



CORRIGAN WAREHOUSE JSP18-05

CORRIGAN WAREHOUSE JSP 18-05

Consideration of the request of Corrigan Moving Systems for Preliminary Site Plan and Storm Water Management plan approval for a new 61,800 square foot warehouse building. The subject property (45200 Grand River Avenue) contains 21.22 acres and is located in Section 15, on the north side of Grand River Avenue and east of Taft Road, in the I-1, Light Industrial District. The new warehouse building would be constructed south of the existing warehouse on the site.

Required Action

Approve the Preliminary Site Plan and Storm Water Management plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	4-3-18	<ul style="list-style-type: none"> • ZBA approval of variance to parking requirements • Items to be addressed by the applicant prior to Electronic Stamping Set approval
Engineering	Approval recommended	4-2-18	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval recommended	3-16-18	<ul style="list-style-type: none"> • Waiver to allow more than 25 contiguous spaces in a semi-trailer storage area • Waiver to allow less than 75% of the foundation to be landscaped • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Not Applicable		
Wetlands	Not Applicable		
Traffic	Approval recommended	4-3-18	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Façade	Approval recommended	3-21-18	<ul style="list-style-type: none"> • Section 9 waiver for overages of C-Brick on three elevations and Flat Metal Panels on the north façade. Staff supported.
Fire	Approval recommended	3-23-18	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of Corrigan Warehouse JSP18-05, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. A Zoning Board of Appeals variance from Section 5.2.12 for a required parking deficit of 75 spaces (271 spaces required, 196 spaces provided) as the applicant has demonstrated the nature of their business does not require additional parking with only 40-50 total employees expected and very few customer visits to that location. Extra space for truck parking could also be converted to additional standard length spaces should the property change use in the future;
- b. Waiver to allow more than 25 contiguous parking spaces in the semi-trailer parking area between the two buildings, which will be effectively screened by the buildings and proposed landscaping, which is hereby granted;
- c. Waiver to allow less than 75% of the building foundation to be landscaped because the area without landscaping will not be visible from Grand River Avenue, and is in a truck service area, which is hereby granted;
- d. A Section 9 waiver for an overage of Flat Metal Panels on the rear elevation and for an overage of C-Brick on the other three elevations, which is hereby granted. The rear elevation will not be visible to the public, and the C-Brick material proposed has been determined to be substantially similar in appearance to natural clay brick;
- e. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- f. *(additional conditions here if any)*

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

- AND -

Approval – Stormwater Management Plan

In the matter of Corrigan Warehouse JSP18-05, motion to **approve** the Stormwater Management Plan based on and subject to the following:

- a. The findings of compliance with Ordinance standards in the staff and consultant review letters, and the conditions and items listed in those letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

(This motion is made because the plan is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- OR -

Denial – Preliminary Site Plan

In the matter of Corrigan Warehouse JSP18-05, motion to **deny** the Preliminary Site Plan...*(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

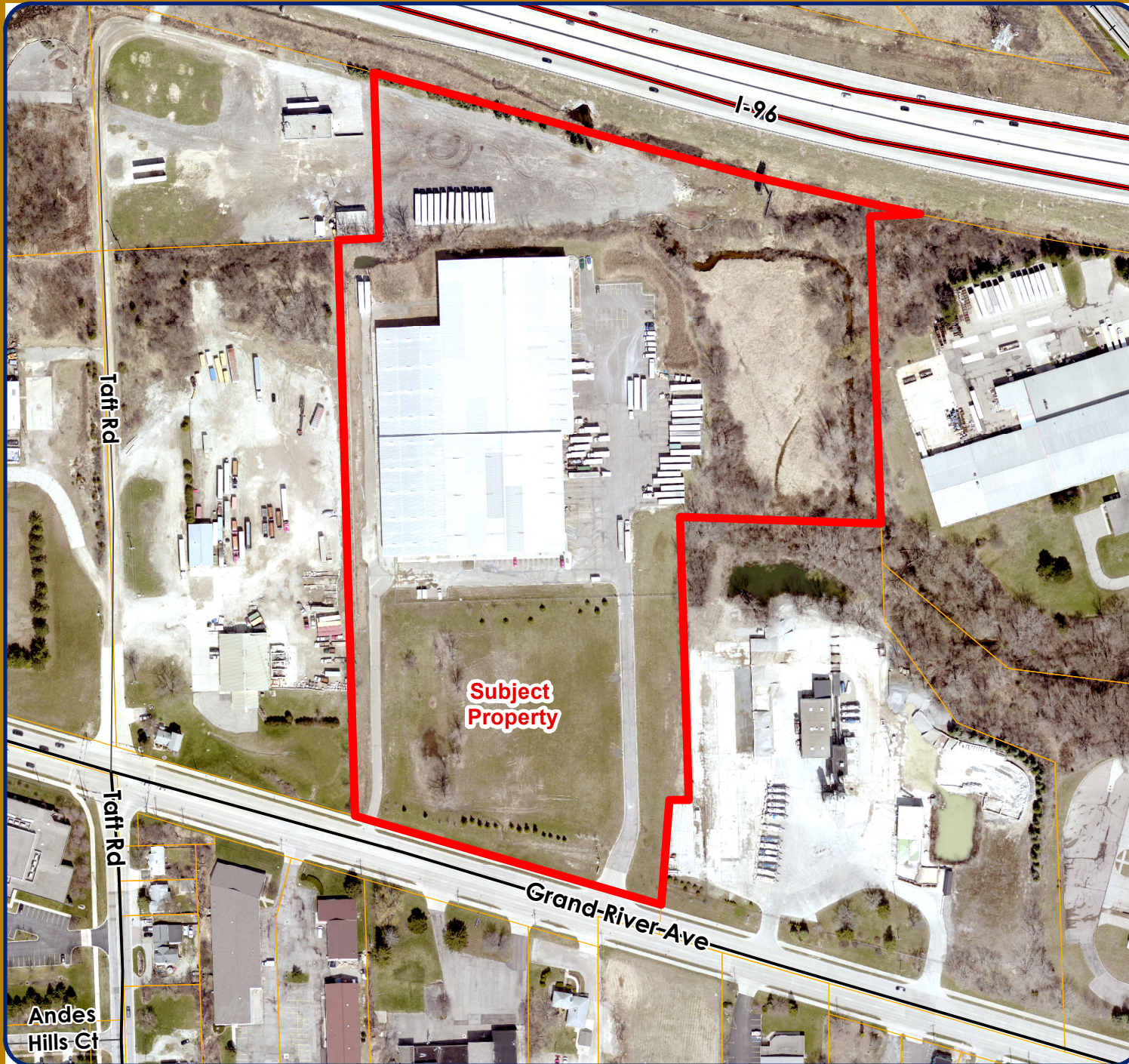
Denial – Stormwater Management Plan

In the matter of Corrigan Warehouse JSP18-05, motion to **deny** the Stormwater Management Plan...*(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS
Location
Zoning
Future Land Use
Natural Features

CORRIGAN WAREHOUSE: JSP 18-05

Location



LEGEND

 Subject Property



City of Novi

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

Map Author: Lindsay Bell
Date: 04/02/2018
Project: Corrigan Warehouse JSP18-05
Version #: 1



