



ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. PZ14-0043 Novi Crescent II

Location: 26425 Novi Road

Zoning District: TC Town Center Commercial District

The applicant is requesting variances from the CITY OF NOVI, CODE OF ORDINANCES, Sections 2400 to allow construction of a parking lot with a reduced north yard setback of 15 ft. and a reduced south yard setback of 3 ft., Section 2507.2 to allow a reduced north yard setback of 14 ft. and 1751 sq. ft. loading zone located on the north side of the property, and Section 2503.2.F to allow dumpster located in exterior rear yard with a reduced rear yard setback of 30 ft. The property is located west side Novi Rd, South of Freeway interchange (Section 15)

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES; Section 2400 requires off-street parking lots with a minimum yard setback of 20'. Section 2507.2, within the TC District, requires the loading zone setback of 20 ft. and 10 sq. ft. of loading space for each front foot of building in the TC District requiring 1770 sq. ft. feet of loading space is required for the subject property. Section 2503.2.F requires dumpster located in exterior rear yard with a rear yard setback of 50 ft.

City of Novi Staff Comments:

Please see the attached Plan Review Center Report from the Site Plan review process for the redevelopment.

Standards for Granting Dimensional Variances:

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because_____.
- The need is not self-created because_____.
- Strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome because_____.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because_____.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because_____.



PLAN REVIEW CENTER REPORT

July 25, 2014

Planning Review

Novi Crescent Phase II

JSP14-33

Petitioner

Versa Development

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: 26425 Novi Road., West side Novi Rd, South of Freeway interchange (Section 15)
- Site School District: Novi Community School District
- Site Zoning: TC, Town Center
- Adjoining Zoning: Far North: Commercial East, West and South: TC, Town Center; Further West: EXPO, Exposition
- Site Use(s): Existing Melting Pot Restaurant
- Adjoining Uses: North: Highway Interchange; East: Novi Road; South: Existing Novi Crescent Phase I Retail; West: Expo Drive, Vacant Expo Center
- Site Size: 1.99 acres
- Proposed Building Size: 12,800 square feet
- Plan Date: 07-03-14

Project Summary

The applicant is proposing to demolish the existing Melting Pot restaurant and construct an approximately 12,800 sq. ft. building consisting of retail and restaurant space. The use breakdown is approximately 8,400 square feet of restaurant and 4,400 square feet of retail. However, tenants are not set and that breakdown could change. Associated parking and other site amenities will also be constructed.

Recommendation

Approval of the **Preliminary Site Plan is recommended**. The plan requires several variances from the Zoning Board of Appeals. There are other minor items that can be addressed at Final Site Plan.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 16 (TC and TC-1, Town Center Districts), Article 24 (Schedule of Regulations), Article 25 (General Provisions), and any other applicable provisions of the Zoning Ordinance. Please see the attached charts for information pertaining to ordinance requirements. Items in **bold** below must be addressed by the applicant on the Stamping Set submittal.

1. Town Center Study: The recently completed Town Center Area Study evaluates and makes recommendations for the desired changes and growth of the Town Center area, as it is primed to become a focus area for potential redevelopment. The overall vision is that the "Development of the Town Center Study Area will create a dynamic, attractive city core that provides residents and visitors with unique opportunities to participate in active community life and meet their needs for goods, services, housing, and entertainment." This project is in sync with the intent of the study for the area as it proposes attractive pedestrian and architectural amenities that enhance the desirability of the center.

2. Building Setbacks: The building is setback 20 feet from the front lot line to match Phase I of the development. This is less than the required 50 foot front setback, but setbacks may be reduced by Planning Commission provided: (a) That a reduction in setback, or waiver of a setback, will not impair the health, safety or general welfare of the City or the use of the premises or adjacent premises (b) That waiver of the setback along a common parcel line 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. Staff finds that these requirements are satisfied and believes a front setback reduction would be consistent with the intent of the Town Center Study.
3. Parking Calculations: Sit-down restaurants require 1 parking space per 70 sq. ft. of gross leasable area or 1 parking space for every two employees plus 1 space for every 2 customers allowed under maximum seating capacity, whichever is greater. The applicant has indicated that tenant spaces are flexible and should bear in mind that changes to the proposed occupancy sizes may result in higher parking requirements.
4. Parking Setbacks: Parking is set back 15 feet from the North property line, which is less than the required 20 foot minimum, requiring a variance. Parking is set back 3 feet from the South property line, which is phase one of the project. If the two parcels are combined, this is not an issue. If they are not, a variance will be required. **Applicant has indicated they will seek a variance from the Zoning Board of Appeals.**
5. Loading Zone: Loading zones in the TC District must comply with parking setback requirements. The proposed loading zone is setback 14 feet from the north property line, less than the required 20 feet. The Zoning Ordinance requires 10 sq. ft. of loading space for each front foot of building in the TC District meaning 1770 sq. ft. of loading space is required for the subject property. Approximately 1751 sq. ft. has been provided. **The applicant should seek a variance from the Zoning Board of Appeals for the loading zone setback and size.**
6. Dumpster Location: Dumpster located in exterior rear yard. In those instances where the rear lot line abuts a street right-of-way, the refuse bin screening enclosure shall be no closer to this line than the required front yard setback in the district in which the property is located, 50 feet in the TC district. Dumpster is set back 30 feet from lot line. **Applicant will need to seek a variance from the Zoning Board of Appeals.**
7. Bicycle Parking: Space for bicycle parking is indicated, but no details are shown. Include details of bike parking layout and rack type so that compliance can be confirmed.
8. Outdoor Seating: Approval for outdoor seating is a separate process and individual tenants will need to obtain outdoor eating plan approval from Community Development. **Note that seating areas for more than 20 people will require additional parking as contained in Section 2505.**
9. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this, and in the other review letters, is requested to be submitted prior to Planning Commission meeting and with Final Site Plan submittal highlighting the changes made to the plans addressing each of the comments listed above and in other review letters.

