



Ella Mae Power Park Concession Building SP 08-44

Ella Mae Power Park Concession Building, SITE PLAN NUMBER 08-44

Consideration of the request of City of Novi Parks, Recreation and Forestry Department for Preliminary Site Plan approval. The subject property is located in Section 27, south of Ten Mile Road between Taft and Novi Roads, in the R-4, One-Family Residential District. The subject site is approximately 1.3 acres of a 91 acre parcel and the applicant is proposing to construct a 1,309 square foot concession and restroom building to replace the existing concession and restroom building adjacent to the ballfields.

Required Action

Approve/deny the Preliminary Site Plan

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	11/21/08	<ul style="list-style-type: none"> • Planning Commission waiver of lighting plan submittal Minor items to be addressed at time of Stamping Set submittal
Landscaping	Approval recommended	11/25/08	<ul style="list-style-type: none"> • Planning commission waiver of foundation planting requirements Minor items to be addressed at time of Stamping Set submittal
Engineering	Approval recommended	11/25/08	Minor items to be addressed at time of Stamping Set submittal
Façade	Approval recommended	11/25/08	<ul style="list-style-type: none"> • Subject to acceptable color selection
Fire	Approval recommended	11/24/08	<ul style="list-style-type: none"> • Provide 12 foot wide fire apparatus access drive within 150 feet of exterior of building or otherwise address the concerns of the Fire Marshall

Motions

Approval – Preliminary Site Plan

In the matter of Ella Mae Power Park Concession Building, SP 08-44, motion to **approve** the Preliminary Site Plan, subject to the following:

- a. Finding that the building materials are acceptable given the recommendation of the City's Façade Consultant that the materials are consistent with the building's use and location;
- b. Acceptance of the Planning Staff's recommendation to not require the submittal of a complete outdoor lighting plan because the Planning Staff determined, with the information provided, that the proposed lighting, will have little impact on the overall lighting of the area and to accept the use of the proposed decorative lighting fixture;
- c. Acceptance of the City's Landscape Architect recommendation to not require foundation plantings because it is impractical to provide them since all foundation areas will provide access to the building;
- d. Façade color approval by the City's Façade Consultant;
- e. Providing a 12 foot wide fire apparatus access drive within 150 feet of exterior of all portions of the building or otherwise address the concerns of the Fire Marshall;
- f. The conditions and items listed in the staff and consultant review letters being addressed on the Stamping Set submittal; and
- g. *(additional conditions here if any)*

for the following reasons...*(because the location and character of the project are complementary to the park and will provide recreation value to the community and otherwise meets the intent of the Zoning Ordinance).*

Denial Preliminary Site Plan

In the matter of Ella Mae Power Park Concession Building, SP 08-44, motion to **deny** the Preliminary Site Plan, for the following reasons...*(because the location or character is not complementary to the park.)*

PLANNING REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

November 21, 2008

Planning Review

Ella Mae Power Park Concession Building

SP #08-44

Petitioner

City of Novi

Review Type

Preliminary/Final Site Plan

Property Characteristics

- Site Location: South side of Ten Mile Road between Taft and Novi Roads
- Site Size: About 1.3 acres (91+ acre total site)
- Zoning: R-4, One-Family Residential
- Surrounding Zoning: North, East & West: R-4; South: R-3
- Surrounding Land Uses: North: City Civic Center; East & South: Single-Family Dwellings; West: Novi High School
- School District: Novi Community Schools
- Proposed: 1,309 square foot concession/restroom building
- Plan Date: November 14, 2008

Project Summary

The City proposes to demolish the existing concession and restroom building located between the four baseball fields in Ella Mae Power Park and to construct a new 1,309 square foot concession and restroom facility as an accessory to the park's baseball fields. The proposed site work includes removing and replacing existing asphalt sidewalks and the addition of new outdoor lighting, landscaping and art work.

By law, compliance by the City with its zoning ordinance is voluntary. The following review discusses compliance with the Ordinance and it comments on the potential impacts of Ordinance deviations. This review is intended to provide guidance to the Planning Commission for its review of the project. The State of Michigan Municipal Planning Act requires Planning Commission approval of all proposed municipal streets, parks, open spaces, buildings or structures. If the Planning Commission denies approval, the City Council, or other board or commission authorized to enable construction, may override the Planning Commission with a 2/3 vote.

Recommendation

The combined Preliminary and Final Site Plan is **recommended for approval** subject to the Planning Commission finding that the facade materials proposed are acceptable and making several minor changes as listed below because otherwise the proposal is in conformance with or meets the intent of the Zoning Ordinance.

Comments:

The Site Plan was reviewed under the general requirements of Article 4, One-Family Residential District and Section 2400, the Schedule of Regulations of the Zoning Ordinance, and other sections of the ordinance, as noted. Items in **bold** should to be considered by the Planning Commission at the time of Site Plan Review and items underlined are recommended to be addressed at the time of Stamping Set submittal:

1. **Schedule of Regulations** The Site Plan demonstrates general compliance with the standards of Section 2400, the Schedule of Regulations, relating to building and parking setbacks and maximum building height.
2. **Outdoor Lighting** (Sec. 2511) The Site Plan depicts several light fixtures on the exterior of the building and one decorative ground mounted tubular fixture. Currently, the site contains several "shoe box" fixtures on 14 foot poles and the adjacent sports fields are illuminated with multiple 1,500 watt fixtures on 70 foot poles. A considerable amount of light from these fixtures spills onto the site area. The Site Plan does not comply with Section 2520 because **an outdoor lighting plan was not submitted**. Although fixture details, a photometric plan and lighting calculations were not provided, the Planning Staff believes that the proposed pole lighting will have little impact on the overall lighting of the area. Staff researched and reviewed the manufacturers specifications for these fixtures and concluded that the proposed cut-off fixtures will only add a small amount of illumination to the site. Although it is not a cut-off fixture, the proposed decorative fixture will contain a single 75 watt fluorescent bulb. Since the site is at least 500 feet from any residential homes, the additional lighting proposed should not be noticeable from these properties.
3. **Façade** (Sec. 2520) The proposed building **does not meet the façade material requirements of Region 1**. See the Façade Review for details and recommendations.
4. **Other Issues**
 - **Planning Review Summary Charts:** The applicant is asked to review other items in the attached Summary Chart and make the minor corrections as noted.
5. **Stamping Sets & Response Letter:** After receiving all of the review letters, the applicant should make the appropriate changes on the plans and submit **4 copies with original signatures and original seals**, to the Community Development Department for final Stamping Set approval. In conjunction with the submittal of the Stamping Sets, the applicant must provide a response letter, addressing all of the issues raised in each review.