1 inch = 250 feet



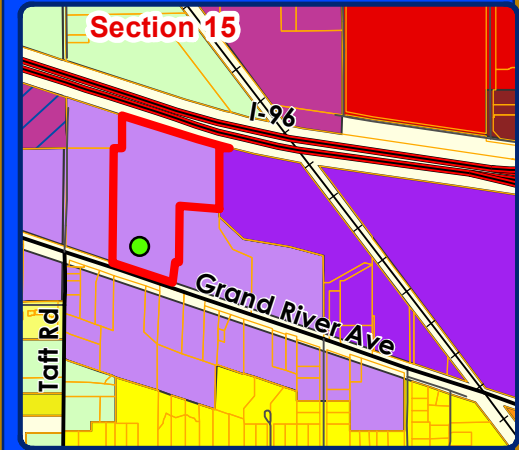
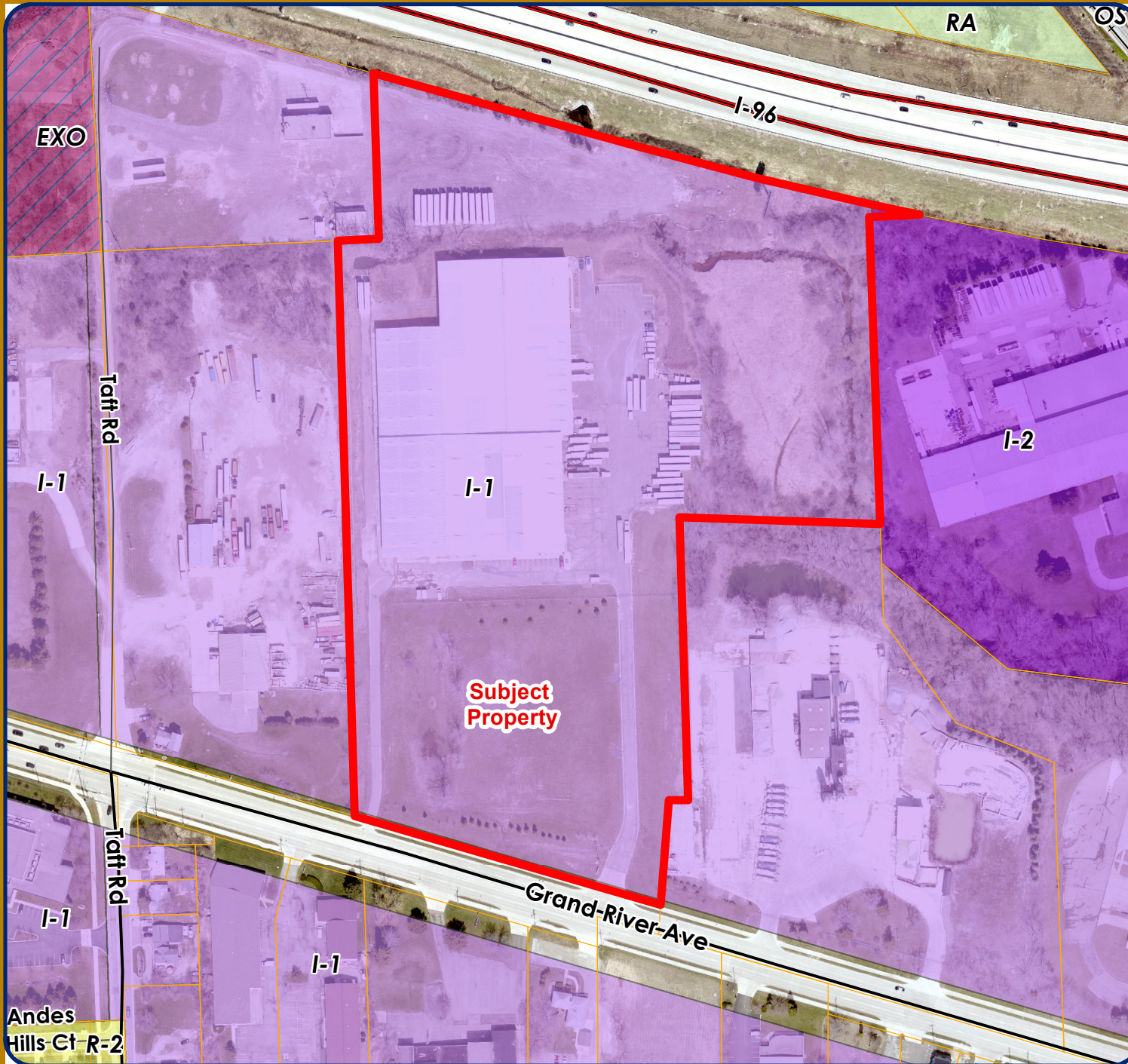
MAP INTERPRETATION NOTICE

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.

Andes Hills Ct

CORRIGAN WAREHOUSE: JSP 18-05

Zoning



LEGEND

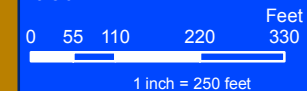
- R-A: Residential Acreage
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- C: Conference District
- EXO: OST District with EXO Overlay
- I-1: Light Industrial District
- I-2: General Industrial District
- OST: Office Service Technology
- RC: Regional Center District
- TC-1: Town Center -1 District
- Subject Property



City of Novi

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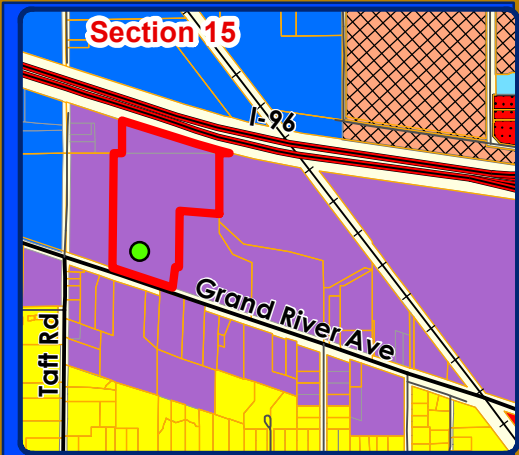
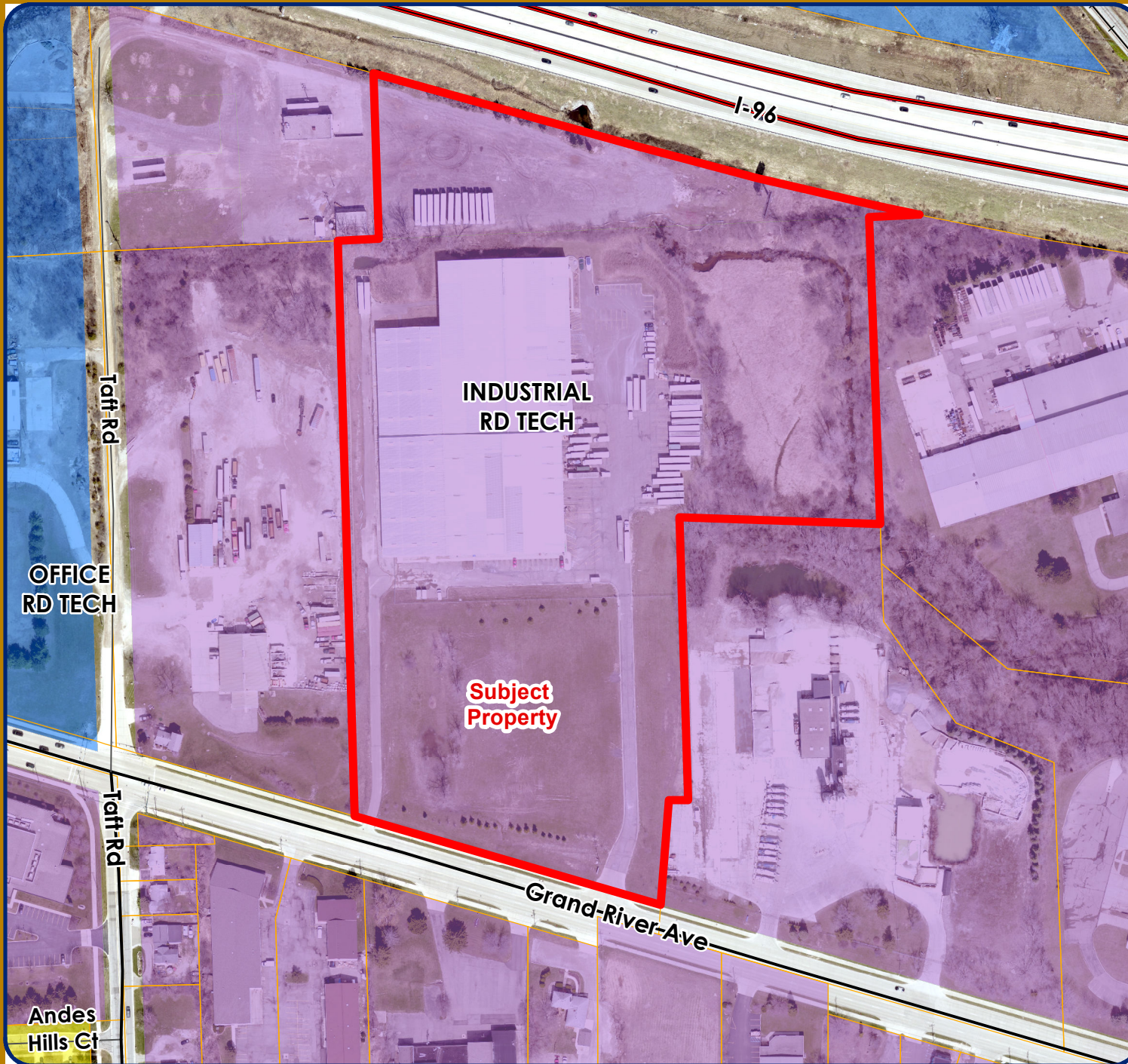