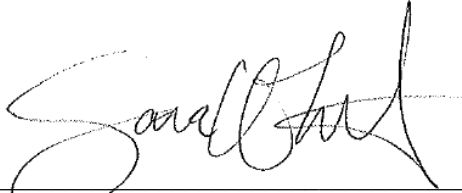
Chapter 26.5

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

Pre-Construction Meeting

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0484 or swhite@cityofnovi.org.

A handwritten signature in black ink, appearing to read "Sara White", written over a horizontal line.

Sara White, Planner



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

ZBA Case No. _____

ZBA meeting date _____

Check# _____ Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name _____ Date _____

Company (if applicable) _____

Address* _____ City _____

State _____ Zip code _____ *Where all case correspondence is to be mailed

Applicant's E-mail address _____

Phone number _____ Fax number _____

Request is for:

- Residential
 Vacant property
 Commercial
 Signage

Address of subject ZBA case _____ Zip code _____

Cross roads of property _____

Sidwell number 50-22-_____ May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one)

MH	R-A	R-1	R-2	R-3	R-4	RM-1	RM-2
	I-1	I-2	RC	TC	TC-1	_____	Other

Property owner name (if other than applicant) _____

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- | | | |
|----|---------------|--------------------------|
| 1. | Section _____ | Variance requested _____ |
| 2. | Section _____ | Variance requested _____ |
| 3. | Section _____ | Variance requested _____ |
| 4. | Section _____ | Variance requested _____ |

Please submit an accurate, scaled drawing of the property showing:

- All property lines and dimensions correlated with the legal description.
- The location and dimensions of all existing and proposed structures and uses on property.
- Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
- Dimensions necessary to show compliance with the regulations of this Ordinance.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

There is a five (5) day hold period before work/action can be taken on variance approvals.

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the actual sign. Upon approval, the mock-up sign must be removed within five (5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five (5) days of the meeting.

City of Novi Ordinance, Section 3107. - Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

Applicants Signature

Date

Property Owners Signature

Date

DECISION ON APPEAL

_____ Granted

_____ Denied

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

Chairperson, Zoning Board of Appeals

Date

OWNER/APPLICANT
 VERSA DEVELOPMENT
 MR. RYAN SCHULTZ
 25900 WEST 11 MILE ROAD
 SOUTHFIELD, MI 48034
 (248) 352-2425

ENGINEER
 GIFFELS-WEBSTER
 MS. NANCY TODD, PE
 1025 E. MAPLE, SUITE 100
 BIRMINGHAM, MI 48009
 (248) 852-3100

ARCHITECT
 NORR
 MR. BRIAN COLBURN
 719 GRISWOLD, SUITE 1000
 DETROIT, MI 48226
 (313) 324-3119

LANDSCAPE ARCHITECT
 ALLEN DESIGN
 MR. JAMES ALLEN, RLA
 557 CARPENTER
 NORTHVILLE, MI 48167
 (248) 467-4668

NOVI CRESCENT PHASE II

22-15-476-048

FINAL SITE PLAN A PART OF SECTION 15, T-1-N, R-8-E CITY OF NOVI, OAKLAND COUNTY, MICHIGAN



Engineers
 Surveyors
 Planners
 Landscape Architects
 Environmental Specialists

1025 E. Maple Road
 Suite 100
 Birmingham, MI 48009
 p (248) 852-3100
 f (248) 852-6372
 www.giffelswebster.com

Executive: M.P.
 Manager: J.K.A.
 Designer: N.M.T.
 Quality Control:
 Section: 15
 T-1-N R-8-E

Professional Seal



SHEET INDEX

- 1 COVER SHEET
- 2 TOPOGRAPHIC SURVEY
- 3 DEMOLITION PLAN
- 4 SESC PLAN
- 5 SITE AND PAVING PLAN
- 6 GRADING PLAN
- 7 DETAILED RAMP GRADING
- 8 UTILITY PLAN
- 9 STORM SEWER PROFILES
- 10 STORMWATER MANAGEMENT PLAN
- 11 SITE DETAILS
- 12 PRETREATMENT STRUCTURE DETAILS
- 13 PRETREATMENT STRUCTURE CALCULATIONS
- 14 UNDERGROUND DETENTION DETAILS
- 15 SITE AUTO TURN

