



CROSSPOINTE MEADOWS ACCESSORY BUILDING JSP 19-36

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Approval at the request of Crosspointe Meadows Church for Preliminary Site Plan with a Section 9 waiver. The subject property is located on the eastside of Meadowbrook Road, south of Thirteen Mile Road in section 12. The primary building on the property is a Church. The applicant is proposing to build a 480 square feet storage building in the rear yard, adjacent to the existing dumpster. No other changes to the site plan are proposed.

Required Action

Approval of Preliminary Site Plan and a Section 9 Façade waiver

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval Recommended	09-11-19	<ul style="list-style-type: none"> Items to be addressed on the electronic stamping set submittal
Engineering	Approval Recommended	09-17-19	<ul style="list-style-type: none"> Items to be addressed on the electronic stamping set submittal
Landscape	Approval Recommended	09-05-19	<ul style="list-style-type: none"> Items to be addressed on the electronic stamping set submittal
Facade	Approval Recommended	09-10-19	Section 9 Waiver is required for underage of brick and overage of EIFS and the Trim
Fire	Approval Recommended	08-29-19	No changes required

Motion sheet

Approval – Preliminary Site Plan

In the matter of Crosspointe Meadows Church Accessory Building, JSP 15-40, motion to **approve** the Preliminary Site Plan and a Section 9 Waiver, based on and subject to the following:

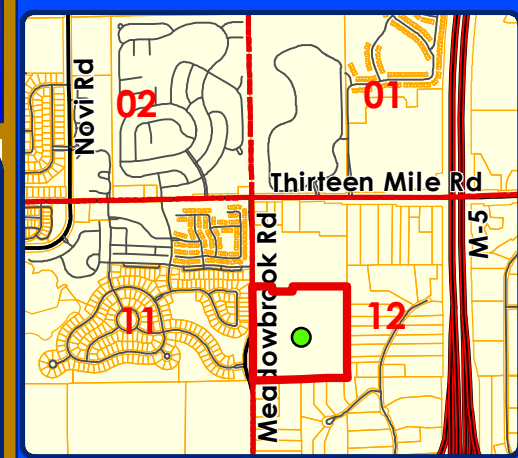
- a. To allow the underage of brick on south façade (30% minimum required, 23% proposed) and overage of EIFS on the south façade (25% maximum allowed, 44% proposed) and Trim on the south façade (15% maximum allowed, 33% proposed), because the deviations are a result of the large overhead door which is not regulated by the Ordinance and the plan is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;
- b. A waiver to allow a painted island in lieu of a raised end island near the entrance to the storage shed, because the drive is only used for dumpster pick up and lawn maintenance vehicles, which is hereby granted;
- c. The findings of compliance with Ordinance standards in the staff review letter and the conditions and the items listed in that letter being addressed.

(This motion is made because the plan is otherwise in compliance with Article 3, Article 4 Article 5 and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP 19-36 CROSSPOINTE MEADOWS ACCESSORY BUILDING

Location



LEGEND

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 09/20/19
JSP 19-36 Crosspointe Meadows Church Accessory Building
Version #: 1



1 inch = 224 feet

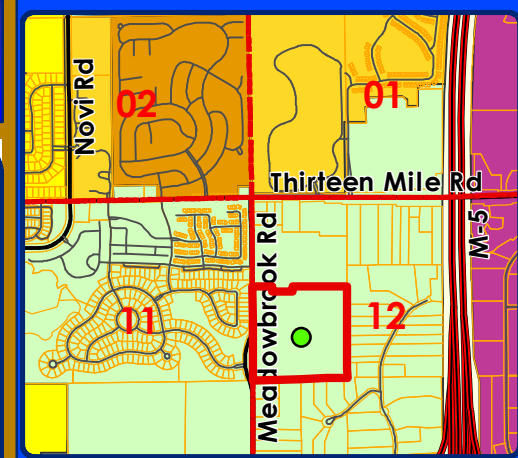
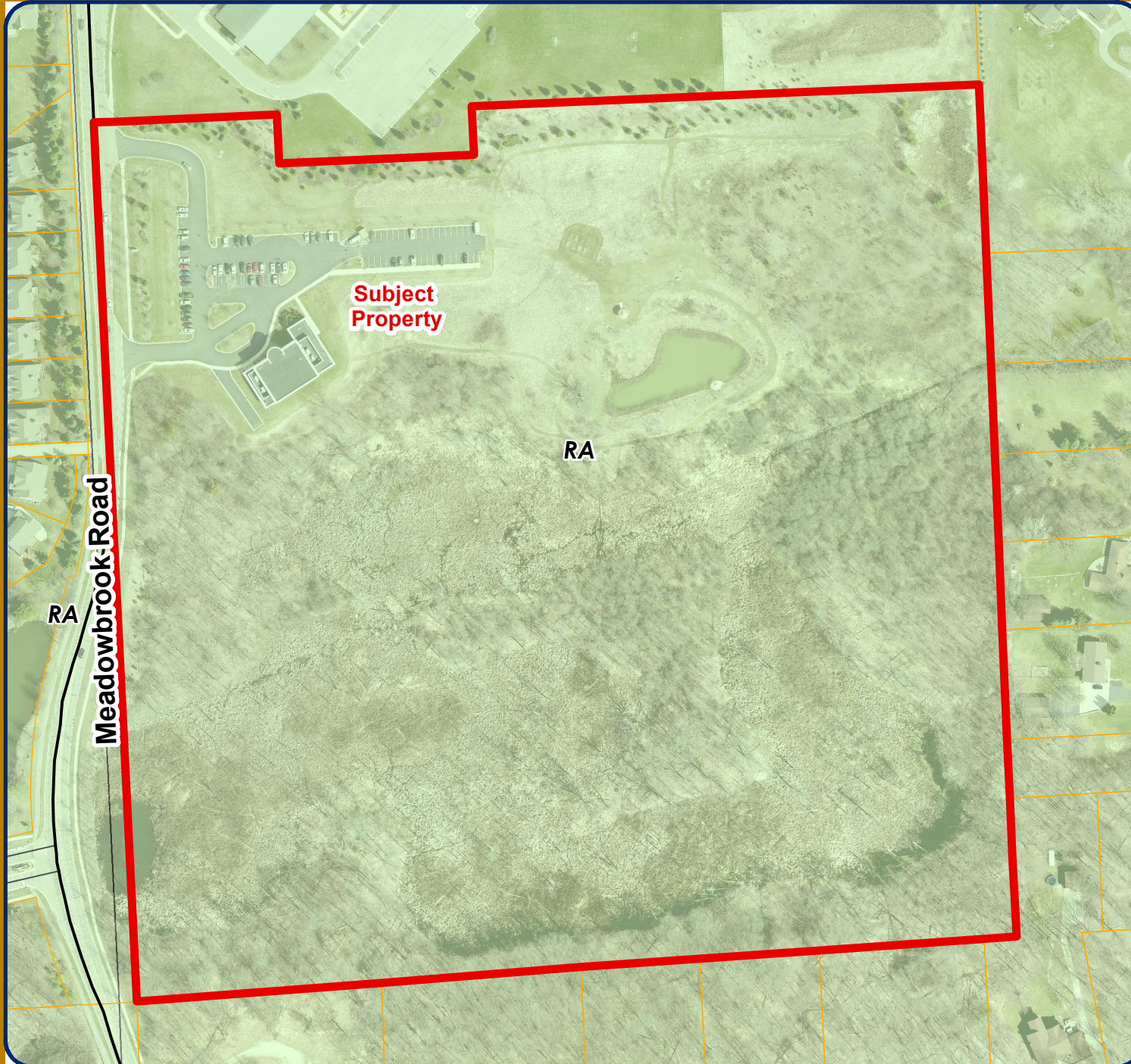


