maintenance over the pretreatment structure.
16. Provide manufacturers details and sizing calculations for the pretreatment structure within the plans. The treated flow rate should be based on the 1-year storm event intensity (~1.6 In/Hr). Higher flows shall be bypassed.

Paving & Grading

17. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Department. Stamped concrete will not be acceptable.

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

18. 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.**
19. An itemized construction cost estimate must be submitted to the Community Development Department for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square footage), 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. Partial submittals will not be accepted).

20. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. This document is available on our website.
21. Executed copies of any required off-site utility easements (if any are required) must be submitted to the Community Development Department.

The following must be addressed prior to construction:

22. 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). A grading permit fee in the amount of \$201.25 must be paid to the City Treasurer's Office.
23. 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.
24. Construction inspection fees in the amount of \$ 7,464.24 must be paid to the City Treasurer's Office.

25. A storm water performance guarantee in the amount of \$22,500.00 (equal to 150% of the cost required to complete the storm water management facilities) as specified in the Storm Water Management Ordinance must be posted at the Treasurer's Office.
26. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-735-5642 to determine the amount of these fees.
27. A street sign financial guarantee in the amount of \$? (No signage table was given) (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
28. 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.
29. A permit for work within the right-of-way must be obtained from the City of Novi. The application is available from the City Engineering Department or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Department at 248-347-0454 for further information. Only submit the cover sheet, standard details and plan sheets applicable to the permit.
30. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Drain Commissioner.

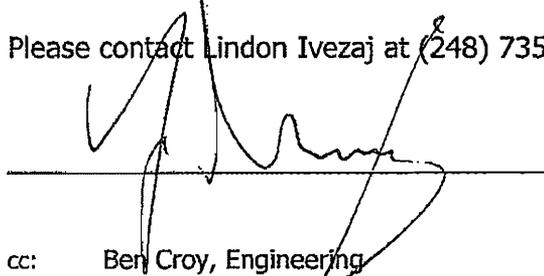
The following must be addressed prior to issuance of a Temporary Certificate of Occupancy approval for the development:

31. The amount of the incomplete site work performance guarantee for this development at this time is \$ 96,627.00 (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
32. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
33. 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.
34. A letter of credit or cash in an amount of \$1,500.00 (10% of the cost of storm water facilities for projects of less than \$100,000, or 5% for the cost of projects over \$100,000) must be posted for the storm water facilities. This deposit will be held for one year after the date of completion of construction and final inspection of the storm water facilities.
35. Submit to the Engineering 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.

Prior to preparing stamping sets, the Applicant is advised to provide any revised sheets directly to the Engineering Department for an informal review and approval.

Please contact Lindon Ivezaj at (248) 735-5694 with any questions.

A handwritten signature in black ink, appearing to read 'Lindon Ivezaj', is written over a horizontal line. The signature is fluid and cursive.

cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Tina Glenn, Water & Sewer Dept.
Sheila Weber, Treasurer's
T. Meadows, B. Hanson, T. Reynolds; Spalding DeDecker

TRAFFIC REVIEW

August 31, 2009

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



SUBJECT: Novi Town Center Building G, SP#09-22
Traffic Review of Preliminary & Final Site Plan

Dear Ms. McBeth:

At your request, we have reviewed the above and offer the following recommendation and supporting comments.

Recommendation

We recommend approval of the preliminary and final site plan, subject to the concerns shown below in **bold** being satisfactorily addressed by the stamping set. Revised sheets should be provided to us for our informal review and approval prior to producing multiple stamping sets.

Project Description

What is the applicant proposing?

1. The applicant, Novi Town Center Investors, LLC, proposes to demolish a significant portion of Building G in order to add 34 parking spaces, a landscape area, and a "seating plaza." The remaining portion of Building G would be divided into eight individual specialty retail stores totaling 23,503 s.f. (excluding the central hallway). Although the new parking lot would be dead-end for customers, grass pavers and a gate are proposed just beyond the lot's turnaround tail, in order to facilitate more direct movements of emergency and/or service vehicles between existing parking areas east and west of Building G.

Traffic Study

Was a study submitted and was it acceptable?