CITY OF NOVI STANDARD DETAIL SHEETS

- 1 SHEET PAVING DETAILS
- 2 SHEETS SANITARY SEWER DETAILS
- 1 SHEET STORM SEWER DETAILS
- 2 SHEETS WATERMAIN DETAILS

OCWRC STANDARD DETAIL SHEETS

- 1 SHEET SESC DETAILS

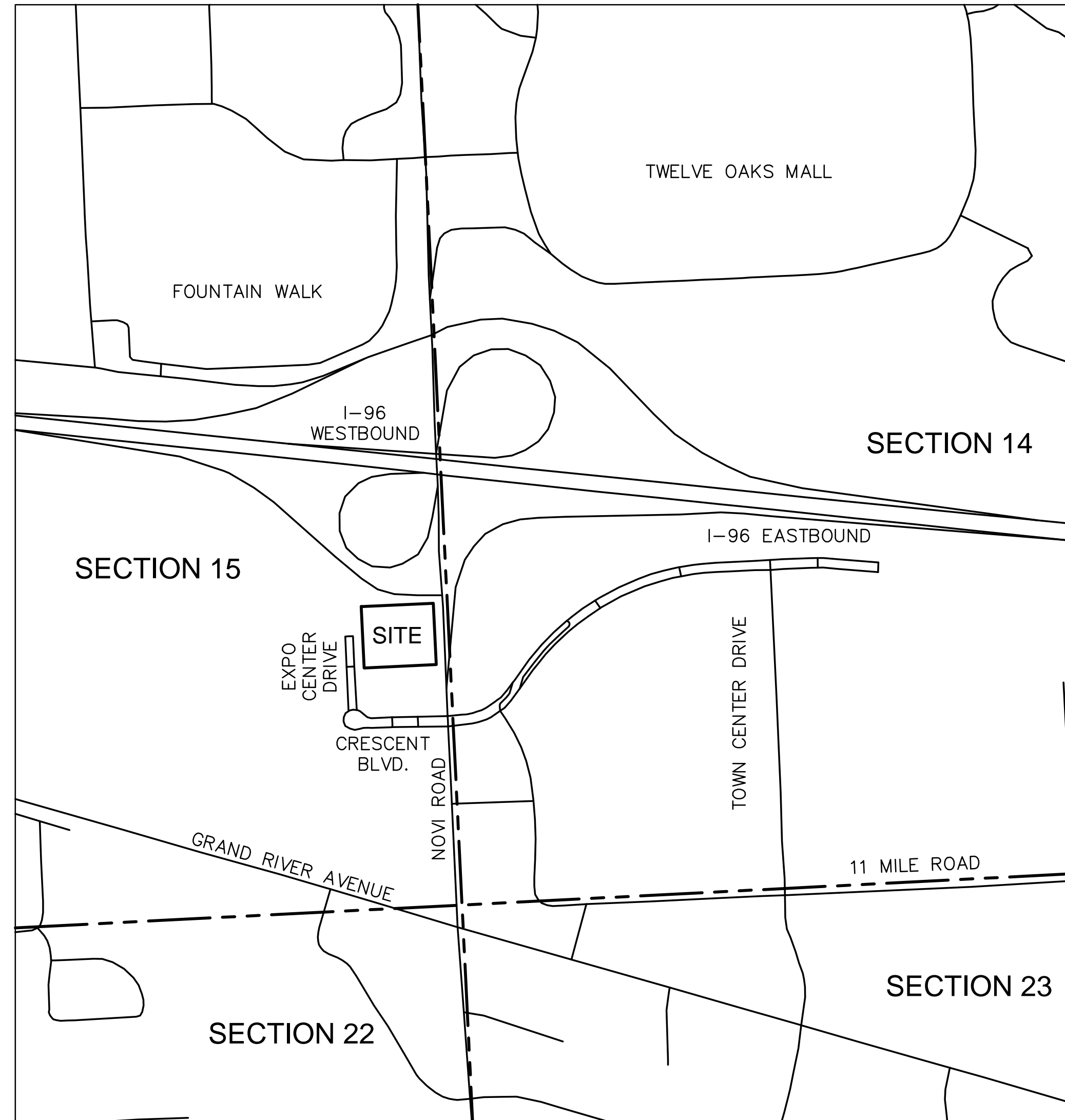
SHEETS BY OTHERS

- SP-01 LEASE PLAN
- SP-02 EXTERIOR ELEVATIONS
- SP-02 COLOR EXTERIOR ELEVATIONS
- SP-03 SITE LIGHTING PLAN
- SP-04 ARCHITECTURAL SITE DETAILS
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS



Sanitary Sewer Basis of Design
 Novi Crescent Phase II
 18192.20

Prepared By: NMT
 Working Date: August 1, 2014



LOCATION MAP

1" = 5000'

APPROVALS AND PERMITS

NAME	SUBMITTAL DATE	REVISION DATE(S)	APPROVAL DATE	PERMIT NO.
PRE-APPLICATION SUBMITTAL	05.23.2014	-	-	-
PRELIMINARY SITE PLAN	07.03.2014	-	08.13.2014	-
FINAL SITE PLAN	08.15.2014	-	-	-
CITY ENGINEERING	08.15.2014	-	-	-
CITY SESC	08.15.2014	-	-	-
CITY ROW	08.15.2014	-	-	-
RCOC ROW USE	08.15.2014	-	-	-

Commercial Use			
Building A			
Restaurant (Quick Service)	5.6 per restaurant	x 3 (max)	= 17
Office	0.4 per 1,000 sf	x 4,400 sf	= 18
		Total =	35 REU
Population:	3.5 people per REU		
	= 35 REU	x 3.5 people per REU	
	= 122.50 people		
Average Flow:	Population x Per Capita Capacity		
	= 122.50 people x 100 gpcpd		
	= 12250.00 gpd	=	0.0190 cfs
Peaking Factor:	18 + √(122.50 people / 1,000)		
	4 + √(0.00 people / 1,000)		
	= 4.59		
Peak Flow:	Population x Per Capita Capacity x Peaking Factor		
	= 123 people x 100 gpcpd x 4.59		
	= 56196.88 gpd	=	0.0870 cfs

The selected size of the proposed sewer (8" pipe @ 1.00 = 0.56 cfs) is adequate for the calculated flows.