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CORRIGAN WAREHOUSE: JSP 18-05

Future Land Use



LEGEND

FUTURE LAND USE

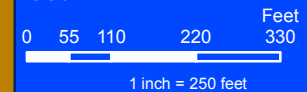
- Single Family
- Office RD Tech
- Industrial RD Tech
- Regional Commercial
- TC Commercial
- PD2
- Public
- Subject Property



City of Novi

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City Hall / Civic Center
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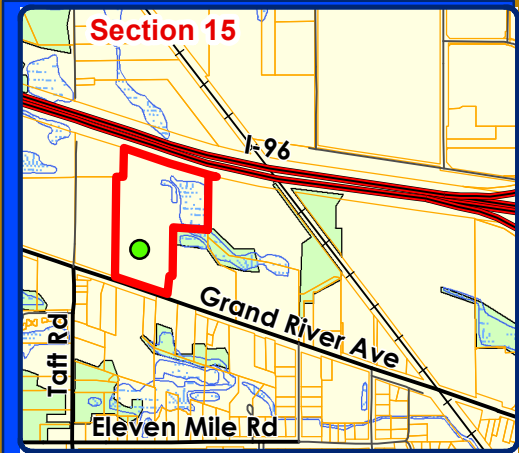
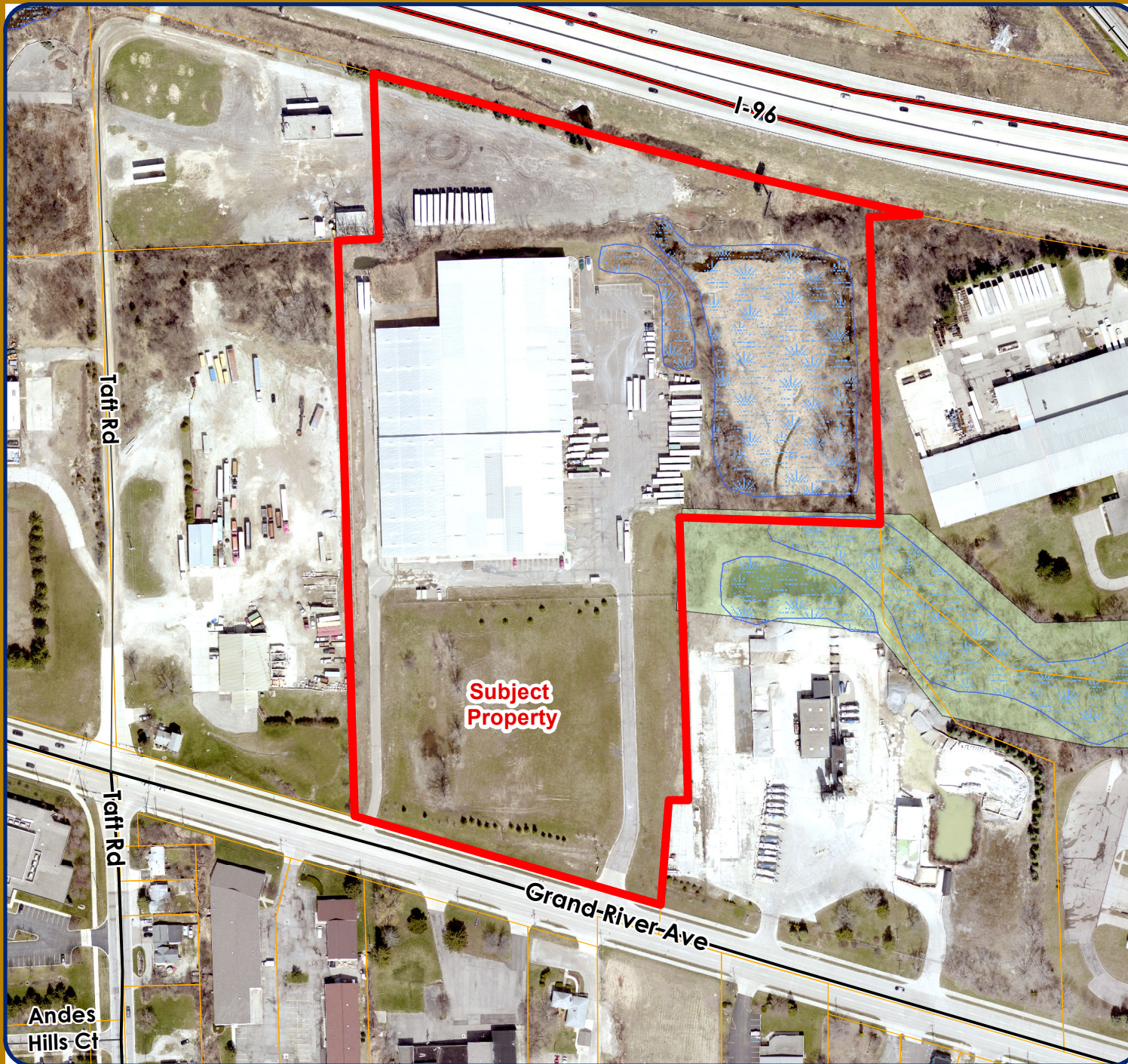