MAP INTERPRETATION NOTICE

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JSP 19-36 CROSSPOINTE MEADOWS ACCESSORY BUILDING

Zoning



LEGEND

- Sections
- R-A: Residential Acreage
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- OST: Office Service Technology



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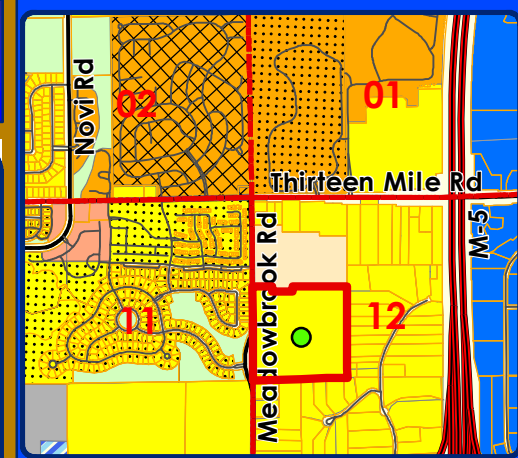
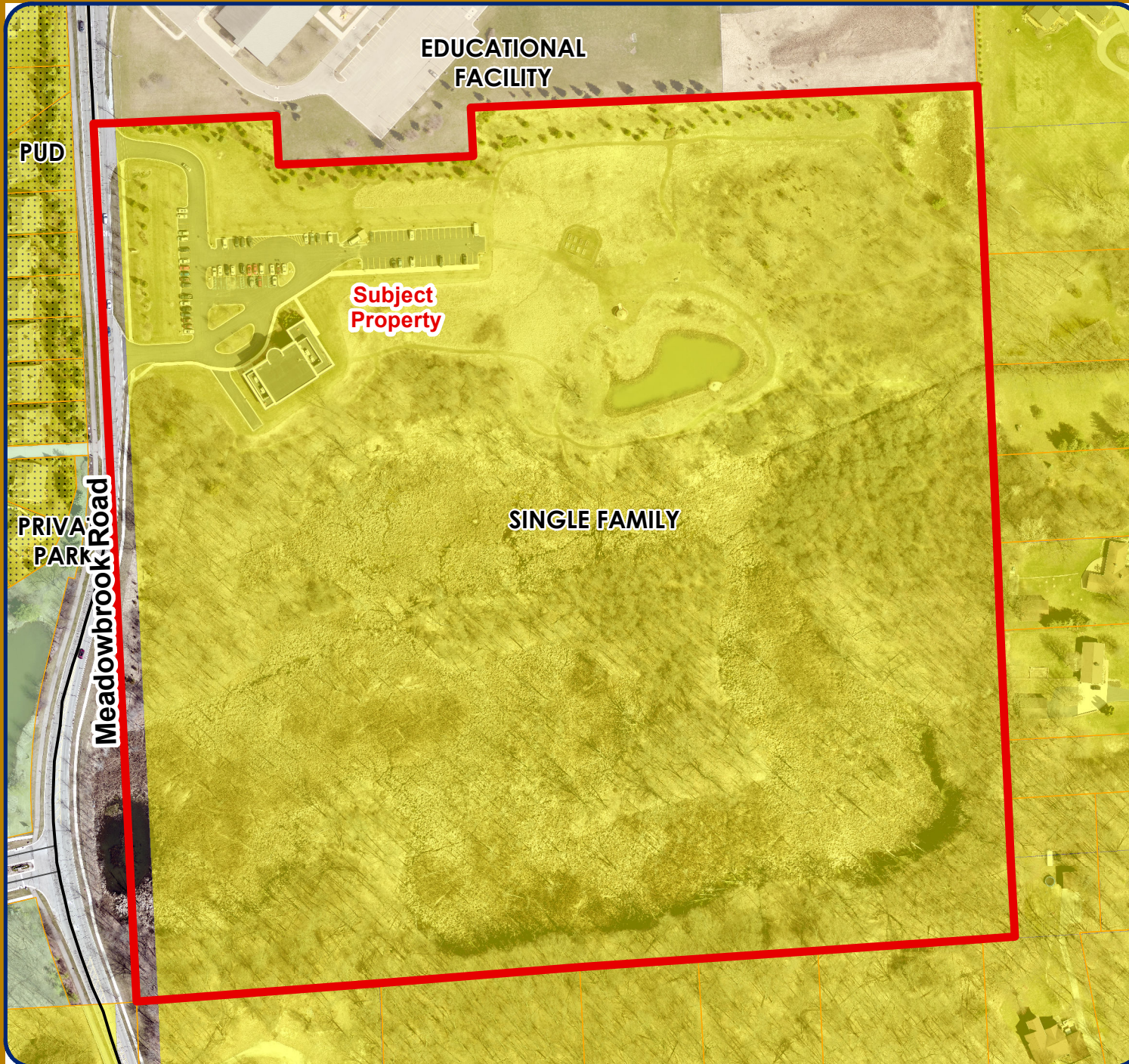