2. With an expected net reduction in trip generation, a traffic study is unwarranted.

Trip Generation

How much traffic would the proposed development generate?

3. Per the site plan application, existing Building G contains 43,235 s.f. Hence, we would expect the proposed 23,503 s.f. of retail space to generate only about half as many trips.

Vehicular Access Locations

Do the proposed driveway locations meet City spacing standards?

4. The only full-time vehicular access to the area to be modified is at the corner of an existing parking lot. No public road standards apply.

Vehicular Access Improvements

Will there be any improvements to the public road(s) at the proposed driveway(s)?

5. Not applicable.

Driveway Design and Control

Are the driveways acceptably designed and signed?

6. Not applicable.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

7. Appropriate sidewalk locations and widths are proposed. With respect to ramp compliance issues, we defer to the City's engineering review.

Circulation

Can vehicles safely and conveniently maneuver through the site?

8. **The City Fire Marshal should review and approve the proposed grass pavers, clear width between the gate columns (15 ft), and non-standard design of the gate. We do recommend that a note be added to the plan indicating that "if a locked gate is desired, a locking mechanism must be purchased from, or otherwise approved by, the City of Novi Fire Department" (this would comply with the spirit of the note accompanying the City standard gate specification, Design and Construction Standards Figure VIII-K).**
9. There are several notable inconsistencies between the "Paving and Grading Plan" (Sheet C4.1) prepared by Giffels-Webster and the "Floor/Site Plan" (Sheet A2.1) prepared by Wah-Yee Associates. Those inconsistencies are as follows:
 - a. Sheet C4.1 shows a 5-foot access aisle between the two barrier-free parking spaces, while Sheet A2.1 shows a 8-foot access aisle. We believe the aisle is intended/required to accommodate van-accessible barrier-free spaces, in which case the 8-foot aisle is required.
 - b. On Sheet C4.1, the parking stall in the northeast corner of the new parking lot scales only 9 ft wide, from the stripe to the back of curb. **Novi Zoning Ordinance requires a 9-foot wide stall measured to the face of curb. To provide the 9-ft wide stall, this stall must be widened by a nominal 0.5 ft**

- (i.e., the curb width). The stall illustrated on Sheet A2.1 correctly shows a 9-foot stall measured to the face of curb.
- c. The dimension and layout of the landscape islands at the west end of the proposed new parking lot are not consistent between the two plans. Sheet C4.1 shows the eastern face of each island's curb aligned, but Sheet A2.1 shows the southern island offset by approximately 6 feet relative to the north island.
 - d. Sheet C4.1 indicates a straight-faced sidewalk edge on the north side of the proposed new parking area, but Sheet C2.1 indicates a curbed sidewalk.

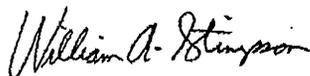
The above inconsistencies should be reconciled on the final site plan submittal, such that all parking spaces meet the dimensional requirements of the Zoning Ordinance, and that spaces designated as "Van Accessible" have an ADA-standard 8-foot access aisle.

10. On plan sheet C6.1, the detail for pavement markings shows that standard parking stalls would be marked in yellow, not the white required by Sec 3B.18 of the *Michigan Manual of Uniform Traffic Control Devices*. Conformance with the MMUTCD is required per item 12 of the City's Final Site Plan Checklist (appearing in the *City of Novi Site Plan and Development Manual*), "unless unique circumstances require a deviation." **The City should decide whether or not yellow may be substituted for white in this instance (doing so would likely provide uniformity throughout the overall Novi Town Center).**
11. Sheet C4.1 shows two barrier-free signs installed just behind the edge of the proposed sidewalk on the north side of the proposed new parking lot. **These barrier-free signs should be set back 2 feet, to allow for a 2-foot overhang for vehicles parked in those barrier-free spaces.** Alternatively, these signs could be mounted on the south face of Building G, although the Elevation drawings (Sheet A4.1) indicate there may not be any suitable surface on which to install them.
12. Sheet C6.1 includes two detail panels related to the signing of barrier-free parking stalls. **On the "Parking Signage" panel showing facsimiles of the RESERVED PARKING and VAN ACCESSIBLE signs, the corresponding MMUTCD sign codes should be added; that is, R7-8 and R7-8a, respectively. On the "Signage Installation" panel showing sign mounting heights, the 6'-8" dimension must be increased to 7'-0" to comply with Sec 2A.18 of the MMUTCD. The MMUTCD sign codes for the barrier-free signs should also be shown on the "Paving and Grading Plan" sheet (Sheet C4.1).**

Sincerely,
BIRCHLER ARROYO ASSOCIATES, INC.