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CORRIGAN WAREHOUSE: JSP 18-05

Natural Features



LEGEND

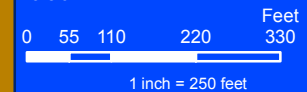
- WETLANDS
- WOODLANDS
- Subject Property



City of Novi

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SITE PLAN

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

MATCHLINE - REFER TO SHEET P-3.2 FOR CONTINUATION

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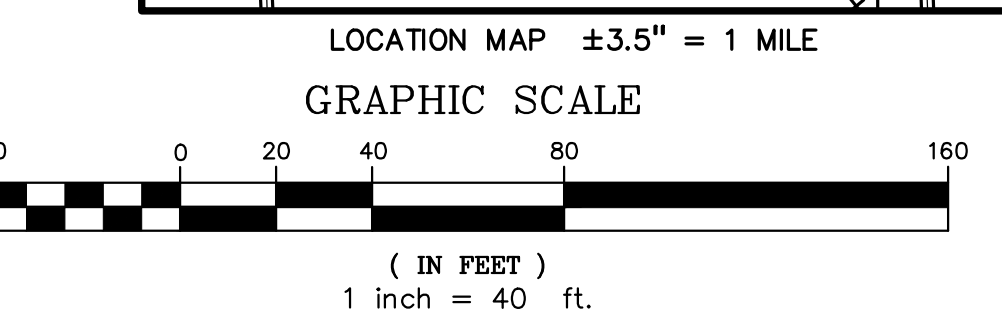
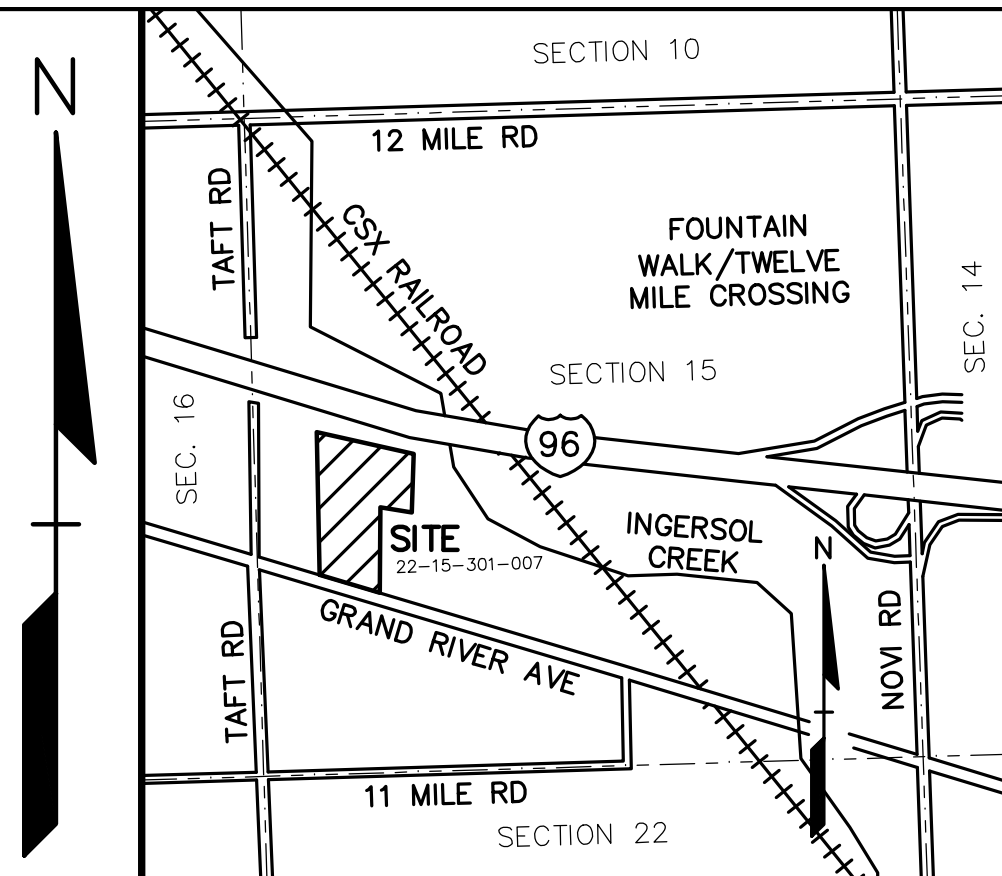
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GRAND RIVER AVE.
(50' HALF WIDTH - PUBLIC)



LEGEND section containing symbols for existing and proposed features like iron found, manholes, curbs, and structures. Includes a reference drawings section listing various utility maps.

CITY OF NOVI NOTES section containing four numbered items regarding property changes, retail prohibitions, truck parking, and occupancy compliance.

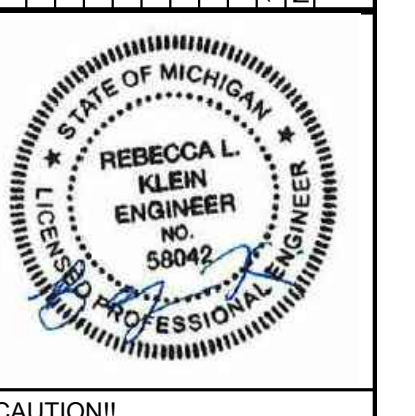
LEGAL DESCRIPTION section providing a detailed survey description of the property boundaries and acreage.

SIGN LEGEND section detailing various traffic signs like 'NO PARKING FIRE LANE', 'STOP', and 'BARRIER FREE PARKING' with their respective codes.

CURB DROP AND RAMP LEGEND section defining symbols for different types of curbs and ramps.

GENERAL NOTES section containing seven numbered items detailing construction standards, sign placement, and liability.

REVISIONS table with columns for NO., BY, DATE, and DESCRIPTION.



CAUTION! THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

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PROFESSIONAL ENGINEERING ASSOCIATES 2430 Rochester Ct. Suite 100 Troy, MI 48063-1872 Phone: (248) 689-9090 Fax: (248) 689-1044 website: www.peainc.com

Project information block including 'CORRIGAN MOVING SYSTEMS', 'PRELIMINARY SITE PLAN - SOUTH', 'CORRIGAN MOVING SYSTEMS', and 'CORRIGAN MOVING SYSTEMS' along with address and contact details.

ORIGINAL ISSUE DATE: 02-16-2018 PEA JOB NO. 2012-026 SCALE: 1" = 40' DRAWING NUMBER: P-3.1

FLOODPLAIN:
(Per Flood Insurance Rate Map Number 26125C-0626F.
Revised Date September 29, 2006)

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100 year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE AE - Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