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JSP 19-36 CROSSPOINTE MEADOWS ACCESSORY BUILDING

Future Landuse



LEGEND

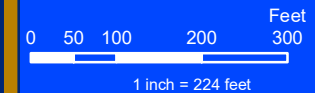
- Sections
- FUTURE LAND USE**
- Single Family
- PUD
- Multiple Family
- PD1
- Mobile Home Park
- Community Office
- Office RD Tech
- Local Commercial
- Educational Facility
- Private Park
- Cemetery



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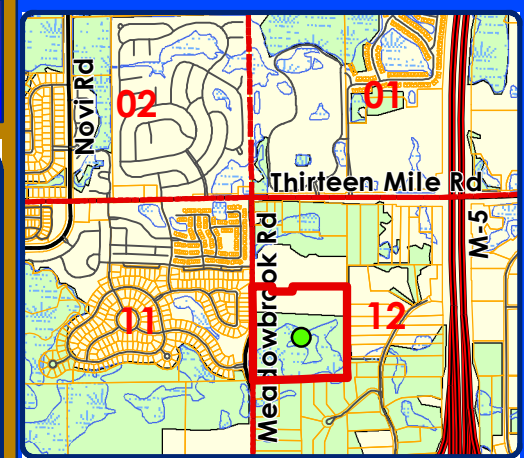


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
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JSP 19-36 CROSSPOINTE MEADOWS ACCESSORY BUILDING

Natural Features



LEGEND

-  Sections
-  WETLANDS
-  WOODLANDS



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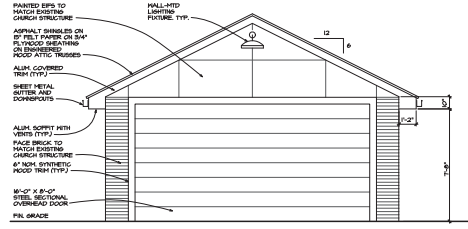
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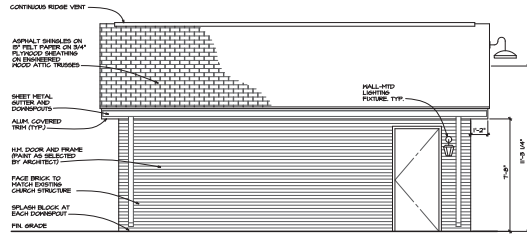
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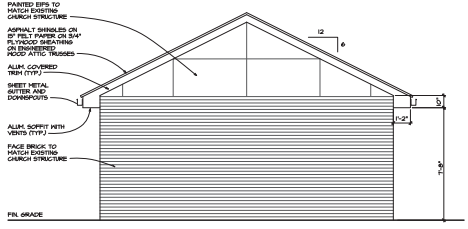
SITE PLAN



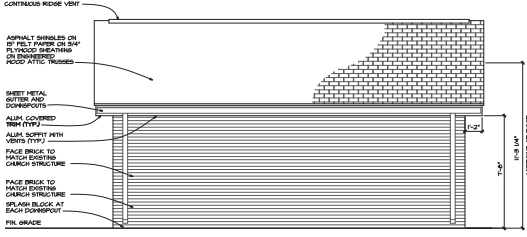
2 SOUTH ELEVATION
AS1 SCALE: 1/4" = 1'-0"



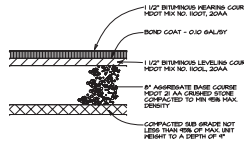
3 WEST ELEVATION
AS1 SCALE: 1/4" = 1'-0"