Rodney L. Arroyo, AICP
Vice President

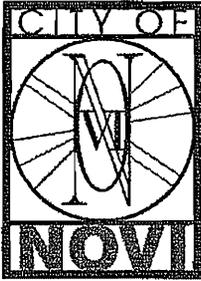


William A. Stimpson, P.E.
Director of Traffic Engineering



David R. Campbell
Senior Associate

FIRE REVIEW



September 8, 2009

TO: Barbara McBeth, Deputy Director of Community Development, City of Novi

RE: Novi Town Center, Bldg. 'G'

SP#: 09-22, Preliminary & Final Site Plan

CITY COUNCIL

Mayor
David B. Landry

Mayor Pro Tem
Bob Gatt

Terry K. Margolis

Andrew Mutch

Kathy Crawford

Dave Staudt

Brian Burke

City Manager
Clay J. Pearson

Fire Chief
Frank Smith

Deputy Fire Chief
Jeffrey Johnson

Project Description:

Partial building demolition and change in building access.

Comments:

1. The applicant is proposing to install two fire hydrants, while the locations of the proposed hydrants is acceptable, they are both being fed with 6" water mains. The minimum main size to feed a hydrant is 8" as per the Design & Construction Standards, Section 11-68(c)(1).
2. The applicant is proposing to install a gate at the east end of the new parking lot to allow emergency pass-through for fire apparatus. The proposed access drive is planned to be grass pavers. The proposed design does not meet the minimum requirements of the Design and Construction Standards, Section 11-197(a)(19), for the design of the gate (see Figure VII-K), width of the access drive, and load carrying capacity of the brick pavers. Additional details shall be provided for the construction of the gate and corrections made to the design to meet the minimum standards.
3. The curbs (both east and west) to the emergency access gate shall be mountable.
4. The location of the Fire Department Connection shall be relocated to the southeast corner of the building. Where it is proposed, the FDC will likely be obstructed.

Recommendation:

The above plan is **NOT RECOMMENDED** for **APPROVAL** due to the above deficiencies.