Please contact Mark Spencer at (248) 735-5607 or mspencer@cityofnovi.org with any questions or concerns.



Prepared by Mark Spencer, AICP, Planner

Attachment: Planning Review Chart

Lighting Chart

PLANNING REVIEW SUMMARY CHART

Review Date: 11/19/08
Project Name: Ella Mae Power Park Concession Facility
Project Number: SP 08- 43 Preliminary/Final Site Plan
Plan Date: 11/14/08

Items in **Bold** and underlined need to be addressed by the applicant on the Stamping Set.

Item	Required	Proposed	Meets Requirements ?	Comments
Master Plan	Public Park	No change Proposed	Yes	
Zoning	R-4, One-Family Residential	No change proposed	Yes	
Principal Uses Permitted (401)	Public Parks & Recreation Facilities and customary accessory uses	Concession Facility (accessory building to outdoor recreation facility - ball fields)	Yes	
Uses Permitted Subject to Special Conditions	None proposed		N/A	
Intent of District	Provide an environment for predominately low density detached one-family dwellings along with other residentially related facilities which serve the residents of the district			
Building Height (Section 2400, Schedule of Regulations & 2503.2.E)	Accessory buildings 14 feet	14 feet	Yes	
Building Setback				
Front (2400 & 2908)	30 feet	Over 200 feet	Yes	Note: Since the site does not contain a principal building setbacks for principal buildings shall apply
Side east exterior (2400 & 2908)	10 feet	Over 200 feet	Yes	
Side west interior (2400 & 2908)	10 feet	Over 200 feet	Yes	
Rear (2400 & 2908)	25 feet	Over 200 feet	Yes	

Item	Required	Proposed	Meets Requirements ?	Comments
Exterior lighting (Section 2511)	Photometric plan and exterior lighting details needed at time of Preliminary Site Plan submittal	Not provided	No	See Lighting Review Summary Chart and Planning Review Memo
Roof top equipment and wall mounted utility equipment (Section 2503.2.E.(1))	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	None shown	?	<u>Depict and dimension all roof top equipment (if any)</u>
Pedestrian Connectivity	The Planning Commission shall consider the following factors in exercising its discretion over site plan approval ... Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets (Section 2516.2.b (3)).	Resurface existing connection to Civic Center sidewalk system	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Most provided	No	Provide parcel number and parcel area
	General layout and dimension of proposed physical improvements: Location of all existing and proposed buildings, proposed building heights, building layouts and pavement (floor area in square feet)	Most provided	No	Provide site plan submittal on 24" x 36" sheets -

Lighting Review Summary Chart

Project name Ella Mae Power Park Concession Facility
 Review Date: 11/19/08
 Final Site Plan: Preliminary/Final Site Plan
 Plan Date: 11/14/08

Bolded items must be addressed at the time of Final Stamping Set

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	?	
Lighting plan (Section 2511.2.a.1) Entrance Fixtures Required (2003 State Building Code Sec.10-06)	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	Not provided
Required Notes (Section 2511.3.b)	- Electrical service to light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary	No	Provide notes on plan

Item	Required	Meets Requirements?	Comments
	lighting for security purposes and limited 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.	?	Provide calculations
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/ No	Decorative pole is fluorescent
Minimum Illumination (Section 2511.3.k)	- Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min	?	Calculations not provided
Cut off Angles (Section 2511.3.i & m)	All cut off angles of fixtures must be 90 degrees – City may waive cutoff requirement when historic or decorative fixtures used	?	Fixture details not provided Decorative pole light not cutoff fixture
Abuts Residential (Section 2511.3.l)	Max fixture height 25' – No direct light source shall be visible at the property line Max 0.5 foot candle at property line (N/A over 200 feet)	No	The decorative fixture exceeds 25 feet (appears to be over 28 feet tall)

LANDSCAPE REVIEW



cityofnovi.org

PLAN REVIEW CENTER REPORT

November 25, 2008

Preliminary & Final Landscape Review

Ella Mae Power Park Concession SP#08-44

Review Type

Preliminary and Final Landscape Review

Property Characteristics

- Site Location: Ella Mae Power Park
- Site Zoning: R-4 / Park Use
- Plan Date: 11/14/08

Recommendation

Approval for the Preliminary and Final Site Plan for SP08-44 Ella Mae Power Park is recommended. The Applicant should address the following comments on the stamping set.

Ordinance Considerations

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

1. The project work is located centrally in the site and is currently buffered from all surrounding residential use by planting, berming and distance. No further buffering is necessary.

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

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

Street Tree Requirements (Sec. 2509.3.b.)

1. No street trees will be required.

Parking Landscape (Sec. 2509.3.c.)

1. No parking areas will be added or renovated for the project. No further parking landscape will be required.

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. Due to the nature of this facility, all foundation areas will provide access to the facility. Installation of landscape beds directly at the foundation is impractical and will not be required.
2. An area 8' wide multiplied by the length of building foundations is required as foundation landscape area. As these areas cannot be provided directly at the building foundation, the landscape area has been provided in beds in the general area of the improvements. Please indicate areas proposed for turf/ groundcover and mulch.

Plant List (LDM)

1. Please provide a Plant List per Ordinance requirements.

Planting Details & Notations (LDM)

1. Please provide Plan Details and Notations per Ordinance requirements.

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

1. All landscape areas are required to be irrigated. Please indicate how the proposed landscape beds will be irrigated.

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.



Reviewed by: David R. Beschke, RLA

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

November 25, 2008

Engineering Review

Ella Mae Power Park Concession Facility
SP08-44

Petitioner

City of Novi Parks

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: Ella Mae Sports Park
- Plan Date: November 14, 2008

Project Summary

- Construction of a new concession facility with restrooms. Site access would be provided by using the existing pathway leading to the current concession facility.
- Water service would be provided by tying into an existing water lead.
- Sanitary sewer service would be provided by tying into an existing sanitary lead.

Recommendation

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

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11, the Storm Water Management Ordinance and the Engineering Design Manual with the following items to be addressed at the time of Final Site Plan submittal (further engineering detail will be required at the time of the final site plan submittal):

Additional Comments (to be addressed prior to the Final Site Plan 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 sanitary sewer (rev. 6/15/98-Sheet 1, 5/20/99-Sheet 2) and water main at the time of the Stamping Set submittal.
3. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water and sanitary) being proposed.