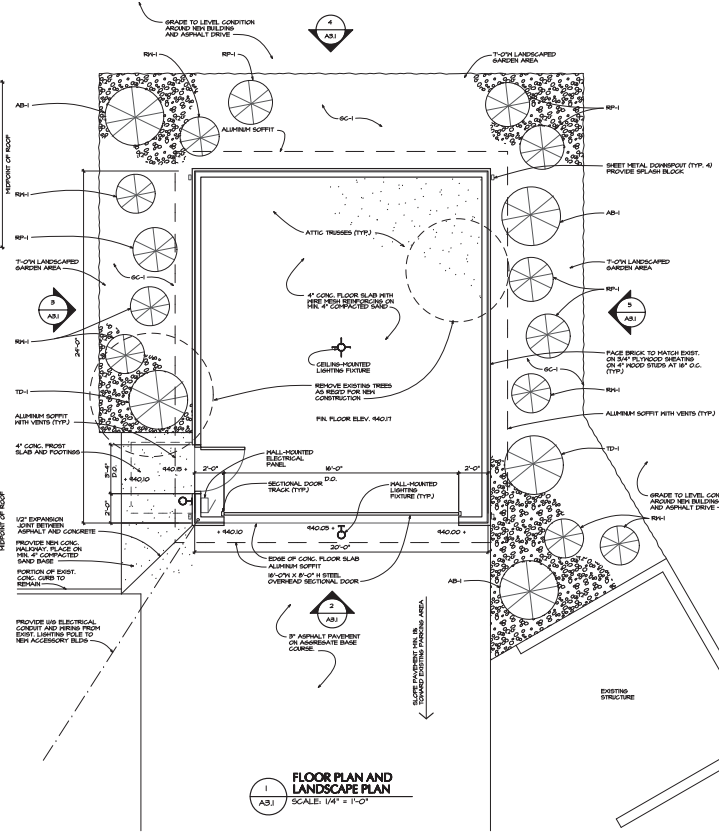
4 NORTH ELEVATION
AS1 SCALE: 1/4" = 1'-0"



5 EAST ELEVATION
AS1 SCALE: 1/4" = 1'-0"



6 ASPHALT PAVING DETAIL
AS1 NO SCALE



1 FLOOR PLAN AND LANDSCAPE PLAN
AS1 SCALE: 1/4" = 1'-0"

LANDSCAPE NOTES

- PROVIDE NEW LANDSCAPING AT LOCATIONS SHOWN AS FOLLOWS:
- | SYM. | BOTANICAL NAME | COMMON NAME | HTY. | SIZE |
|--------|-----------------------|-----------------------|------|-----------|
| RP-1 | RUCCOCCOCCORON "PINK" | P.L.H. RUCCOCCOCCORON | 8" | 8" SPREAD |
| RP-2 | RUCCOCCOCCORON "PINK" | P.L.H. RUCCOCCOCCORON | 8" | 8" SPREAD |
| RP-3 | RUCCOCCOCCORON "PINK" | P.L.H. RUCCOCCOCCORON | 8" | 8" SPREAD |
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| RP-99 | RUCCOCCOCCORON "PINK" | P.L.H. RUCCOCCOCCORON | 8" | 8" SPREAD |
| RP-100 | RUCCOCCOCCORON "PINK" | P.L.H. RUCCOCCOCCORON | 8" | 8" SPREAD |
- PROVIDE NEW TOPSOIL MINIMUM 1" DEPTH AND BARK DEBRIS TO MATCH EXISTING SEED MIX AT ALL DISTURBED AREAS OF THE SITE.
 - PROVIDE NEW BARK MULCH MIN. 3" DEPTH AT ALL AREAS OF NEW PLANTING.

REQUIRED LANDSCAPED AREA
AREA = PERIMETER (WITHOUT HARD SURFACE) X 8 FEET
AREA = 42FT X 20 FT = 840 SQ FT
AREA = 480 SQ FT
PROVIDED LANDSCAPED AREA
TOTAL LANDSCAPED AREA = 360 SQ FT

ISSUED:
01/08/18 OWNER REVIEW
02/04/18 ADMIN. SITE PLAN REVIEW
02/28/18 OWNER REVIEW
03/01/18 ADMIN. SITE PLAN REVIEW

merritt
cielslak
design llc
ARCHITECTURE | PLANNING
35310 Grand River Avenue
Farmington, Michigan 48335
248-574-0001
www.merrittcielslakdesign.com



CROSSPOINTE
MEADOWS
CHURCH

NOVI, MICHIGAN

GARAGE
FLOOR PLAN
AND BUILDING
ELEVATIONS

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Project No. 18217
Sheet No. A3.1

ORIGINAL

SHEET NOTES

1. VERIFY EXISTING CONDITIONS BEFORE COMMENCING DEMONSTRATION OR CONSTRUCTION. RECONSTRUCT FIELDS OF EXISTING DEMONSTRATION AREAS TO MEET CURRENT REGULATIONS.
2. COORDINATE WITH NEIGHBORS LOCATION OF EXISTING DAMPSTER, BOLLARDS AND FENCES.
3. REFER TO SHEET A-1 FOR LANDSCAPING REQUIREMENTS.

DETENTION AND SEDIMENTATION CALCULATIONS

TRIBUTARY AREA 100 ACRES
 TOTAL AREA PLANNED TO BE DEVELOPED: 100 AC. (ALL IMPERVIOUS)
 AREA DRAINING DIRECTLY TO POND: 100 AC. (ALL IMPERVIOUS)
 AREA DRAINING TO POND THROUGH EXISTING PONDING AND STORAGE: 0 AC.
 AREA OF FUTURE RESIDENTIAL DEVELOPMENT: 100 AC.
 TOTAL WETLANDS AREA TO POND: 0 AC.

IN THE CHURCH AREA:
 PERMANENT SURFACE: 0.86 AC. (TYP.)
 PERVIOUS SURFACE: 1.37 AC. @ 0.25%
 FUTURE FLOOR ELEVATION: 0.75 AC. @ 1.0%

AVERAGE GROUND C: 0.24 x 0.45 x 0.20 x 1.0 x 0.17 x 0.36 = 0.065
 AVERAGE WETLANDS: 0.25
 AVERAGE TOTAL C: 0.4642 x 0.8 + 0.25 = 0.4518 = 0.46

STANDARD OUTLET DETENTION BASIN WITH PERMANENT WATER SURFACE USED FOR BOTH RETENTION AND DETENTION.
 RETENTION VOLUME BASED UPON 1000 YEAR DESIGN STORMWATER RETENTION VOLUME COEFFICIENT OF FIRST FLUSH VOLUME.