DATE	ISSUE
05.23.2014	PRE-APPLICATION SUBMITTAL
07.03.2014	PRELIMINARY SITE PLAN SUBMITTAL
08.15.2014	FINAL SITE PLAN SUBMITTAL

Developed For:
 VERSA DEVELOPMENT
 25900 W. 11 MILE ROAD
 SUITE 250
 SOUTHFIELD, MI 48034
 (248) 416-1985

COVER SHEET

NOVI CRESCENT PHASE II
 CITY OF NOVI
 OAKLAND COUNTY
 MICHIGAN

Date: 05.23.2014
 Scale: NA
 Sheet: 1
 Project: 18192.20

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Executive: M.P.
Manager: J.K.A.
Designer: N.M.T.
Quality Control:
Section: 15
T-1-N R-8-E

Professional Seal

PROPERTY DESCRIPTION
LAND LOCATED IN TOWN 1 NORTH, RANGE 8 EAST, PART OF THE SOUTHEAST 1/4 OF SECTION 15, ALSO PART OF LOT 1 OF "SUPERVISOR'S PLAT NO. 4" LIBER 54A, PAGE 83 OF PLATS, ALL DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY LINE OF NOVI ROAD DISTANT S. 02°07'02" E., 1317.38 FEET AND S. 87°22'58" W., 60.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 15; THENCE S. 02°07'02" E., 165.09 FEET; THENCE S. 87°51'58" W., 351.51 FEET; THENCE N. 02°14'52" W., 162.13 FEET; THENCE N. 87°22'58" E., 4.91 FEET; THENCE N. 02°17'32" W., 100.00 FEET; THENCE N. 87°22'58" E., 233.28 FEET TO THE SOUTHERLY LINE OF I-96; THENCE S. 51°28'13" E., 150.26 FEET TO THE WESTERLY LINE OF NOVI ROAD; THENCE S. 02°07'02" E., 1.13 FEET TO THE POINT OF BEGINNING.

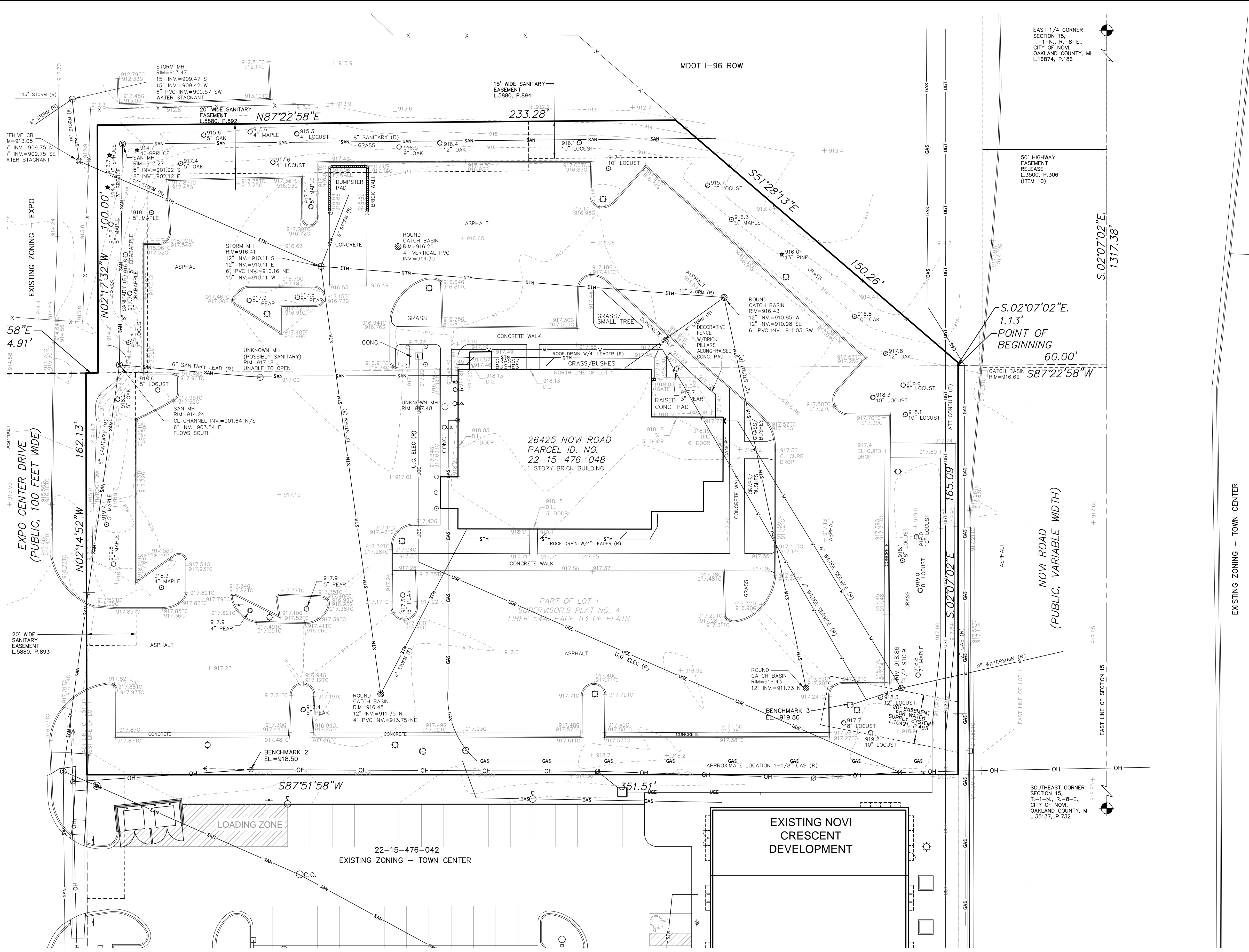
UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.
PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