Water Main

4. Show and label all existing water main/leads on the plan and the proposed connection on all relevant plan sheets.
5. The water lead shall be buried at least 6 feet deep.

Sanitary Sewer

6. Show and label all existing sanitary sewer/leads and the proposed connection on all relevant plan sheets.
7. Incorporate the updated plans for the sanitary grinder pump station and force main on the plan and label as future sanitary.
8. Indicate the size of the existing sanitary sewer lead.
9. Indicate the slope and pipe material (SDR 23.5 PVC) of the proposed sanitary lead extension.
10. A sanitary sewer cleanout shall be provided at the bend/connection point to the existing sewer lead.

Paving & Grading

11. The current asphalt cross section is not updated to current City standards. The standard asphalt pathway cross section is 2-inches of MDOT Bituminous Mix 13A wearing course over a bonding course over 2-inches Bit Mix 13A leveling course over 6-inches of 21AA aggregate over a compacted base. If heavier machines/vehicles are expected to be on the proposed pavement, an even more durable cross section would greatly increase the life of the pavement.
12. Show and label the limits of pavement removal/replacement on the plan.
13. Show and label the 12-foot access drive on the plan called for by the Fire Marshal's review.

The following must be submitted at the time of Final Site Plan submittal:

14. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
15. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should

only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

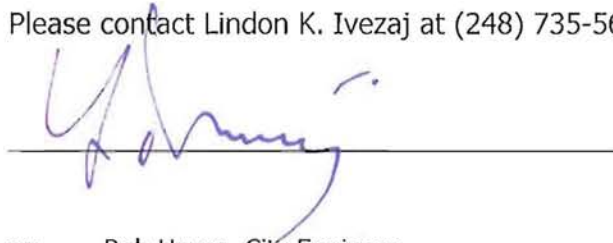
The following must be submitted with the Stamping Set:

16. A letter from either the applicant or the 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.

The following must be addressed prior to construction:

17. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0430) for forms and information.
18. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.

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



cc: Rob Hayes, City Engineer
Mark Spencer, Planner
Tina Glenn, Water & Sewer Dept.

FAÇADE REVIEW



November 25, 2008

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

Attn: Ms. Barb McBeth – Director of Planning

Re: FACADE ORDINANCE REVIEW – Preliminary Site Plan Approval
 Ella Mae Power Park – Concession Facility
 Zoning District R-4, Façade Region 1

Dear Ms. McBeth:

The following is the Façade Review of the drawings prepared by Integrated Design Solutions LLC, dated 11/14/08 for compliance with Novi Ordinance 2520; the Façade Ordinance. The percentages of materials proposed are as shown below. The maximum percentages allowed by the Schedule Regulating Façade Materials are shown in the right hand column. Non-compliance materials, if any, are highlighted in bold.

Drawings Dated 11/14/08	EAST FACADE	NORTH FACADE	SOUTH FACADE	WEST FACADE	ORDINANCE MAX. (MIN.)
GROUND FACED CMU (Color – “Cana1630”)	82%	53%	58%	48%	0%
SCORED G.F.C.M.U. (SAME AS ABOVE)	2%	20%	19%	27%	0%
CORRUGATED FIBERGLASS PANEL	8%	8%	10%	8%	0%
PAINTED STEEL	0%	5%	0%	9%	50%
METAL COPING	6%	5%	6%	5%	50%
LOUVERS	1%	0%	5%	0%	50%
CAST STONE	1%	2%	2%	3%	25%
GLASS BLOCK	0%	7%	0%	0%	0%

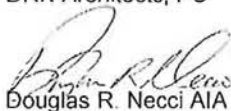
Comments: As shown above the Ground Faced CMU, Corrugated Fiberglass Panels and Glass Block are in non-compliance with the Façade Chart.

Recommendation: The overall design exhibits unique use of materials and interesting architectural elements that are consistent with the building’s use and location. The design therefore appears to be consistent with the intent and purpose of the Façade Ordinance. No sample board was provided at the time of this review therefore color selections could not be reviewed. This positive recommendation is contingent upon acceptable color selections consistent with other buildings on the City’s municipal campus (for example the dark brown masonry used on City Hall). Light colored units reminiscent of concrete block would not be permitted. We would also point out that the specifications indicate the Scored CMU is to have two (2) scores whereas the drawings depict a 3-score unit.

Notes to the Applicant:

1. Revisions after Approval – The Novi Planning Commission’s approval under the Façade Ordinance is based upon the façade design, materials and colors indicated on the sample board, and drawing referenced herein. Revisions and modifications to any of these items after approval will require reapplication.
2. Inspection - The City of Novi requires Façade Inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. This should occur immediately after the materials are delivered. Materials must be approved before installation on the building. Please contact the Novi Building Department’s Automated Inspection Hotline at (248) 347-0482 to request the Façade inspection.

Sincerely,
 DRN Architects, PC



Douglas R. Necci AIA

FIRE REVIEW

Spencer, Mark

From: Evans, Mike
Sent: Monday, November 24, 2008 11:23 AM
To: Plan Review Center Dept
Subject: Pre-App Comments - Powers Park

Power Park Concession Facility - Pre-app comments:

1) A Fire Apparatus access drive shall be provided to within 150' of all parts of the new building.

Per the City adopted IFC:

503.1.1 Buildings and facilities. *Approved fire apparatus access roads shall be provided for every facility, building or*

portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall

comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the

facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the

exterior of the building or facility.

Due to the site restrictions, a 12' wide drive would be adequate for the fire apparatus.

2) The requirement for a fire hydrant to be installed within 300' of all parts of a building can be waived considering the use of the building, construction type and size.

*Michael W. Evans, CFPS
Fire Marshal
Novi Fire Department
248-349-2293*

REDUCED SITE PLAN

APPLICANT RESPONSE LETTER(S)



Integrated Design Solutions December 4, 2008

888 W. Big Beaver, Ste. 200
Troy, MI 48064
tel 248.823.2100
fax 248.823.2200

www.ids-troy.com

Mr. Mark Spencer
City of Novi
Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

Project Name: City of Novi
Ella Mae Power Park
Concessions Facility
SP # 08-44
Novi, Michigan

ids Project No.: 08260-1000

Dear Mr. Spencer:

This letter is a response to the Planning Review Summary Chart comments dated November 19, 2008.

A. Exterior Lighting (Section 2511)

Comment

Photometric plan and exterior lighting details needed at time of preliminary site plan submittal.