PER USES REQUIREMENTS FOR COMMERCIAL SITES SURFACE AREA OF PERMANENT POOL: 1.176 ACRES @ 0.075 x 0.075 x 0.075 AC. = 10000 SF

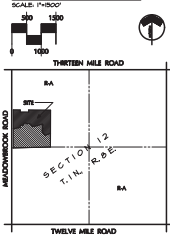
SURFACE AREA OF PERMANENT POOL PROVIDED AT ELEVATION 180.0 = 13200 SF. EXCESS VOLUME SF, THEREFORE 0.132 AC.
 FIRST FLUSH VOLUME = FIRST 30 MINUTES OF RAINFALL DOWN DEVELOPMENT AREA = 480 (0.25) x 1000 (0.25) = 122400 LBS.
 VOLUME PROVIDED BETWEEN PERMANENT WATER SURFACE ELEVATION OF 180.0 AND 180.0 = 0.0000 C.F. EXCESS 122400 LBS. THEREFORE 0.132 AC.

DETENTION VOLUME IS STORED ABOVE FIRST FLUSH ELEVATION OF 180.0
 DETENTION VOLUME CALCULATION ARE AS FOLLOWS:
 0.132 C.F. STORAGE x 5.88 ACRES x 1.78 C.F.S. = 1.32 C.F.S.
 0.132 C.F.S. x 0.46 = 0.06072 C.F.S. / ACRES (TYPICAL)
 T = 0.06072 / (0.0001) = 0.6072 = 0.61 HOURS

V₁ = 0.06072 C.F.S. x 4320000 SF = 262400 C.F.S.
 V₂ = 0.06072 C.F.S. x 8736000 SF = 529600 C.F.S.
 VOLUME OF STORAGE PROVIDED BETWEEN ELEVATIONS 180.0 AND 180.0 = 89200 C.F. EXCESS 89200 C.F. THEREFORE 0.132 AC.

V₁ = 0.06072 C.F.S. x 8736000 SF = 529600 C.F.S.
 VOLUME OF STORAGE PROVIDED BETWEEN ELEVATIONS 180.0 AND 180.0 = 89200 C.F. EXCESS 89200 C.F. THEREFORE 0.132 AC.

LOCATION MAP

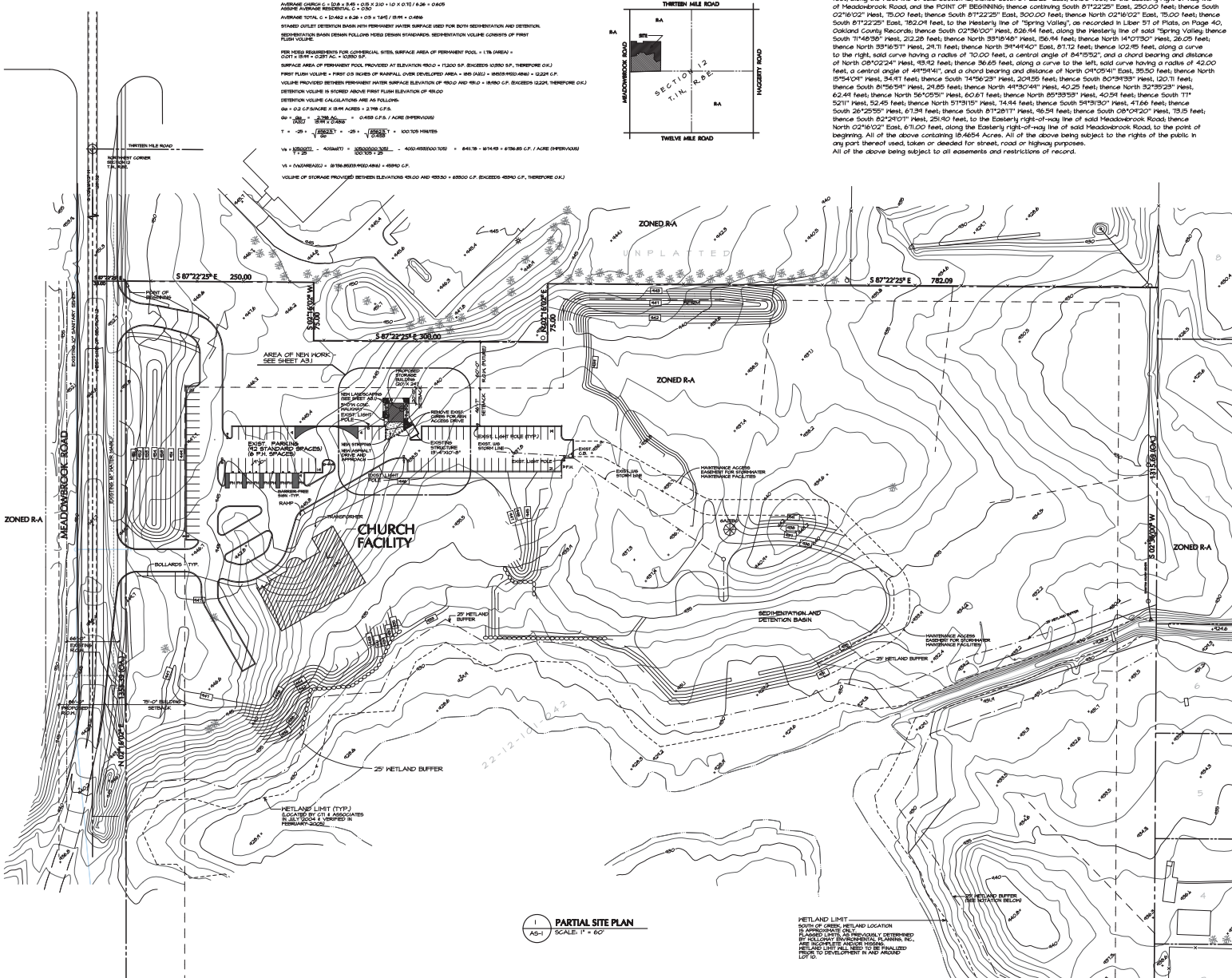


LEGAL DESCRIPTION

(part of current parcel number 22-02-00-042)