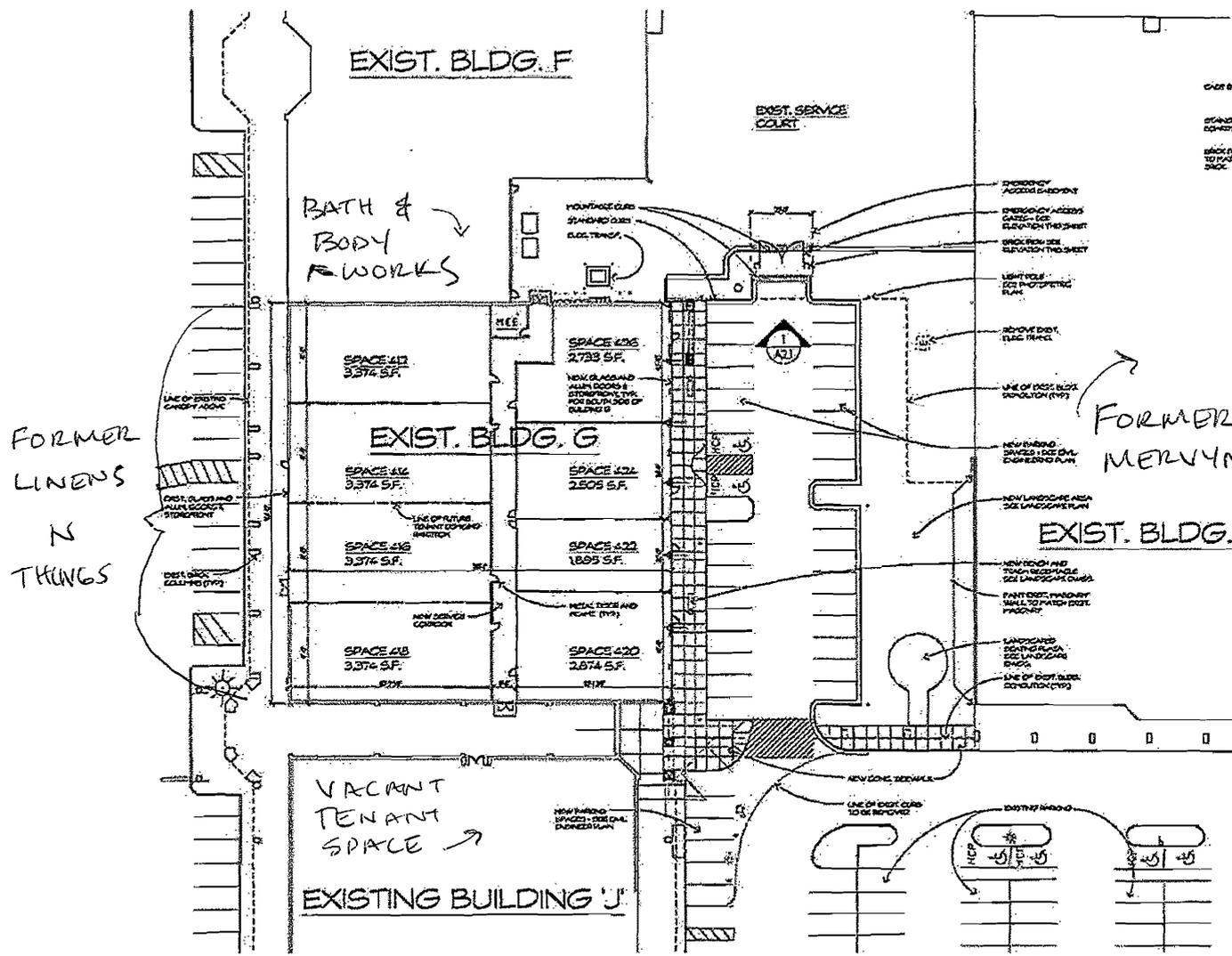
Sincerely,

Michael W. Evans
Fire Marshal

Novi Fire Department
42975 Grand River Ave.
Novi, Michigan 48375
248.349-2162
248.349-1724 fax

cc: file

**SUPPLEMENTAL PLAN TO
ADDRESS FIRE MARSHALL'S CONCERNS**



EXIST. BLDG. F

EXIST. SERVICE COURT

BATH & BODY WORKS

FORMER LINENS & THINGS

EXIST. BLDG. G

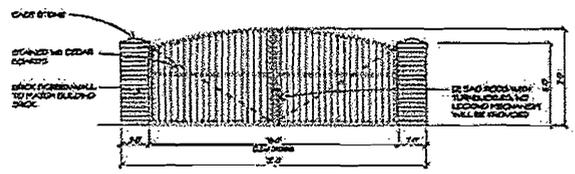
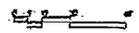
FORMER MERVYNS

EXIST. BLDG.

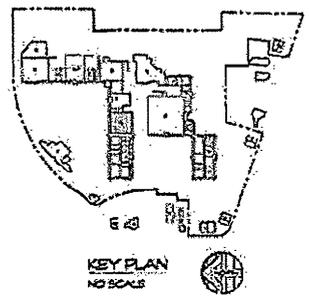
VACANT TENANT SPACE

EXISTING BUILDING 'J'

BUILDING PLAN AND PARTIAL SITE PLAN
 SCALE 1" = 20'-0"
 TOTAL BUILDING 'G' G.S.A. = 25,466 S.F.