Response

1. The following are the components of the exterior lighting:
 - A. Softball field lighting
 - B. Pedestrian lighting
 - C. Building mounted wall packs
 - D. Decorative "foul ball" light element
2. The softball field lighting is by Musco Company and is proprietary software. We therefore cannot impose the photometrics on the same printout as the other components. A separate photometric plan is attached that indicates the softball lighting.
3. Drawing E0.2 indicates the photometry of the pedestrian lighting and building mounted wall packs.
4. The decorative "foul ball" light element is not included at this time. It may become a donor opportunity to the project.

B. Rooftop Equipment and Wall Mounted Utility Equipment (Section 2503.2E(1))

Comment

All rooftop equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building.

Response

1. The fan coil unit is concealed in the ceiling space of the building.
2. Three (3) exhaust fan domes will be on the roof.
3. No utilities are on the exterior of the building. Electric is metered elsewhere. No gas meter. No water meter.

C. Land description, sidwell number (metes and bounds for acreage parcel, lot numbers), liber and page for subdivisions.

Response

Information to follow.

D. Lighting Plan (Section 2511.2.a.2)

Comment

Specifications for all proposed and existing lighting fixtures including: photometric data, fixture height, mounting and design glare control devices, type and color rendition of lamps, hours of operation.

Response

Item	Height	Glare Design	Lamp	Operation
Existing pedestrian lighting	16'	IESNA cutoff option included	100 watt metal halide	Time clock adjustable by Owner
Existing softball lighting	70'	Glare shields	1500 watt metal halide	Controlled by Owner
Type OA	9'-4"	Night sky friendly - full cutoff	100 watt metal halide	Time clock adjustable by Owner
Type OB	8'-0"	Night sky friendly - full cutoff	50 watt metal halide	Time clock adjustable by Owner
"Foul Pole" element	23'-8-3/4"	N/A	60 watt fluorescent	Time clock adjustable by Owner

Mr. Mark Spencer
ids Project No. 08260-1000
December 4, 2008
Page 3

E. Required Notes (Section 2511.3.b)

Response

Note Nos. 3 and 4 on Drawing E2.1.

F. Abuts Residential (Section 2511.3.1)

Response

Top of fixture is 23'-8-3/4".

I trust this information will answer the questions and concerns regarding the outdoor lighting review comments. Please contact me if you have further questions at (248) 823-2197.

Sincerely,

Integrated Design Solutions, LLC



Dennis C. Schlitt
Senior Engineer

cc: File

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Integrated Design Solutions December 5, 2008

888 W. Big Beaver, Ste. 200
Troy, MI 48084
tel 248.823.2100
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Mr. Mark Spencer
City of Novi
Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

Project Name: City of Novi
Ella Mae Power Park
Concessions Facility
SP # 08-44
Novi, Michigan

ids Project No.: 08260-1000

Dear Mr. Spencer:

This letter serves as a response to the Engineering Review dated November 25, 2008.

1. Notes will be added to Drawing A1.2 stating that "All work shall conform to the current City of Novi Standards and Specifications."
2. City of Novi standard detail sheet for sanitary sewers (Rev. 6/15/98 - Sheet 1, 5/20/99 - Sheet 2) will be added to bid document set at the time of stamping set submittal.
3. Materials table will be provided on Drawing A1.2.
4. Water main/leads will be indicated on Drawing A1.2.
5. Depth of water lead will be indicated.
6. Will comply on Drawing A1.2.
7. Will comply on Drawing A1.2.
8. Will indicate sanitary sewer lead size.
9. Slope will be indicated on Drawing A1.2.
10. Cleanout will be added.
11. Asphalt cross sections will meet current City Standards and drawings will be revised as such.
12. Limit of pavement removal/replacement will be indicated on drawings.
13. 12-foot drive will be provided per Fire Marshal Review.
14. Will comply.
15. Itemized construction cost estimate will be submitted.

Mr. Mark Spencer
ids Project No. 08260-1000
December 5, 2008
Page 2

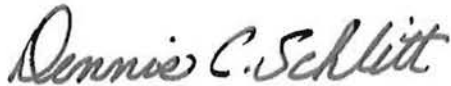
16. Letter of compliance will be submitted with stamping set.
17. Soil erosion control permit will be applied for by contractor as a requirement of the specifications.
18. Construction inspection fees will be a requirement of the specifications.

The above items will be addressed and submitted with the final stamping set.

If you have any further questions please contact me at (248) 823-2197.

Sincerely,

Integrated Design Solutions, LLC



Dennis C. Schlitt
Senior Engineer

cc: File

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Integrated Design Solutions December 5, 2008

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www.ids-troy.com

Mr. Mark Spencer
City of Novi
Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

Project Name: City of Novi
Ella Mae Power Park
Concessions Facility
SP # 08-44
Novi, Michigan

ids Project No.: 08260-1000

Dear Mr. Spencer:

This letter serves as a response to the Landscape Review dated November 25, 2008.

1. All areas to receive mulch will be indicated as such. No turf is proposed at this time.
2. Trees/plants are provided by Owner.
3. Sleeves will be provided under asphalt for future landscape bed irrigation.

The above items will be addressed and submitted with the final stamping set.

If you have any further questions please contact me at (248) 823-2197.

Sincerely,

Integrated Design Solutions, LLC

A handwritten signature in black ink that reads "Dennis C. Schlitt". The signature is written in a cursive, flowing style.

Dennis C. Schlitt
Senior Engineer

cc: File

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Integrated Design Solutions December 5, 2008

888 W. Big Beaver, Ste. 200
Troy, MI 48064
tel 248.823.2100
fax 248.823.2200

www.ids-troy.com

Mr. Mark Spencer
City of Novi
Planning Department
45175 W. Ten Mile Road
Novi, MI 48375

Project Name: City of Novi
Ella Mae Power Park
Concessions Facility
SP # 08-44
Novi, Michigan

ids Project No.: 08260-1000

Dear Mr. Spencer:

This letter serves as a response to the Fire Marshal Review dated November 24, 2008.

1. Access road for fire apparatus will be provided along west pathway and extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building per City of Novi Code 503.1.1.

The revised drawing will be submitted with the final stamping set.

If you have any further questions please contact me at (248) 823-2197.