A part of the Northwest 1/4 of Section 12, Town 1 North, Range 2 East, City of Novi, Oakland County, Michigan, more particularly described as commencing at the Northwest Corner of said Section 12; thence South 02°16'02" West, 128.152 feet, along the West line of said Section 12; thence South 81°22'23" East, 33.000 feet, to the Easterly right-of-way line of Madewick Road; and the POINT OF BEGINNING; thence continuing South 81°22'23" East, 250.000 feet; thence South 02°16'02" West, 75.000 feet; thence South 81°22'23" East, 300.000 feet; thence North 02°16'02" East, 75.000 feet; thence South 81°22'23" East, 193.208 feet, to the Westerly line of "Spring Valley"; as recorded in Liber 57 of Plats, on Page 40; Oakland County Records; thence South 02°16'02" East, 826.144 feet, along the Westerly line of said "Spring Valley"; thence South 71°48'50" West, 212.228 feet; thence North 33°16'49" West, 156.744 feet; thence North 14°07'50" West, 26.205 feet; thence North 33°16'57" West, 20.711 feet; thence North 33°16'49" West, 87.132 feet; thence 022°15' West, along a curve to the right, said curve having a radius of 10.000 feet, a central angle of 84°55'2", and a chord bearing and distance of North 08°02'24" West, 18.342 feet; thence 36.655 feet, along a curve to the left, said curve having a radius of 42.000 feet, a central angle of 41°54'41", and a chord bearing and distance of North 08°02'24" East, 39.350 feet; thence North 15°54'04" West, 34.471 feet; thence South 14°56'23" West, 204.355 feet; thence South 80°34'33" West, 120.711 feet; thence South 81°56'57" West, 21.855 feet; thence North 41°50'41" West, 40.225 feet; thence North 32°52'52" West, 62.444 feet; thence North 56°09'55" West, 60.671 feet; thence North 85°33'53" West, 40.544 feet; thence South 71°52'11" West, 52.455 feet; thence North 51°31'15" West, 14.444 feet; thence South 54°19'30" West, 47.666 feet; thence South 26°25'55" West, 61.394 feet; thence South 81°28'17" West, 18.594 feet; thence South 08°02'20" West, 75.155 feet; thence South 82°29'07" West, 251.400 feet, to the Easterly right-of-way line of said Madewick Road; thence North 02°16'02" East, 611.000 feet, along the Easterly right-of-way line of said Madewick Road, to the point of beginning. All of the above containing 15.4694 Acres. All of the above being subject to the rights of the public in any part thereof used, taken or deemed for street, road or highway purposes.

All of the above being subject to all easements and restrictions of record.



PARTIAL SITE PLAN
 SCALE: 1" = 80'

WETLAND LIMIT
 BOUNDARY OF WETLAND LOCATION
 PLANNED LIMITS AS INDICATED BY DETERMINED BY FOLLOWING ENVIRONMENTAL SCIENCE INC. WETLAND SURVEY REPORT. ALL WETLANDS AND LIMITS MUST BE REALIZED PRIOR TO DEVELOPMENT AND APPROVED BY LOCAL AGENCIES.

ISSUED:

07/06/18	OWNER REVIEW
08/06/18	ADMIN. SITE PLAN REVIEW
07/23/18	OWNER REVIEW
08/06/18	ADMIN. SITE PLAN REVIEW

merritt creslak design [inc]

ARCHITECTURE | PLANNING

3610 Grand River Avenue
Farmington, Michigan 48335
248-574-0001
www.merrittcreslakdesign.com

CROSSPOINTE MEADOWS CHURCH

NOVI, MICHIGAN

PARTIAL SITE PLAN

These documents have been prepared specifically for this Project. They are not suitable for use on other projects or in other locations without approval and participation of the architect. Representation for liability or any other purpose is expressly prohibited.

Project No.	Sheet No.
18217	AS-1

ORIGINAL

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

September 11, 2019

Planning Review

Crosspointe Meadows Accessory Structure

JSP19-36

PETITIONER

Crosspointe Meadows Church

REVIEW TYPE

Preliminary / Final Site Plan – Accessory Structure

PROPERTY CHARACTERISTICS

Section	12	
Site Location	29000 Meadowbrook Road, south of Thirteen Mile Road	
Site School District	Walled Lake Consolidated School District	
Current Site Zoning	RA, Residential Acreage	
Adjoining Zoning	North	RA, Residential Acreage
	East	RA, Residential Acreage
	West	RA, Residential Acreage
	South	RA, Residential Acreage
Current Site Use	Church	
Adjoining Uses	North	Single Family Residences
	East	Single Family Residences
	West	Residential Subdivision
	South	Single Family Residences
Site Size	41.18 acres	
Plan Date	August 08, 2019	

PROJECT SUMMARY

The applicant is proposing to build a 4, 80 square feet storage building in the rear yard, adjacent to the existing dumpster. No other changes to the site plan are proposed.

RECOMMENDATION

Approval of the Site Plan is currently **recommended, subject to Planning Commission's approval**

ORDINANCE STANDARDS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed and incorporated as part of the final stamping sets.