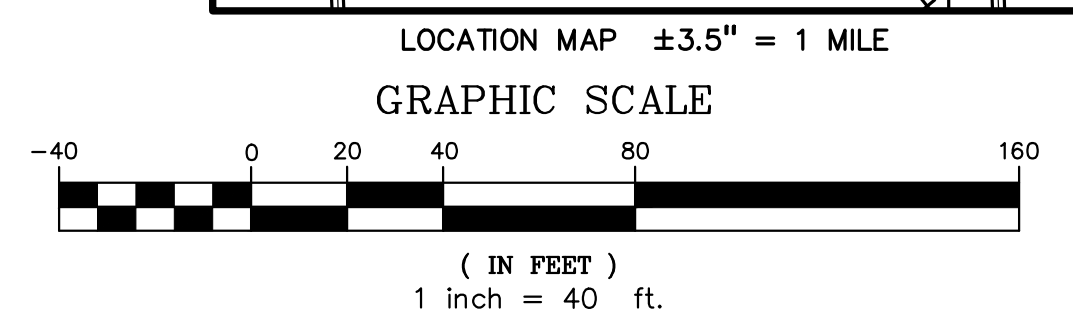
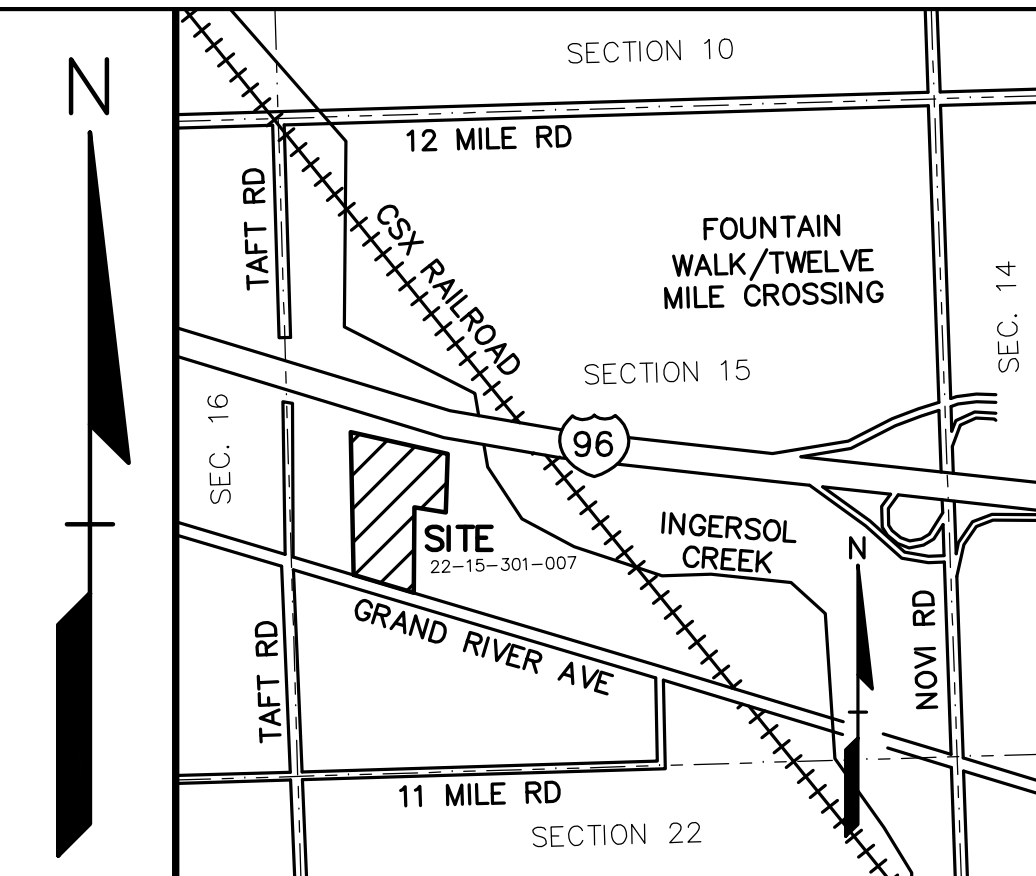
The floodway is the channel of stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X - Area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X - Area to be determined outside of the 0.2% annual chance floodplain.



NO.	BY	DATE	DESCRIPTION
1	REBECCA KLEIN	03-14-18	PRELIMINARY SITE PLAN
2	REBECCA KLEIN	03-14-18	REVISED



CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

THIS DRAWING AND DESIGN ARE THE PROPERTY OF REBECCA KLEIN ENGINEERING ASSOCIATES. THEY ARE SUBMITTED ON THE CONDITION THAT THEY ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF REBECCA KLEIN ENGINEERING ASSOCIATES. ALL RIGHTS ARE RESERVED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF REBECCA KLEIN ENGINEERING ASSOCIATES. ALL RIGHTS ARE RESERVED.

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Troy, MI 48063-1872
Phone: (248) 689-9090
Fax: (248) 689-1044
website: www.peainc.com

LEGEND

● IRON FOUND	● BRASS PLUG SET	● SEC. CORNER FOUND
⊙ IRON SET	⊙ MONUMENT FOUND	● RECORDED
⊕ NAIL FOUND	⊕ MONUMENT SET	● MEASURED
⊖ NAIL & CAP SET		● CALCULATED

EXISTING

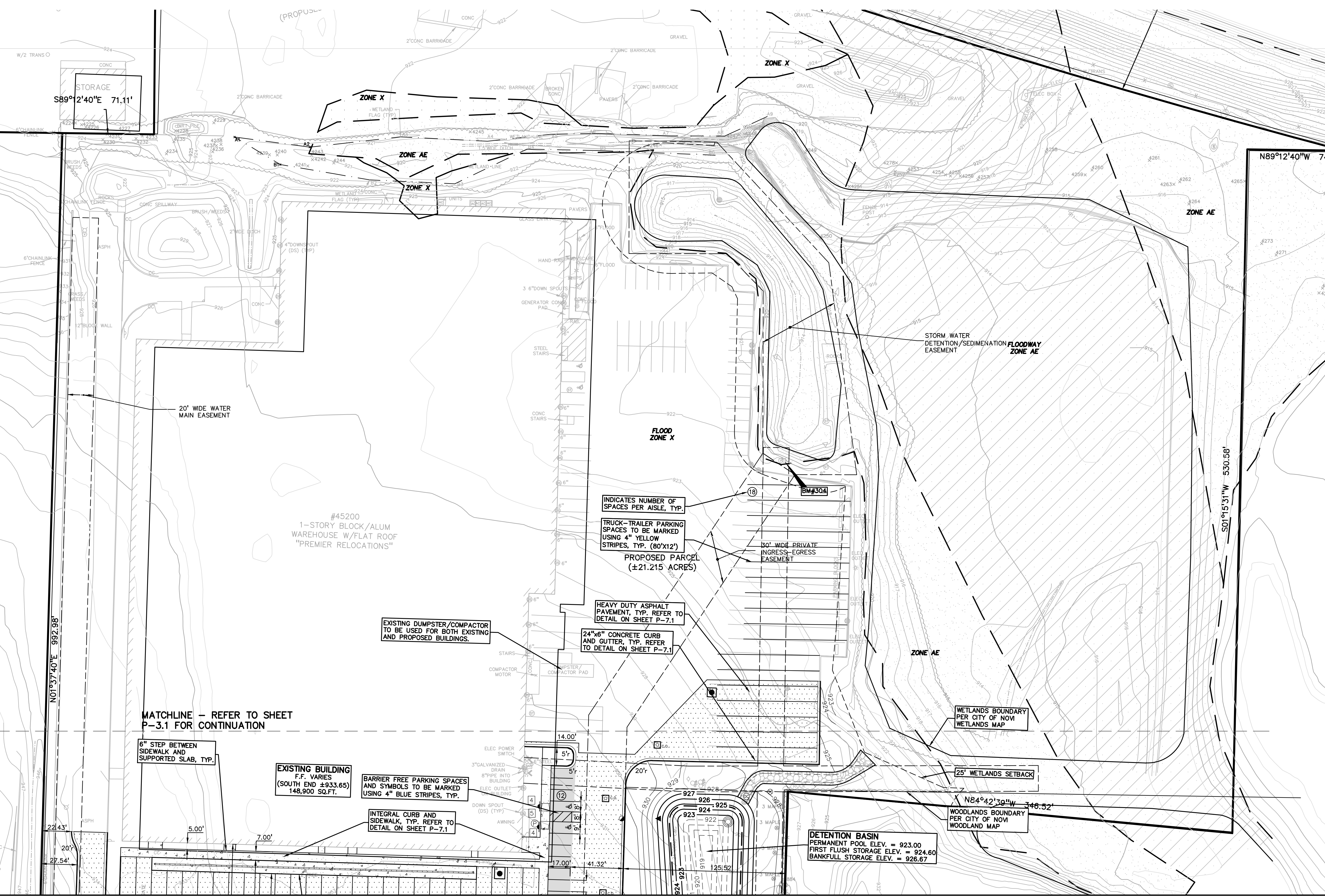
—ELEC.—PHONE OR CABLE TV OR LINE, POLE & GUY WIRE	—ELEC.—PHONE OR CABLE TV, CATV FEEDSTAY
—ELEC.—PHONE	—ELEC.—PHONE
—ELEC.—PHONE	—ELEC.—PHONE
—ELEC.—PHONE	—ELEC.—PHONE
—ELEC.—PHONE	—ELEC.—PHONE