Sincerely,

Integrated Design Solutions, LLC

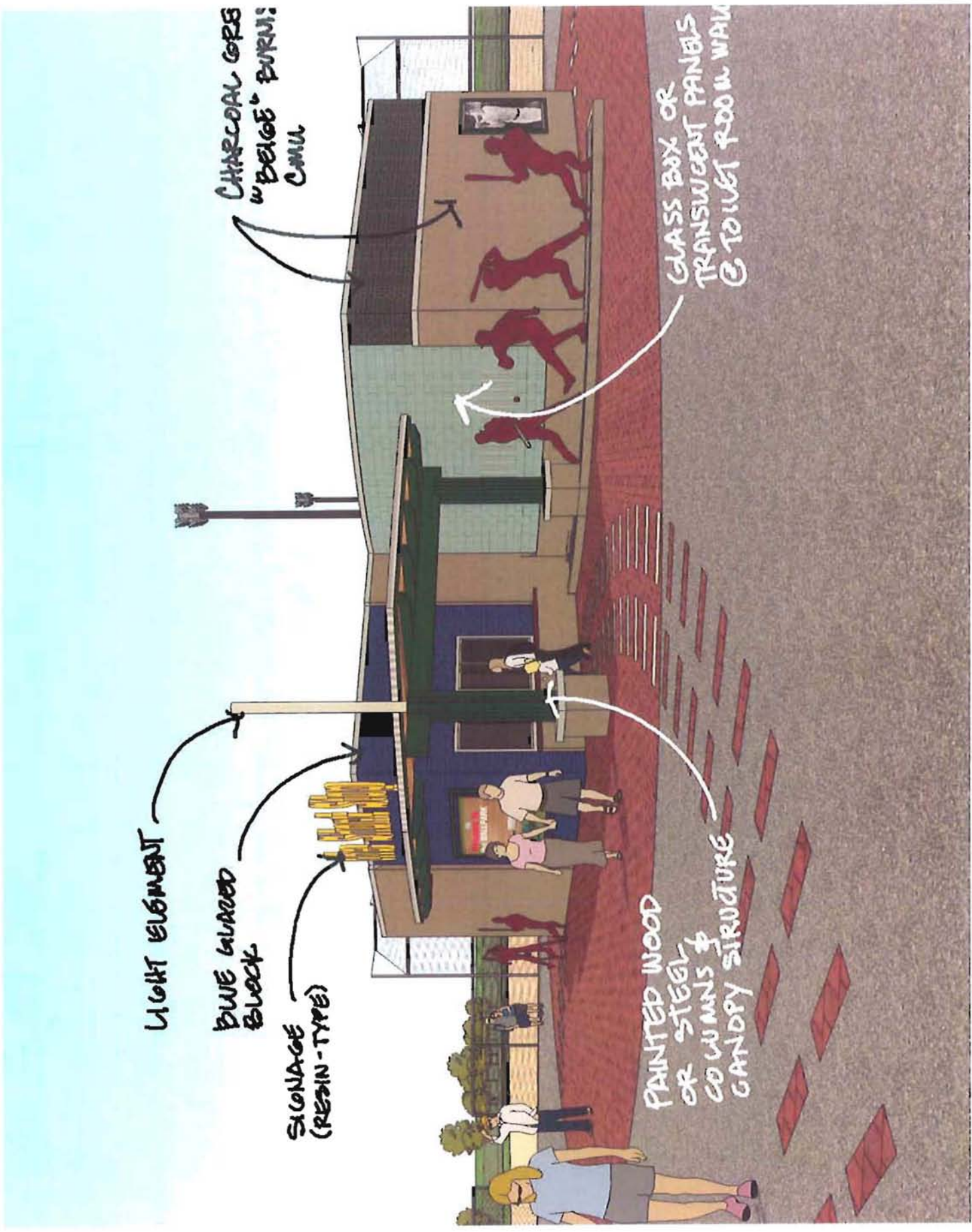
A handwritten signature in black ink that reads "Dennis C. Schlitt". The signature is written in a cursive, flowing style.

Dennis C. Schlitt
Senior Engineer

cc: File

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Building Elevations



LIGHT ELEMENT

BLUE GUARD
BLOCK

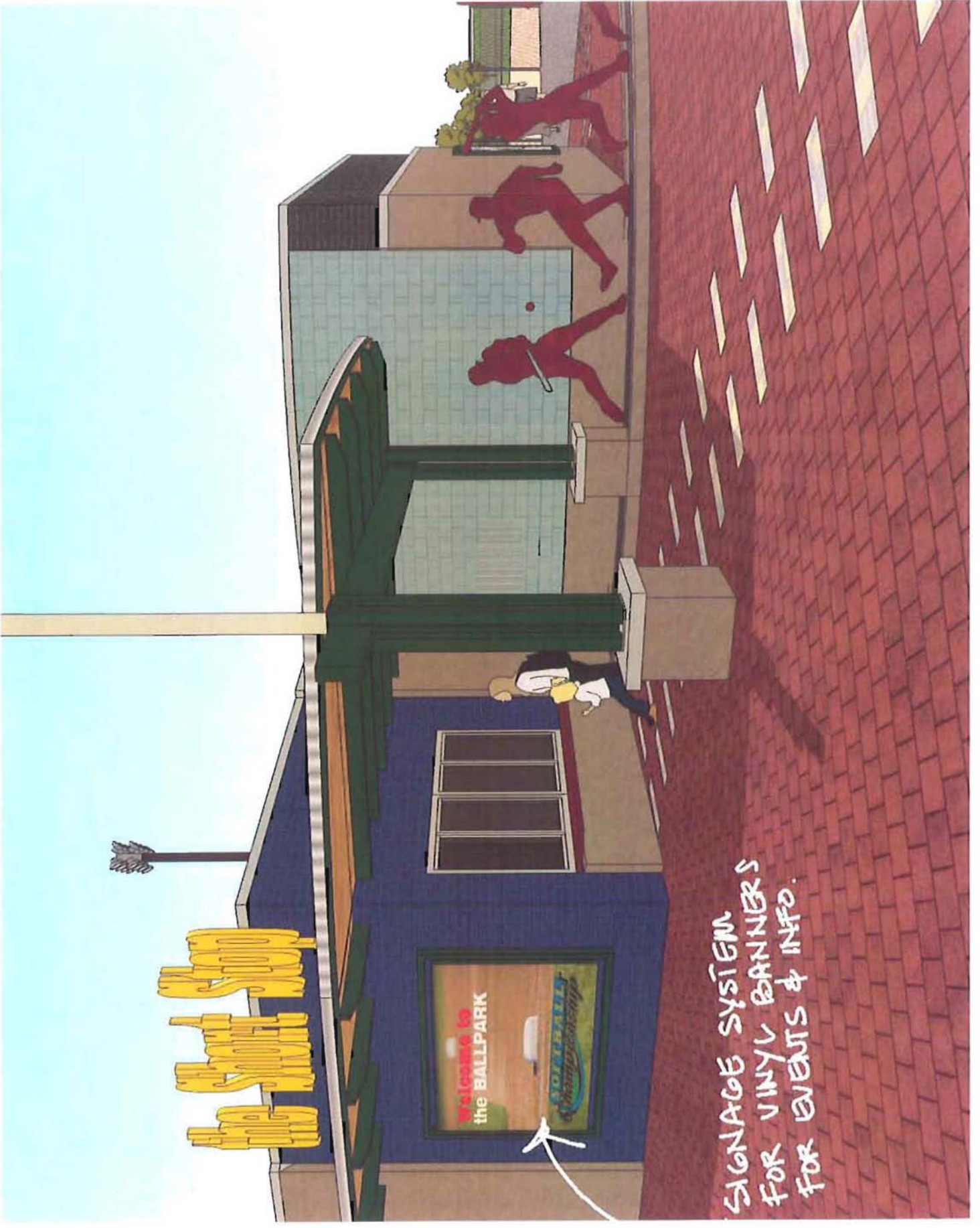
STORAGE
(RESIN-TYPE)