1. Accessory Buildings Sec. 2.2. Definitions: Any structure, either temporary or permanent, is having a roof supported by columns or walls, and intended for the shelter, or enclosure of persons, animals, chattels, or property of any kind. **Proposed storage unit is subject these requirements**

2. Location: Accessory Building Sec. 4.19.1.B: They shall not be erected in any required front yard or in any required exterior side yard. **The proposed structure is located within the rear yard.**
3. Setbacks: Detached Accessory Building Sec. 4.19.1.G: *It shall not be located closer than ten (10) feet to any main building and not closer than six (6) feet to any interior side lot or rear lot line.* **The proposed structure is 80 feet from the interior side lot line and more than 75 feet from Meadowbrook ROW line. It is located more than 10 feet from the building.**
4. Height: Detached Accessory Building Sec. 4.19.1.G: *The height equal to the maximum permitted height of the district; provided, if the accessory building exceeds one (1) story or fourteen (14) feet in height, the building shall be set back one (1) foot for each foot the building exceeds fourteen (14) feet in height.* **The proposed structure is approximately 12 feet.**
5. Facade requirements for Accessory building in excess of 200 sf Sec. 4.19.1.L: *Materials and architecture shall be compatible with the principal structure, shall have a minimum roof pitch of 3/12 and overhangs of no less than six (6) inches.* **It requires a section 9 waiver as noted in Façade review letter.**
6. Maximum Total Floor Area Sec. 4.19.1.C: *The total floor area of all accessory buildings shall not occupy more than Twenty-five (25) percent of any required rear yard.* **It appears to comply.**
7. Maximum number of Accessory buildings Sec. 4.19.1.J: *For lots more than 21,780 SF, a maximum of 2 units are allowed.* **It appears that there is one existing Gazebo on the site. The proposed structure would be the second one.**
8. Parking (Sec. 5.2): The proposed equipment eliminates one parking space, but does not effect the existing circulation patterns throughout the site.
9. Lighting: It appears that one light fixture is proposed on the exterior façade. Please provide the lighting specification sheet. All lights should be full cut-off.
10. Building permits: Building permits are required for this project. Please contact the building department to determine what is required.

NEXT STEP: PLANNING COMMISSION MEETING

The proposed improvements would require Planning Commission's approval for a Section 9 waiver and a possible Planning Commission waiver for a painted island as noted in the Engineering review letter. If the applicant chooses to revise the drawings to meet the Ordinance requirements, the plans can be approved administratively. The next available Planning Commission meeting is on September 25, 2019. If you wish to be on the agenda, please provide the following no later than **9 am on September 20, 2019.**

1. Response letter indicating what waivers are being requested, i.e. Section 9 and Painted island.
2. A copy of the submitted drawings in PDF format

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Preliminary Site Plan/ Final Site Plan approval, please submit the following for Electronic stamping set approval:

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

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **5 size 24" x 36" copies with original signature and original seals.** to the Community Development Department for final Stamping Set approval.

PRE-CONSTRUCTION MEETING

Prior to the start of any work on the site, Pre-Construction meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. If you have questions regarding the checklist or the Pre-Con, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Dept.

CHAPTER 26.5

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org



Sri Ravali Komaragiri – Planner

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

09/17/2019

Engineering Review

Crosspointe Meadows Church Accessory Structure
JSP 19-0036

Applicant

Crosspointe Meadows Church

Review Type

Combined Preliminary and Final Site Plan

Property Characteristics

- Site Location: East of Meadowbrook Road, North of Twelve Mile Road
- Site Size: 41.18 acres
- Plan Date: 08/19/2019
- Design Engineer: Merritt Cieslak Design

Project Summary

- Construction of an approximately 480 square-foot accessory building and associated pavement drive with access from the existing parking lot.
- No changes to the existing onsite water main, sanitary sewer, or storm water collection system are proposed.

Recommendation

Approval of the Combined Preliminary and Final Site Plan is recommended.

Comments:

The Combined Preliminary and Final Site Plan meets the general requirements of the design and construction standards as set forth in Chapter 11 of the City of Novi Codified Ordinance, the Storm Water Management Ordinance and the Engineering Design Manual with the following items that must be addressed at the time of Electronic Stamping Set submittal:

General

1. Provide a minimum of two ties to established section or quarter section corners.
2. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark.

3. Provide a note on the plans stating that all work shall conform to the current City of Novi standards and specifications.

Paving & Grading

4. Either an end island or a striped area will be required between the proposed structure's drive approach and the existing parking spaces adjacent to it, to the immediate west. End island shall be designed in accordance with Section 5.3 of the City of Novi Zoning Ordinance, including 10 foot minimum interior width, 200 square-foot minimum interior area, and at least one tree. A striped area in lieu of the end island would require a waiver from the Planning Commission.
5. Revise the pavement cross section shown on sheet A3.1 to comply with the "Minimum Bituminous Parking Section" (Detail 7C) on sheet 2 of the City of Novi Standard Paving Details.
6. The plan appears to show obsolete contours from the original development of the property. Remove said contours for clarity.

Soil Erosion and Sediment Control

7. A SESC review is required. Include SESC measures on the plans, per the review checklist detailing all SESC requirements attached to this letter. An informal review will be completed with the Electronic Stamping Set once SESC plans are included in the submittal.

The following must be provided at the time of Electronic Stamping Set submittal:

8. A letter from either the applicant or the applicant's engineer must be submitted with the Electronic Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
9. Provide the City's standard detail sheets for paving (2 sheets-rev. 03/05/2018). These details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>

The following must be addressed following construction:

10. A post-construction parking area inspection shall be required following the site work. Please contact Victor Boron in the Community Development Department to setup a meeting at (248) 735-5695.