ELEVATION EMERGENCY ACCESS GATES



GENERAL NOTES

- FOR SITE WORK - GENERAL DIMENSIONS PROVIDED BY SPM/DAVIS FOR ENGINEERS, INC. 401 E. ROY STREET, SUITE 600 DETROIT, MICHIGAN 48201 (313) 224-4444
- FOR LANDSCAPE WORK - SEE LANDSCAPE DRAWINGS PROVIDED BY KAPLAN/BLUMBERG/BLUMBERG, INC. 407 E. ROY STREET, SUITE 600 DETROIT, MICHIGAN 48201 (313) 224-4444
- NEW DOORS SHOWN FOR CONCEPT ONLY. FINAL LOCATION WILL BE DETERMINED FOR TOWNHALL SIGNAGE REQUIREMENTS.
- TOWNHALL SIGNAGE WALLS SHOWN FOR CONCEPT ONLY. FINAL LOCATION AND DOORWAY POSITIONS WILL BE ADJUSTED FOR TOWNHALL SIGNAGE REQUIREMENTS.
- SEE CIVIL SITE PLAN FOR OVERALL SIGNAGE REGULATIONS.

FIRE DEPT. NOTES

- GATE ON DOWN SIDE OF THE EMERGENCY ACCESS GATES WILL BE HELD OPEN FOR CITY OF NOVI BLDG. AND FIRE DEPARTMENT STANDARDS.
- THE ABOVE SPECIFIED CAPACITY OF THE BACK SHAVES AT THE EMERGENCY ACCESS GATES SHALL BE INCREASED FROM 100 TO 120 IN CAPACITY FOR NOVI BUILDING DEPARTMENT AND FIRE DEPARTMENT STANDARDS.
- THE 6" WATER PIPING BEHIND THE TUBS BEHIND FIRE DEPARTMENTS SHALL BE INCREASED TO 8" FOR NOVI BUILDING DEPARTMENT AND FIRE DEPARTMENT STANDARDS.
- THE LOCATION OF THE FIRE DEPARTMENT CONNECTION SHALL BE RELAYED TO THE SOUTHWEST CORNER OF THE BUILDING IN THE DIRECTION OF THE FIRE DEPARTMENT.
- WALLS WILL BE NO LONGER PROVIDED ON THE EMERGENCY ACCESS GATES UNLESS OTHERWISE SPECIFIED BY THE NOVI FIRE DEPARTMENT.

NOVI TOWN CENTER BUILDING G - FLOOR / SITE PLAN

NOVI, MI 48240
 OWNER:
 NOVI TOWN CENTER INVESTORS, LLC
 36132 Ingersoll Drive
 Novi, Michigan 48375
 248/347-3630 Fax: 248/347-3833



WAH YEE ASSOCIATES
 ARCHITECTS & PLANNERS
 3911 WEST EVELYN HILL ROAD
 TROBHAM HILLS, MICHIGAN 48315
 PHONE: 248/374-1100 FAX: 248/374-1100

DATE: 08/11/2022
 PROJECT: NOVI TOWN CENTER
 SHEET: A 2.1

PRELIMINARY
 NOT FOR CONSTRUCTION

A 2.1

DATE PLOTTED: 08/11/2022 10:10:10 AM

APPLICANT'S RESPONSE LETTER



Wah Yee Associates
Architects & Planners
Since 1961

September 24, 2009

Novi Town Center, Building "G"
SP #09-22
City Review Letter Response

▪ Planning Review dated 9/8/09:

1. A Section 9 Waiver is being requested for the metal awning colors, Blue and Green, to create a consistent look with the recent shopping center facade upgrades.
2. The Project Attorney is currently in the process of filing the proper materials with the City in order to execute a "Property Combination". This note will be added to the plans.
3. Landscape will be increased on both sides of the emergency access gate.
4. Inconsistencies in parking stall sizes will be properly coordinated.
5. Hours of operation will be added to the photometric plan. We are proposing not to add photometric data for the immediate surrounding area, due to the fact that this is an existing parking field that we are not impacting with this phase of the project.

▪ Engineering Review dated 9/8/09:

1. General Notes Number 1 on Sheet C1.1 states that all work is to conform with the City of Novi's Standards and Specifications.
2. The City's Standard Details will be included in the Stamping Set submittal.
3. The site and architectural plans will be revised to show more detail regarding the Emergency Access Gate.
4. The curb at the emergency drive will be labeled as mountable.
5. The paver system will be designed to support 35 ton loading.
6. The access drive will be 18ft wide (min.) and have a 25ft access easement.
7. A sign table will be added and a note will be added that all traffic signs will meet the MMUTCD standards.
8. Utility Notes Number 3 on Sheet C1.1 states that all backfill under pavement is to be compacted sand backfill. We will also indicate this on the sewer profiles on C6.1.