PROPOSED

—ELEC.—PHONE OR CABLE TV OR LINE, POLE & GUY WIRE	—ELEC.—PHONE OR CABLE TV, CATV FEEDSTAY
—ELEC.—PHONE	—ELEC.—PHONE
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—ELEC.—PHONE	—ELEC.—PHONE
—ELEC.—PHONE	—ELEC.—PHONE
—ELEC.—PHONE	—ELEC.—PHONE

REFERENCE DRAWINGS

ELECTRIC	"OUTSIDE SALES PRODUCT MAPS #226-358 & #226-360" DIE ENERGY, DATED 3-6-12
TELEPHONE	FIBER LINK - NO FACILITIES ON SITE, RECEIVED 3-6-12
NO COMMUNICATIONS	- NO FACILITIES ON SITE, RECEIVED 3-6-12
MOBILE COMM	- NO FACILITIES ON SITE, RECEIVED 3-6-12
WATER	PIPELINE - NO FACILITIES ON SITE, RECEIVED 3-6-12
WEST BAY EXPLORATION	- NO FACILITIES ON SITE, RECEIVED 3-6-12
QUARTER SECTION MAP #01-58-15-3"	CONSUMERS ENERGY, DATED 11-21-11
"SKETCH OF GAS LEAD TO #45200 GRAND RIVER"	CONSUMERS ENERGY, DATED 6-18-02
COMCAST	- NO FACILITIES ON SITE, RECEIVED 2-28-12
"CORRIGAN MOVING SYSTEM STORAGE WAREHOUSE"	MACMULLAN ARCHITECTS, PROJ. #9027, DATED 7-25-97, AS-BUILT DATE: 1-18-99
"CITY OF NOV - GRAND RIVER AVE, BECK TO LANNY'S ROAD"	PROVIDED BY OAKLAND COUNTY ROAD COMMISSION, JCK & ASSOC. #38 #0809A, DATED 5-28-02, MOOT JOB #07922-A
"CORRIGAN WORLD WIDE WAREHOUSE ADDITION RECORD DRAWINGS"	"SPALDING CHECKER ASSOC. JOB#NVOB-207, DATED 5-17-10



MATCHLINE - REFER TO SHEET P-3.1 FOR CONTINUATION

6" STEP BETWEEN SIDEWALK AND SUPPORTED SLAB, TYP.

EXISTING BUILDING F.F. VARIES (SOUTH END ±933.65) 146,900 SQ.FT.

BARRIER FREE PARKING SPACES AND SYMBOLS TO BE MARKED USING 4" BLUE STRIPES, TYP.

INTEGRAL CURB AND SIDEWALK, TYP. REFER TO DETAIL ON SHEET P-7.1

INDICATES NUMBER OF SPACES PER AISLE, TYP.

TRUCK-TRAILER PARKING SPACES TO BE MARKED USING 4" YELLOW STRIPES, TYP. (80'X12')

PROPOSED PARCEL (±21.215 ACRES)

HEAVY DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET P-7.1

24"x6" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET P-7.1

EXISTING DUMPSTER/COMPACTOR TO BE USED FOR BOTH EXISTING AND PROPOSED BUILDINGS.

COMPACTOR MOTOR

30' WIDE PRIVATE INGRESS-EGRESS EASEMENT

WETLANDS BOUNDARY PER CITY OF NOV WETLANDS MAP

25' WETLANDS SETBACK

WOODLANDS BOUNDARY PER CITY OF NOV WOODLAND MAP

DETENTION BASIN PERMANENT POOL ELEV. = 923.00 FIRST FLUSH STORAGE ELEV. = 924.60 BANKFULL STORAGE ELEV. = 926.67

PRELIMINARY
REF: L:\2012\2026\DWG\TOPBASE-12026.DWG
REF: L:\2012\2026\DWG\SITE PLAN\26125C-12026.DWG
REF: L:\2012\2026\DWG\CONSTRUCTION\TBLK-12026.DWG