CHARCOAL CORES
"BEIGE" BURN:
CMU

PAINTED WOOD
OR STEEL
COLUMNS &
CANOPY STRUCTURE

GLASS BOX OR
TRANSPARENT PANELS
TOILET ROOM WALL





SIGNAGE SYSTEM
FOR VINYL BANNERS
FOR EVENTS & INFO.





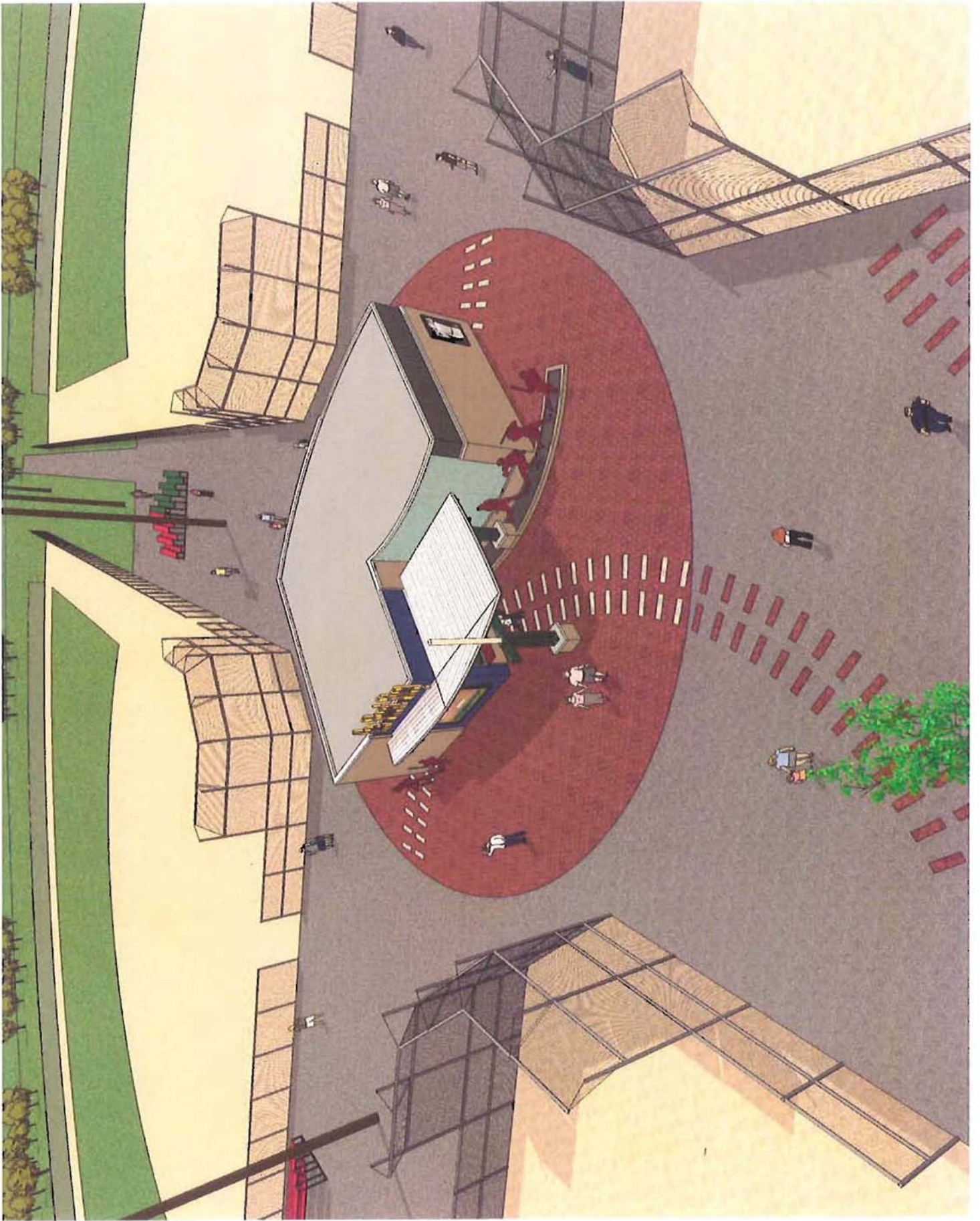
STEEL SILHOETTES

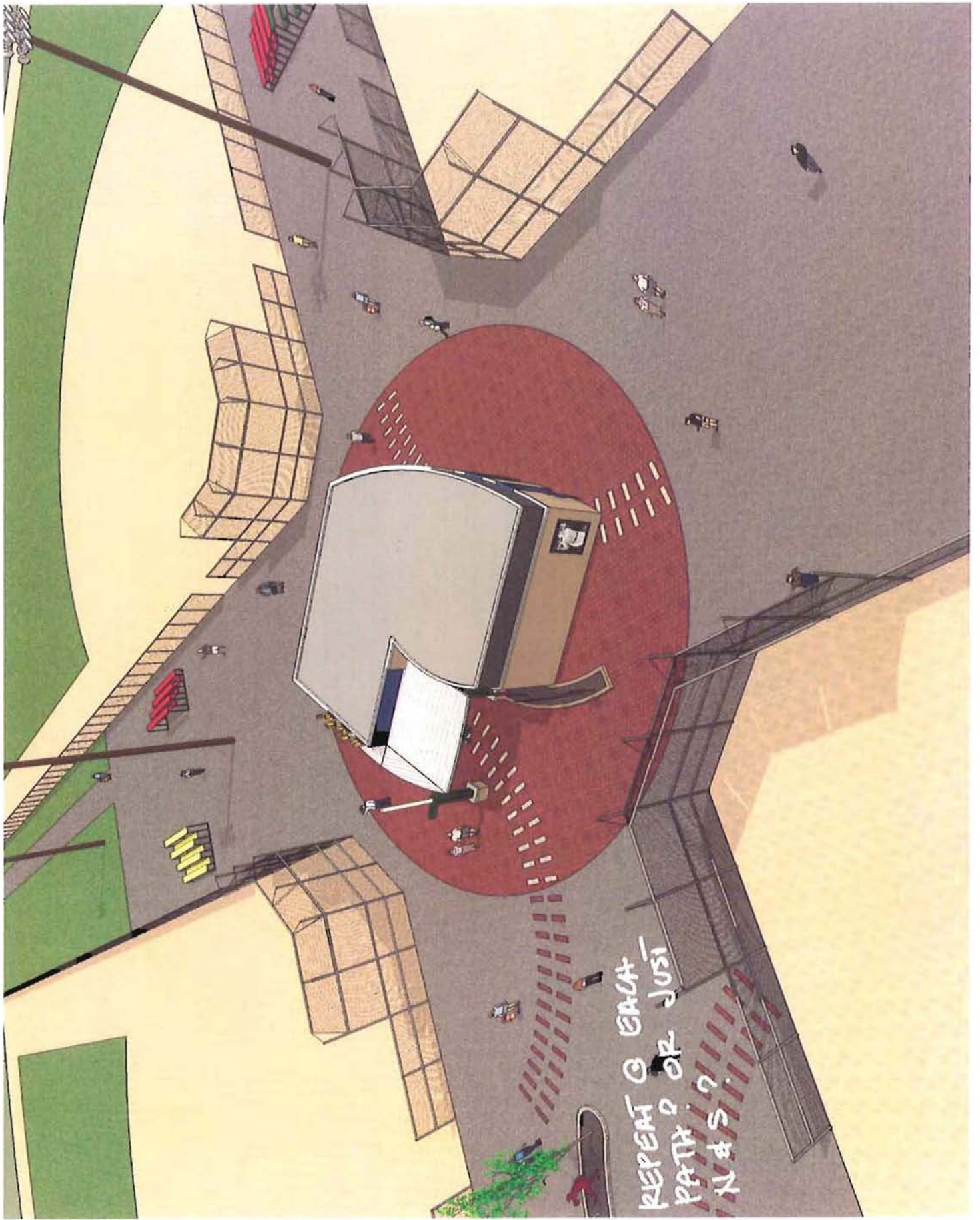
EXTEND STITCHING INTO EXIST. PAVING

CONTINUE @ EACH PATH AREA

PLANTERS W/ CONCRETE CURBS (SEE AERIAL VIEW)