LEGEND - EXISTING

	E/ PAVEMENT		SAN. MH
	CURB		SAN. CLEAN OUT
	E/ GRAVEL		SAN. RISER
	CL ROAD		SAN. PUMP STATION
	E/ WALK		GATE VALVE
	RAILROAD		HYDRANT
	E/ BRICK		WATER VALVE
	MISC. LINE		WATER METER
	GUARD RAIL		POST INDICATOR VALVE
	FENCE		WELL HEAD
	OVERHANG LINE		FDC CONNECTION
	T/ BANK		OVERHANG CONTROL BOX
	CL DITCH/STREAM		STORM MH
	SHRUB LINE		CATCH BASIN
	TREE LINE		BEEHIVE CB
	WATER EDGE		CULVERT E.S.
	WETLAND LINE		ROOF/DOWN SPOUT
	STORM LINE		OVERFLOW/OUTLET STRUCTURE
	SAN. LINE		SAN. CLEAN OUT
	WATER LINE		ROUND CB
	GAS LINE		LIGHT POLE
	UG ELEC. LINE		UTILITY POLE
	UG TELE. LINE		ELEC. TRANS.
	UG CABLE TV LINE		AIR CONDITIONER
	PAINT STRIPE		ELEC. MH
	COMBINED SEWER		ELEC. METER
	PLD LINE		ELEC. RISER
	STEAM LINE		TRAFFIC CONTROL BOX
	SECTION LINE		SOIL BORING
	PUBLIC LIGHTING MH		MONITORING WELL
	GAS METER		LAWN IRRIG. HEAD
	GAS RISER		CENTERLINE R.R. TRACK
	GAS VALVE		MISC. TOPO. SHOT
	GAS MH		SURVEY CONTROL POINT
	TELE. RISER		FOUND IRON
	TELE. MH		FOUND NAIL
	TELE. CROSS BOX		F. CUT CROSS
	CABLE RISER		SECTION COR.
	PAY PHONE		FENCE POST
	MANHOLE		BENCHMARK
	SIGN		FOUND PIPE
	PROT. POST/GUARD POST		FOUND MON.
	GUY		ASPHALT
	DECIDUOUS TREE		CONCRETE
	CONIFEROUS TREE		A.C.
	UTILITY FLAG		G.P.
	BLDG. CORNER (FIELD LOCATED)		C.L.F.
	HANDICAP PARKING		D.L.
	WETLAND FLAG		F.N.H.
	BUSH/SHRUB		F.I.
	PARKING METER		S.I.
	RESIDENTIAL MAILBOX		F.J.P.
	U.S. MAILBOX		M.
	ASPHALT		R.
	CONCRETE		F.M.
	AIR CONDITIONER		S.N.
	GUARD POST		CMP
	CHAIN-LINK FENCE		RCP
	DOOR LEDGE		FINISHED FLOOR
	OVERHANG		O.H.
	SET IRON		FOUND IRON PIPE
	FOUND NAIL		MEASURED
	F. CUT CROSS		RECORD
	SECTION COR.		FOUND MONUMENT
	FENCE POST		SET NAIL
	BENCHMARK		CORRUGATED METAL PIPE
	FOUND PIPE		REINFORCED CONCRETE PIPE
	FOUND MON.		

SOIL DESCRIPTION:
SEE SOIL BORING SHEET 11

BENCH MARK DATA
(NAVD 88) DATUM
SITE BENCH MARK NO. 1
ARROW ON HYDRANT ON THE SOUTH SIDE OF CRESCENT BOULEVARD, +/-200 FEET WEST OF NOVI ROAD. ELEVATION=922.05'
SITE BENCH MARK NO. 2
MAG NAIL IN THE NORTH FACE OF A UTILITY POLE, +/-70 FEET EAST OF THE SOUTHWEST CORNER OF THE SITE. ELEVATION=918.50'
SITE BENCH MARK NO. 3
ARROW ON HYDRANT (1986) AT THE SOUTHEAST CORNER OF THE SITE. ELEVATION=919.80'



NOTES:

- THE WATER MAIN SHOWN AT THE SOUTHEAST CORNER OF THE SITE IS IN AN APPROXIMATE LOCATION. RECORDS SHOW THIS LINE IN DIFFERENT LOCATIONS EXITING THE PROPERTY.
- TREE SIZES AND SPECIES ARE THE BEST ESTIMATION OF THE FIELD SURVEYOR. SPECIFIC QUESTIONS REGARDING INDIVIDUAL TREES SHOULD BE DIRECTED TO A QUALIFIED FORESTER.
- THE BASIS OF BEARING FOR THE PROPERTY DESCRIPTION OVERALL PARCEL AS FIELD SURVEYED IS BASED ON
- NO BOUNDARY SURVEY WAS PERFORMED BY GIFFELS WEBSTER, INC. AT TIME OF SURVEY.
- NO TITLE COMMITMENT POLICY WAS PROVIDED. THEREFORE EASEMENTS MAY EXIST THAT ARE NOT SHOWN.
- LEGAL DESCRIPTION WAS PREPARED FROM FIELD MEASUREMENTS, CLIENT PROVIDED DOCUMENTS AND TAX ASSESSOR'S RECORDS.
- NO CERTIFICATION CAN BE MADE AS TO LIMITS OF OWNERSHIP.

TRAFFIC SIGNING:

ITEM	MMUTCD CODE	DESCRIPTION	SIZE	QUANTITY
(A)	R7-8	HANDICAP PARKING ONLY (SEE DETAIL SHEET 10)	12"x18"	5
(B)	R7-8P	VAN ACCESSIBLE (SEE DETAIL SHEET 10)	12"x6"	2
(C)	R1-1	STOP	24"x24"	1
(D)	R7-6	NO PARKING LOADING ZONE	12"x18"	2

SCHEDULE OF REGULATIONS:

ZONING DISTRICT: TC
PROPOSED BUILDING - 12,800 SF
PARKING LOT: 53,155 SF
MAX. HEIGHT: 65', PROPOSED 22'-9"
YARD REQUIREMENTS: (BUILDING)
FRONT BUILDING - 50' PROVIDED: - 20'
SIDE - 50' PROVIDED: - 13' (NORTH),
20' (SOUTH)
REAR - 50' PROVIDED: - 25'
YARD REQUIREMENTS: (PARKING)
FRONT BUILDING - 20' PROVIDED: - 10'
SIDE - 20' PROVIDED: - 16' (NORTH), 3' (SOUTH)
REAR - 10' PROVIDED: - 11'
LOADING REQUIREMENTS:
10 SF OF LOADING SPACE PER FRONT FOOT OF BUILDING
177 * 10 SF = 1,770 SF

PARKING CALCULATIONS:

RESTAURANT: 8,400 SF
1 SPACE / 70 SF
8400 SF / 70 = 120 SPACES
RETAIL: 4,400 SF
1 SPACE / 200 SF
4400 SF / 200 = 22 SPACES
TOTAL REQUIRED = 142 SPACES
TOTAL PROVIDED = 142 SPACES +
4 SPACES TO REPLACE THOSE REMOVED
ON THE SOUTH SITE FOR THE CROSS
ACCESS



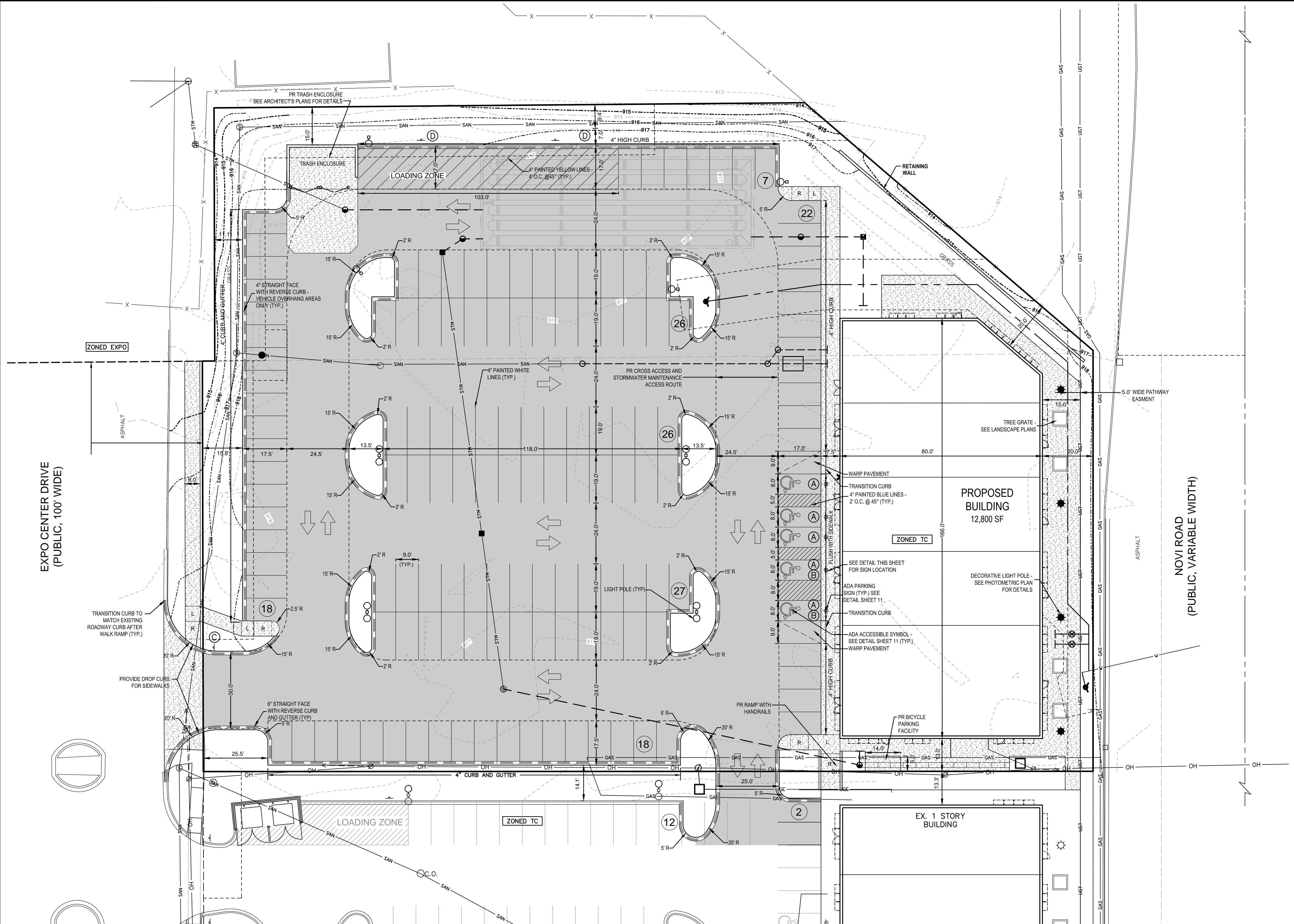
DATE	ISSUE
05.23.2014	PRE-APPLICATION SUBMITTAL
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08.15.2014	FINAL SITE PLAN SUBMITTAL