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

Please contact Victor Boron at (248) 735-5695 with any questions.

Victor Boron
Civil Engineer

cc: Sri Komaragiri, Community Development
Kate Richardson, Plan Review Engineer
Ben Croy, City Engineer
Kristen Pace, Treasury

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

September 5, 2019

Preliminary/Final Site Plan - Landscaping Crosspointe Meadows Church Accessory Structure

Review Type

Combined Preliminary/Final Landscape Review

Job

JSP19-0036

Property Characteristics

- Site Location: 29000 Meadowbrook Road
- Site Acreage: 18.47 ac.
- Site Zoning: R-A
- Adjacent Zoning: North, East, South, West: R-A
- Plan Date: 8/19/2019

Ordinance Considerations

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

Recommendation

This project is **recommended for approval for Preliminary Site Plan**. The minor revisions noted can be addressed on the electronic stamping set.

Ordinance Considerations

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

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))
Two existing trees to be removed are shown on the landscape plan.

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

The project is adjacent to residentially-zoned property but no new screening vegetation or berms are required for this project.

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

1. The project does not require any additional right-of-way berms or landscaping.
2. **Any dead, missing or weak plantings on the site that are part of the original site plan must be replaced at this time.**

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

1. No changes to the parking lot are proposed so no new parking lot landscaping is required.
2. **The perimeter trees that are being removed for this project must be replaced along the parking lot perimeter.**

3. If a parking lot landscape island is required by Engineering, it must be at least 200sf in area, 10 feet wide and have a deciduous canopy tree planted in it.

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. Based on the building perimeter, 496 SF of landscape area is required and 565 SF is provided.
2. Please either add additional plantings or spread the proposed plantings around to also cover the rear (north) side of the building (i.e. just mulch does not count as landscaping).

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

1. Provided
2. 1 of 4 species used (*Thuja occidentalis*) is native to Michigan. Please either add species or change one or more of the proposed species such that at least 50% are native to Michigan.

Planting Notations and Details (LDM)

1. Provided
2. Please add standard costs for the plants and mulch used in the project and a total cost of the landscape materials (\$400/deciduous canopy tree, \$250/ornamental tree, \$50/shrub and \$35/cyd for mulch).

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

1. If the site's storm water detention system does not need to be modified for this project, then no detention basin landscaping is required. If it does, please add the required shrubs for the modified portions of the pond.
2. Please identify all areas of the site with *Phragmites australis*. While the scale of this project does not require it to be removed, if there is some the applicant is highly encouraged to hire a licensed contractor to remove any occurring on the site to prevent its spread.

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans. An actual irrigation plan could be provided in the electronic stamping set if desired.

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



Rick Meader – Landscape Architect

FACADE REVIEW



September 10, 2019

Review Status Summary: Approved,
Section 9 Waiver Recommended

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

Re: **FACADE ORDINANCE**
 Crosspointe Meadows Church, Accessory Structure, JSP19-36
 Façade Region: 1, Zoning District: RA

Dear Ms. McBeth;

The following is the Façade Review for Site Plan Approval of the above referenced project based on the drawings prepared by Merritt Cieslack Design, dated 8/19/19. The percentages of materials proposed for each façade are as shown below. Materials that are in violation of the Ordinance, if any, are shown on bold. A sample bard as required by Section 5.15.4.D of the Ordinance was not provided at the time of this review.

	South	North	East	West	Façade Ordinance Section 5.15 Maximum
Brick	23%	70%	52%	50%	100% (30% Minimum)
EIFS	44%	22%	0%	0%	25%
Asphalt Shingles	0%	0%	43%	44%	50%
Trim	33%	8%	5%	6%	15%

As shown above the percentage of Brick is below the minimum amount required by the Ordinance and the percentages of EIFS and Trim are above the maximum amount allowed by the Ordinance on the south façade. These deviations are the result of the large area of overhead door which is not regulated by the Ordinance. Therefore, it is our recommendation that the overall design is consistent with the intent and purpose of the Ordinance and that a Section 9 Waiver be granted for the aforementioned deviations.

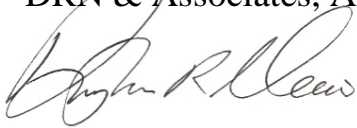
Notes to the Applicant:

1. Inspections – The Façade Ordinance requires inspection(s) for all projects. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time (before installation). In this case the materials should match the adjacent existing materials with respect to color and texture. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

<http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Associates, Architects PC

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

Douglas R. Necci, AIA

FIRE REVIEW



August 29, 2019

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

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
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Andrew Mutch

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Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

RE: Crosspointe Meadows Church

Project Description:

Build a 20' X 24' out building behind the church.

Comments:

MEETS FIRE DEPARTMENT STANDARDS

Recommendation:

APPROVED

Sincerely,

A handwritten signature in black ink, appearing to read "KSP", with a horizontal line extending to the right.

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

cc: file

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

cityofnovi.org

RESPONSE LETTER

Sri Ravali Komaragiri, Planner
City of Novi Planning Department
45175 Ten Mile Rd
Novi, MI 48375

Dear Sri,

Pursuant to the review letters and emails received from your office regarding the review of the Accessory building at the Crosspointe Christian Church on Novi Road, we are requesting the following waivers:

1. Section 9 waiver for the building materials on the façade.
2. Planning Commission waiver to provide painted island striping at the existing parking area adjacent to the new access drive to the Accessory building.

A representative for the Owner will attend the Planning Commission meeting being held on September 25, 2019.

Sincerely,

Ronald A. Cieslak, Principal
Merritt Cieslak Design
Farmington, MI 48335

248-374-0001