VIEW FROM NORTH





MAPS

Location

Zoning

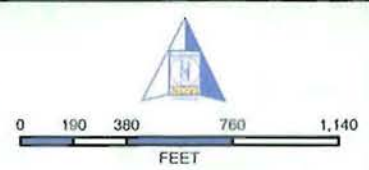
Future Land Use

Woodland, Wetland, Flood Zone & Natural Features Habitat Areas

Ella Mae Power Park Concession Building SP08-44 Location Map

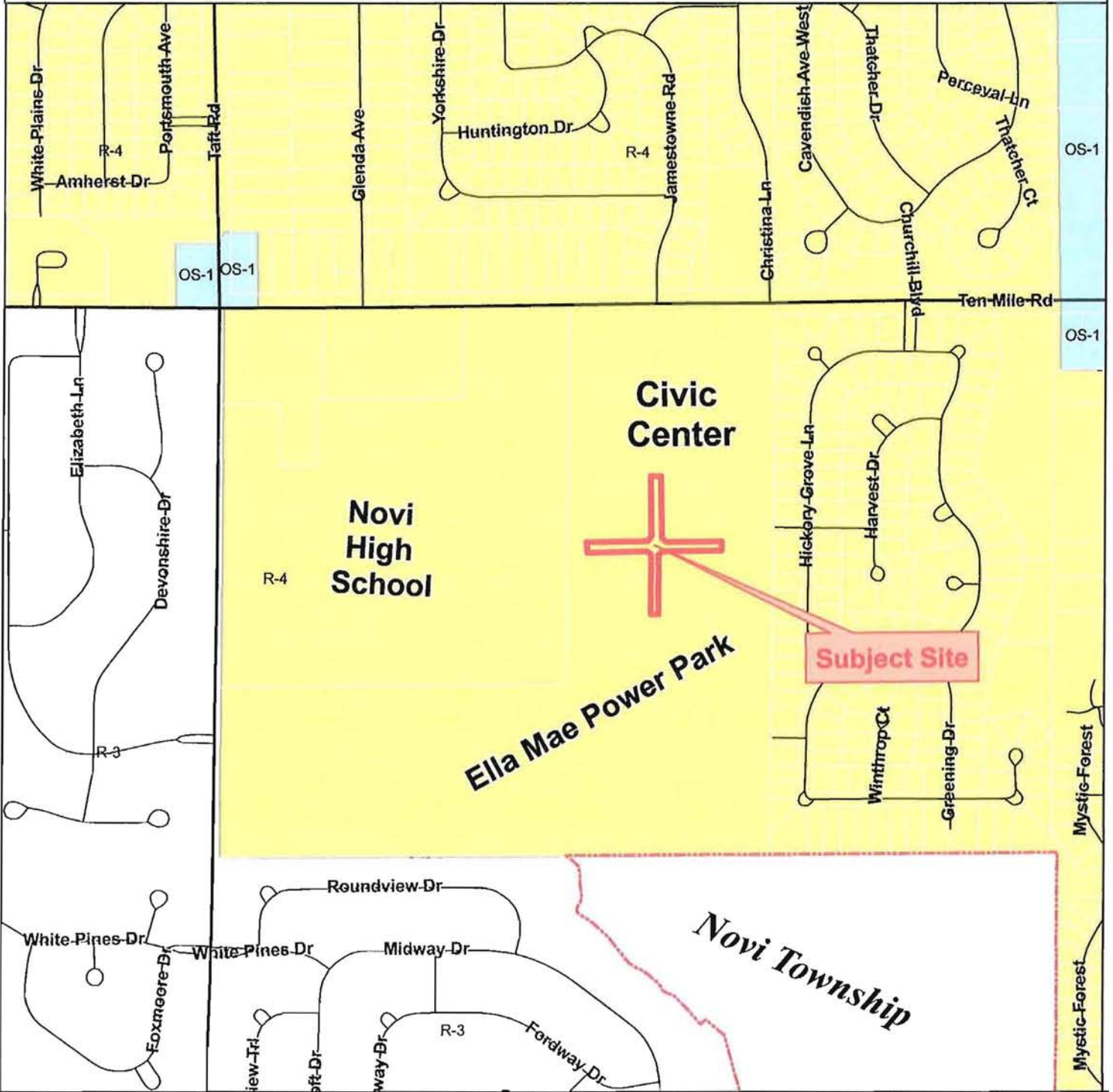


CITY OF NOVI
 PLANNING DIVISION
 45175 W. TEN MILE ROAD
 NOVI, MI 48375-3024
 (248) 347-0475
 MARK SPENCER, AICP, PLANNER
 CREATED: 11/21/08



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.

Ella Mae Power Park Concession Building SP08-44 Zoning Map

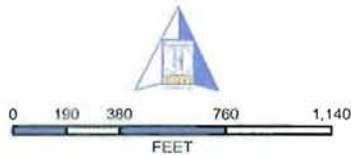


Legend

Zoning R-3: One-Family Residential District R-4: One-Family Residential District OS-1: Office Service District