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9. N/A - Blank
10. Storm Sewer pipe will be revised to be 12" Diameter RCP CL-IV.
11. Sanitary Lead will be revised to wye into the sanitary sewer.
12. The Storm Water Management Plan will be developed per the Storm Water Ordinance and the New Engineering Design Manual.
13. A pre-treatment structure will be added upstream of the existing manhole EX1.
14. Pre and Post redevelopment calculations will be provided to show the net decrease in storm water runoff.
15. An easement will be provided for accessing the pre treatment structure.
16. Details and sizing calculations will be provided for the pretreatment structure. It will be designed for the 1 yr storm, all higher flows will be bypassed.
17. The brand of the detectable warning for all ada ramps will be specified and be concrete imbedded.
18. A letter will be prepared and submitted with the revised plans outlining all changes.
19. A revised estimate will be prepared.
- 20-35. All fees, guarantees and permits will be submitted and paid for prior to construction.

▪ Traffic Review dated 8/31/09:

1. Project Description requiring no response.
2. Traffic Study Statement requiring no response.
3. Trip Generation Statement requiring no response.
4. Vehicular Access Statement requiring no response.
5. Vehicular Access Improvements Statement requiring no response.
6. Driveway Design Statement requiring no response.
7. Pedestrian Access Statement requiring no response.
8. Emergency Access Gate comments, refer to Fire Marshal Review for response.
9. Inconsistencies a, b, c, and d between Sheets A2.1 and C4.1 will be properly coordinated.
10. New parking stall striping is proposed to be yellow in order to be consistent with the existing parking lot striping. We ask the City to approve this proposal.
11. Barrier free signs shown on C4.1 will be revised to set back 2' from the curb to allow for vehicle overhang.
12. MMUTCD Codes will be added to C4.1 and C6.1, sign mounting heights will be revised from 6'-8" to 7'-0".

- Landscape Review dated 9/8/09:

Parking Landscape:

1. No response required.
2. The Islands will be modified to be 300 sq. ft. min and 10' wide min.

Building Foundation Landscaping:

1. Due to the temporary nature of this plan and the not yet determined future plan for Building K, we are proposing not to install the requested 4 ft. landscaped bed. With the landscaped plaza and other landscaping we are requesting that this requirement for the building foundation landscaping beds be removed or a variance be provided.
2. Calculations for the 8ft by the length of Building G's frontage will be included on the landscape plans. Additional landscape beds will be added if warranted by the calculations.

Loading Zone Screening:

1. The plans will be revised, Arborvitae 6ft. in height will be used in place of the originally selected shorter Yews.

Plant List:

1. A revised cost estimate per Novi's standards will be provided.
- 2a-d. Plant labeling and quantities will be corrected.

Planting Details & Notations:

1. A noted will be added allowing fabric ties.

Irrigation:

1. In an effort to reduce the environmental impact of this redevelopment the landscape material selected and specified for this project are drought resistant and do not subsequently require irrigation. We are requesting that this requirement for irrigation be removed or a variance be provided.

- Facade Review dated 9/8/09:

Comments:

A Section 9 Waiver is being requested for the metal awning colors, Blue and Green, to create a consistent look with the recent shopping center facade upgrades.

- Fire Department Review dated 9/8/09:
 1. The water main pipe for the 2 hydrants will be increased from 6" to 8".
 2. Emergency access gate width will be increased from 15' to 18'. The load carrying capacity of the brick pavers will be increased from 27 tons to 35 tons. Additional details will be provided as directed.
 3. The curb, both east and west, to the emergency access gate is now indicated as mountable.
 4. The location of the Fire Department connection shall be relocated to the southeast corner of the building.

MAPS

Location/Air Photo

Novi Town Center Building G Demo and Reconstruction SP 09-22

Location



Map Author: Kristen Kapelanski
Date: September 8, 2009
Project: SP09-22 Novi Town Center Bldg G
Demo and Reconstruction
Version #: 1.0

MAP INTERPRETATION NOTICE

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



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1 inch = 147 feet