Developed For:
VERSA DEVELOPMENT
25900 W. 11 MILE ROAD
SUITE 250
SOUTHFIELD, MI 48034
(248) 416-1985

SITE AND PAVING PLAN

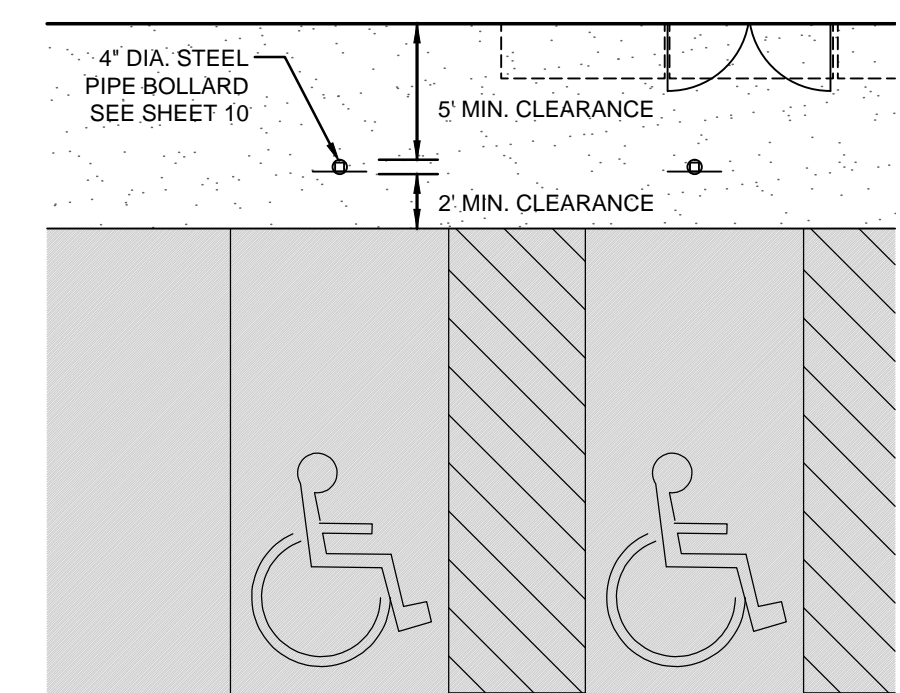
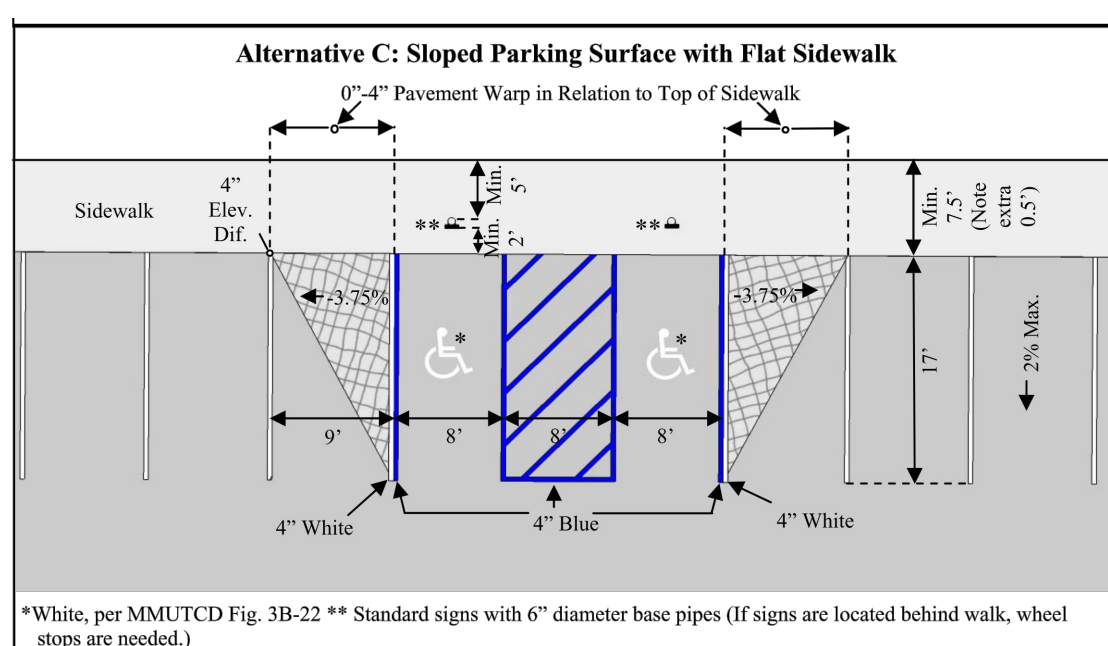
NOVI CRESCENT PHASE II
CITY OF NOVI
OAKLAND COUNTY
MICHIGAN