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Ella Mae Power Park Concession Building SP08-44 Future Land Use Map

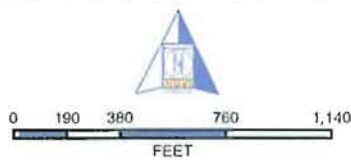


Legend

LAND USE CLASSIFICATION	OFFICE	EDUCATIONAL FACILITY	PUBLIC	PUBLIC PARK	SINGLE FAMILY
--------------------------------	--------	----------------------	--------	-------------	---------------

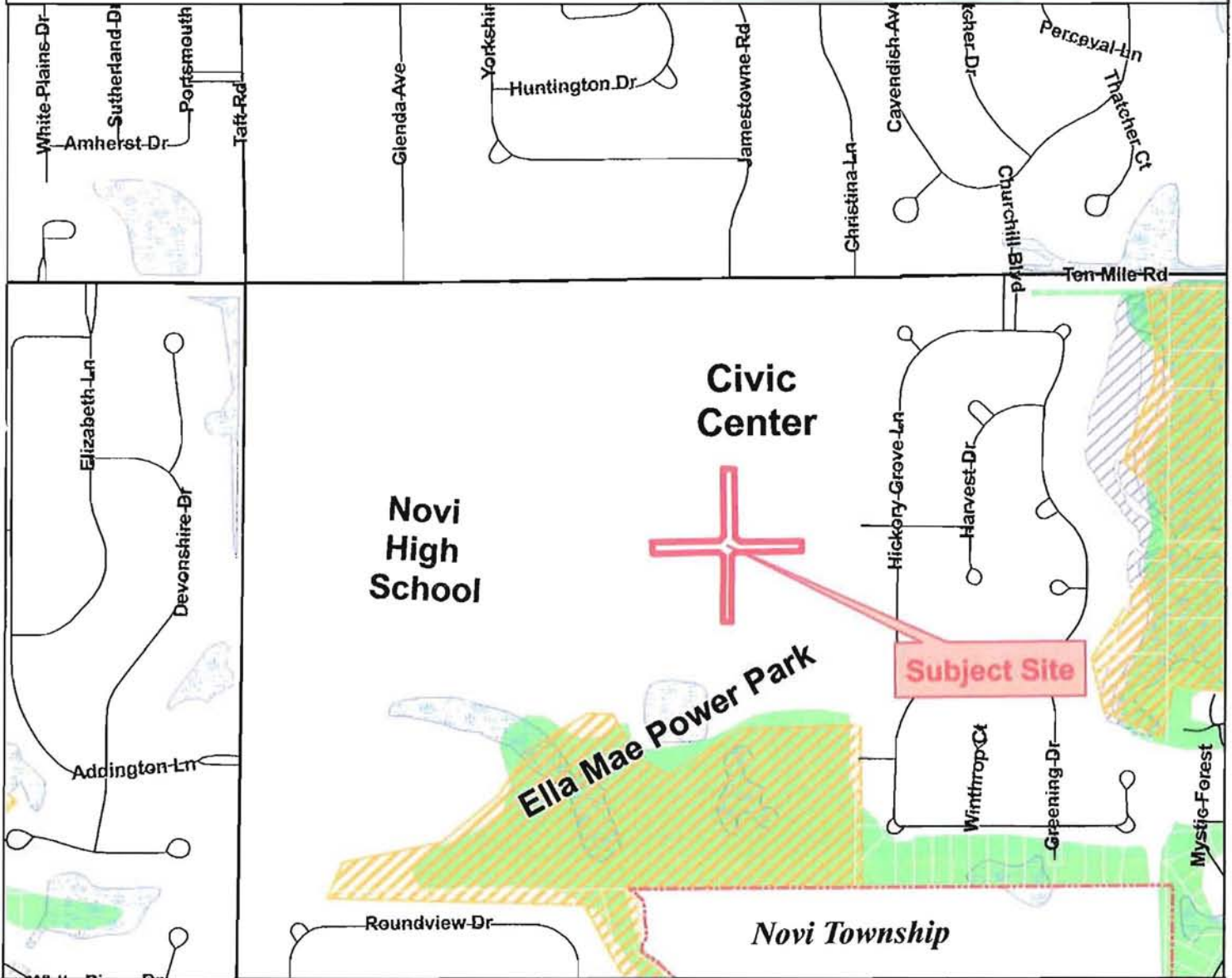


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Ella Mae Power Park Concession Building SP08-44 Woodland, Wetland, Flood Zone & Natural Features Habitat Areas Map

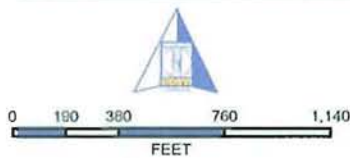


Legend

Regulated Woodlands		Wetlands	Flood Zones
TYPE	RANK		1.0% Chance Flood Zone A
Light	L		1.0% Chance Flood Zone AE
Medium	M		
Dense	H		



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