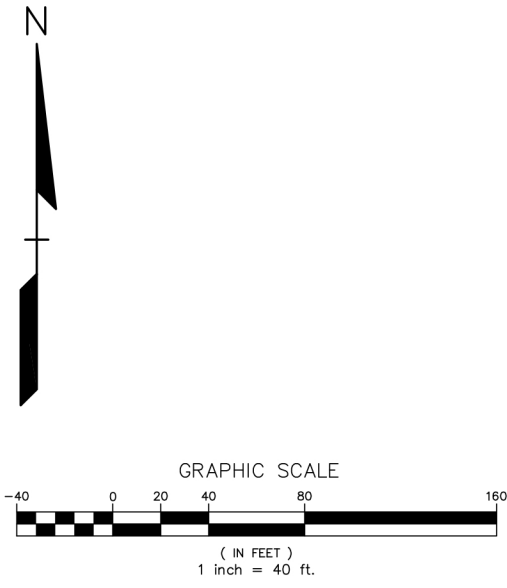
CORRIGAN MOVING SYSTEMS
25923 RESEARCH DRIVE
FARMINGTON HILLS, MICHIGAN, 48335

PRELIMINARY SITE PLAN - NORTH

CORRIGAN MOVING SYSTEMS
45200 GRAND RIVER AVENUE (T.N.R. SEC. 15)
CITY OF NOV, OAKLAND COUNTY, MICHIGAN, 48375

DES.	PB	DN	PB	SUR.	KTR	P.M.	SAS

ORIGINAL ISSUE DATE: 02-16-2018
PEA JOB NO. 2012-026
SCALE: 1" = 40'
DRAWING NUMBER: **P-3.2**



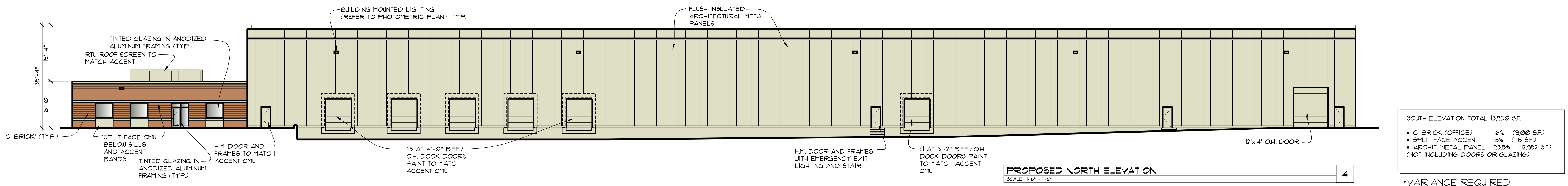
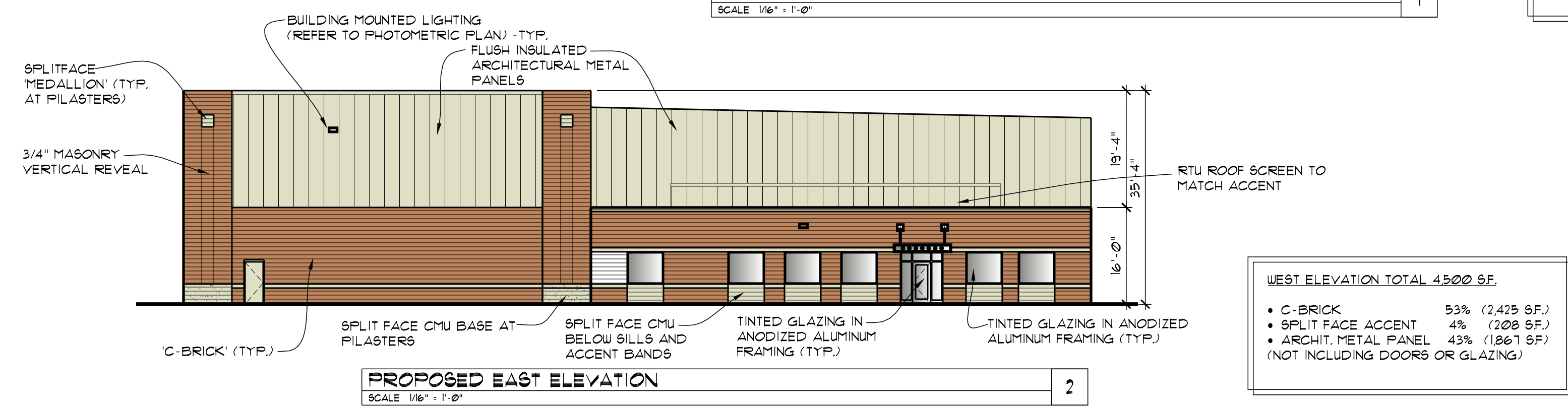
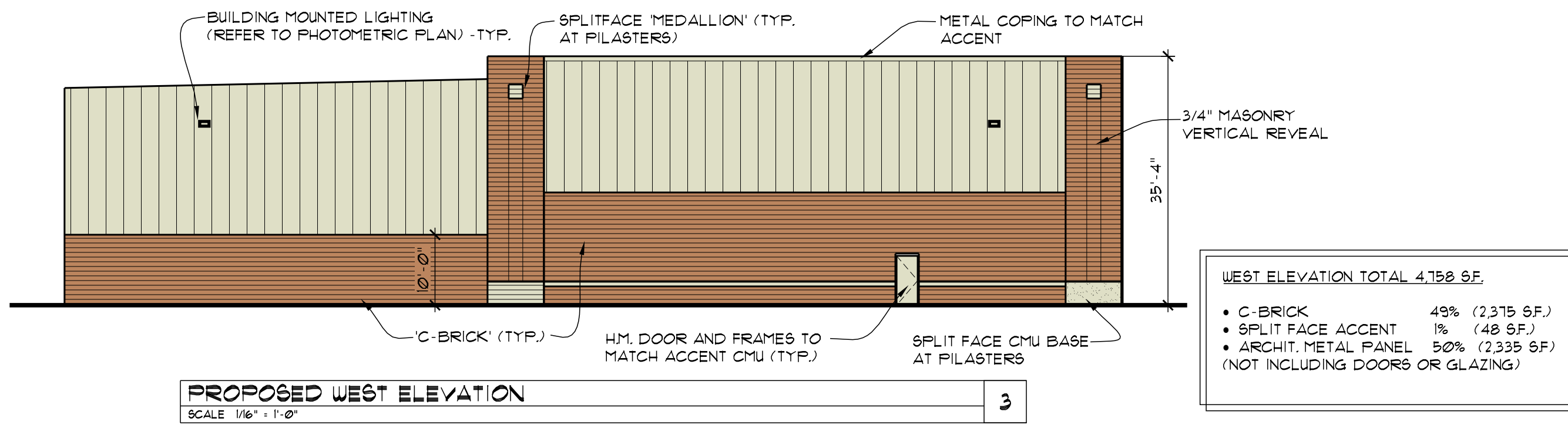
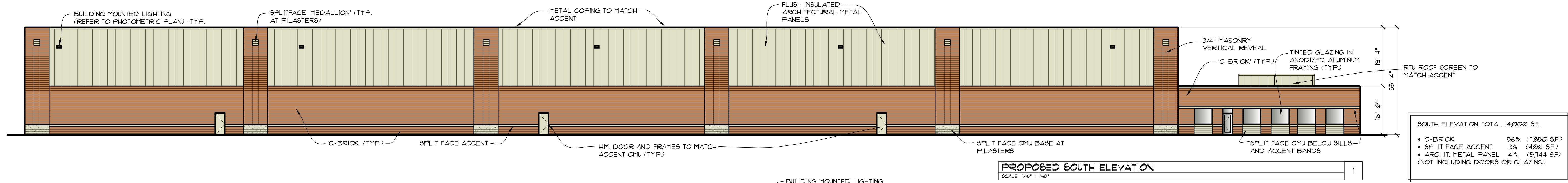
Corrigan Moving Systems

Farmington Hills, Michigan

April, 2018

PEA, Inc.
7927 Nemco Way, Ste 115
Brighton, MI 48116
t: 517.546-8583
f: 517.546.8973
www.peainc.com





PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 3, 2018

Planning Review
Corrigan Warehouse
 JSP 18-05

PETITIONER

Corrigan Moving Systems

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	15	
Site Location	45200 Grand River Ave; 22-15-301-010	
Site School District	Novi Community School District	
Site Zoning	I-1: Light Industrial District	
Adjoining Zoning	North	Interstate-96
	East	I-1: Light Industrial District; I-2: General Industrial
	West	I-1: Light Industrial District
	South	I-1: Light Industrial District
Current Site Use	Warehouse building	
Adjoining Uses	North	I-96
	East	Light industrial
	West	Light Industrial
	South	Industrial/Office
Site Size	21.22 acres	
Plan Date	March 14, 2018	

PROJECT SUMMARY

The applicant is proposing a new 61,800 square foot warehouse building south of the existing building (148,900 sf) with associated site improvements. The parcel is on the north side of Grand River Avenue, east of Taft Road. The proposed building would be used for additional warehouse space for Corrigan Moving and Storage. The 21.22 acre site is planned and zoned for Light Industrial use.

RECOMMENDATION

Approval of the ***Preliminary Site Plan is recommended.*** The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations to be addressed in subsequent Site Plan submittals. All reviews recommend approval. **Planning Commission's approval for Preliminary Site Plan and Storm Water Management Plan is required.**

ORDINANCE REQUIREMENTS

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. **Please see the attached charts for information pertaining to ordinance requirements.** Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal:

1. **Required Parking Calculations:**

Warehouse Use: 1 space per every 700 sf usable floor area. For 210,700 sf, total parking required: **271 spaces** (210,700 sf includes the warehouse and accessory office spaces within building).