Date: 05.23.2014
Scale: 1" = 20'
Sheet: 5
Project: 18192.20



PAVING NOTES:

- THE PAVING CONTRACTOR SHALL BE REQUIRED TO COORDINATE THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, SPRINKLERS, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO PLACING THE PAVEMENT MATERIALS. ENSURE THAT ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED AND THAT THE TRENCHES ARE PROPERLY BACKFILLED AND COMPACTED.
- BUTT JOINTS SHALL BE PLACED AT ALL LOCATIONS WHERE AN EXISTING ASPHALT PAVEMENT SURFACE IS BEING DISTURBED BY REMOVALS AND/OR THE INSTALLATION OF NEW ASPHALT PAVEMENT.
- ALL PAVEMENT AREAS SHOULD BE CLEARED AND GRUBBED BY REMOVING SURFACE VEGETATION, TOPSOIL, DEBRIS AND OTHER DELETERIOUS MATERIALS.
- THE PLACEMENT OF THE FINAL ASPHALT LIFT SHALL BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED, OR AS APPROVED BY THE OWNER. A BOND COAT OF SS-1H EMULSION SHALL BE APPLIED (AT A RATE OF 0.10 GALLONS/S.Y.D.) BETWEEN THE LEVELING AND WEARING COURSE WHEN 48 HOURS HAVE ELAPSED BETWEEN PLACEMENTS.
- THE FINAL SUB-GRADE SHALL BE THOROUGHLY PROOF-ROLLED UNDER THE OBSERVATION OF THE SOILS ENGINEER.
- PROPOSED AGGREGATE BASE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE PAVEMENT EDGE/BACK OF CURB.
- BARRIER FREE SIGNAGE SHALL BE PLACED IN FRONT OF EVERY DESIGNATED BARRIER FREE STALL. THE CONTRACTOR SHALL COORDINATE STANDARD AND VAN ACCESSIBILITY SIGNAGE AS INDICATED ON THE PLANS.
- ALL BARRIER FREE RAMPS ARE TO BE A.D.A. COMPLIANT.
- GENERAL GRADING REQUIREMENTS ARE AS FOLLOWS:
A. FINISH GRADE AT EXISTING BUILDING SHALL MATCH BRICK LEDGES, DOORWAYS OR BASEMENT WINDOWS
B. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING: 5% FOR FIRST 10' THEN 2% AFTER
C. SIDEWALK CROSS SLOPE SHALL BE A MAXIMUM OF 2%
D. PAVEMENT SLOPES (1.0% MINIMUM, 4.0% MAXIMUM) UNIFORMLY BETWEEN FINISH GRADE ON PLANS
E. LAWN AREAS 2% MINIMUM TO 25% (BERMS) MAXIMUM
10 REFER TO ARCHITECTURAL PLANS TO COORDINATE ALL:
A. WATER SUPPLY, METERING, SPRINKLER AND FDC PIPING, DESIGN AND COORDINATION
B. BUILDING SEWER, BUILDING DRAIN DESIGN AND CONNECTIONS TO CLEAN OUTS AND ROOF CONNECTORS
C. GAS, ELECTRIC AND COMMUNICATION SERVICES AND LIGHTING DETAILS AND COORDINATION
D. ALL BUILDING ACCESS WALKS AND ENTRY DETAILS, INCLUDING SUPPORTED SLABS
E. ALL WORK TO CONSTRUCT THE BUILDING AND ALL ITEMS CONNECTED TO IT
11. PRIOR TO THE PLACEMENT OF ANY BASE ASPHALT OR LEVELING COURSE, THE CURBS SHALL BE PARTIALLY BACKFILLED AND THE SUB-GRADE SHALL BE PROOF-ROLLED UNDER THE SUPERVISION OF THE SOILS ENGINEER.
12. ALL SIDEWALK AND PATHWAYS IN ANY PUBLIC R.O.W. SHALL BE INSPECTED BY THE AGENCY WITH JURISDICTION.
13. DIMENSIONS ARE TO BACK OF CURB.



ADA PARKING SIGN LAYOUT