Applicant proposes to provide a total of 131 car and 65 truck spaces for a total of 196 parking spaces. Due to the nature of their business, the applicant believes this parking arrangement would adequately serve their needs. **The applicant has submitted an application to the Zoning Board of Appeals for a variance from the number of parking spaces required, a deficit of 75 spaces.**

2. Plan Review Chart: There are additional minor clarifications requested in the Plan review chart. Please refer to the chart for additional details.
3. Economic Impact Information: **The following information is needed before the Planning Commission meeting:**
 - i. Total cost of the proposed construction & site improvements
 - ii. Number of anticipated jobs created (during construction & after building is occupied, if known) – *This has been provided.*
4. Other Reviews:
 - a. Engineering Review: Additional comments to be addressed with Final Site Plan. Engineering recommends approval.
 - b. Landscape Review: Landscape recommends approval with comments to be addressed in Final Site Plan Submittal. Refer to review letter and chart for more comments.
 - c. Wetlands Review: No impacts to regulated Wetlands are proposed. Wetland Review is not necessary.
 - d. Woodlands Review: No impacts to regulated Woodlands are proposed. Woodland Review is not necessary.
 - e. Traffic Review: Additional comments to be addressed with Final Site Plan. Traffic recommends approval.
 - f. Facade Review: Façade consultant recommends approval. **A Section 9 waiver will be required. See letter for additional details.**
 - g. Fire Review: Fire recommends approval. Additional comments to be addressed with Final Site Plan.

NEXT STEP: PLANNING COMMISSION MEETING

This Site Plan is scheduled to go before Planning Commission for consideration on **April 11, 2018 at 7:00 p.m.** Please provide the following **no later than 12:00pm, April 5, 2018** if you wish to keep the schedule.

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

FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, and the Zoning Board of Appeals' action on your variance request, please follow the [Final Site Plan Checklist](#) and submit for approval:

1. Six copies of Final Site Plan sets addressing all comments from Preliminary review,
2. Response letter addressing ALL the comments from ALL the review letters and **refer to sheet numbers where the change is reflected.**
3. [Final Site Plan Application](#)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address 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 **10 size 24" x 36" copies with original signature and original seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for final Stamping Set approval.

If required, drafts for all legal documents with a legal transmittal are to be submitted along with stamping sets.

SIGNAGE

Exterior Signage is not regulated by the Planning Division or Planning Commission. Sign permit applications that relate to construction of a new building or an addition to an existing building may be submitted, reviewed, and approved as part of a site plan application. Proposed signs shall be shown on the preliminary site plan. Alternatively, an applicant may choose to submit a sign application to the Building Official for administrative review. Following preliminary site plan approval, any application to amend a sign permit or for a new or additional sign shall be submitted to the Building Official. Please contact the Ordinance Division 248.735.5678 for information regarding sign permits.

PRE-CONSTRUCTION MEETING

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

CHAPTER 26.5

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

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





PLANNING REVIEW CHART

Review Date: April 3, 2018
Review Type: Preliminary Site Plan
Project Name: Corrigan Warehouse Project, JSP18-05
Location: 45200 Grand River
Plan Date: 3-14-2018
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org **Phone:** 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted August 25, 2010)</i>	Industrial Research Development and Technology	Office/Research	Yes	
Area Study	Grand River Corridor Study			
Zoning <i>(Effective December 25, 2013)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Principal Uses Permitted Special Land Uses	High-bay storage building (57,000 sf) and accessory office (4,800 sf)	Yes	
Uses Not Permitted (Sec. 3.1.18)	Processing of raw material for shipment in bulk form to be used at another location	Not proposed	Yes	
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Frontage on Grand River	Yes	
Access to Major Thoroughfare <i>(Sec. 5.13)</i>	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses	Grand River is major thoroughfare	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space	18.22 acres	NA	
Minimum Zoning Lot Size for each Unit: Width in Feet			NA	
Open Space Area	----	----	----	----
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	59.4%	Yes	
Building Height (Sec. 3.1.18.D)	40 ft.	36 ft.	Yes	
Building Setbacks (Sec 3.1.18.D)				
Front (south)	40 ft.	68.8 ft.	Yes	
Rear (north)	20 ft.		Yes	
Side (west)	20 ft.	60 ft.	Yes	
Side (east)	20 ft.	76.7 ft.	Yes	
Parking Setback (Sec 3.1.18.D) & Refer to applicable notes in Sec 3.6.2				
Front (south)	40 ft. (See 3.6.2.E)	41 ft.	Yes	
Rear (north)	20 ft.	n/a	Yes	
Side (west)	20 ft.	22.9 ft.	Yes	
Side (east)	20 ft.	22.7 ft.	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard if: - the site is a minimum 2 acre site, - does not extend into the minimum required front yard setback of the district, - cannot occupy more than 50% of the area between min. front yard setback & bldg. setback, - must be screened by brick wall or landscaped berm 2.5 ft tall - lighting compatible with surrounding neighborhood	Parking proposed in front yard - Meets (18 acres) - Provided - Provided (18.8%) - Provided (5 ft berm shown)	Yes	<u>Submit lighting plan with Final Site Plan</u>

Item	Required Code	Proposed	Meets Code	Comments
Off-Street Parking in Side and Rear Yards (Sec 3.6.2.F)	Off-street parking is allowed in side and rear yards if the site does not abut residential. If it does, additional conditions apply: <ul style="list-style-type: none"> i. shall not occupy more than 50% of side yard area abutting residential ii. parking setback no less than 100 ft from residential district 	Not adjacent to residential	NA	
Setback from Residential District - Building (Sec 3.6.2.H)	I-1 and I-2 districts, five (5) feet of horizontal setback for each foot of building height, or one-hundred (100) feet , whichever is greater. c. Except when a side or rear yard is separated from a residential district by a railroad right-of-way, the right-of-way may be included as part of the setback requirement.		NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	Proposed		See ECT letter for more detailed comments
Additional Height (Sec 3.6.2.O)	Additional heights for selected building is allowed based on conditions listed in Sec 3.6.2.O	Applicant not requesting	NA	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Sec 5.5.3.	Parking lot screening shown	Yes	See Landscaping comments
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Not requested	NA	
Parking and Loading Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Number of Parking Spaces Warehouses and related accessory offices (Sec.5.2.12.E)	One space for each 700 sf usable floor area; OR with PC approval*: A) 5 spaces +1/employee in largest shift B) 5 spaces + 1/1700 sf usable floor area *Surplus area to be provided on-site for additional spaces if needed in future Total Warehouse: 210,700 GSF (existing + proposed) @ 90% usable Required Parking: 271 Spaces	A) 5 + 25 = 30 B) 5 + 112 = 117 Total Parking Proposed = 196 <ul style="list-style-type: none"> • 131 car • 65 truck 	No	Applicant has filed application for ZBA variance for 75 parking spaces (5/8/18 agenda) (Correct provided parking count to "Total: 196" on P-1.0)
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	24 ft. drives min, additional space for truck parking areas 9 ft. x 17 ft. spaces along landscaping and 7' sidewalks; 9x19 spaces elsewhere; Truck spaces 12 ft wide and 70-80 ft deep	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Minimum distance is maintained	Yes	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	Yes – dimensions and areas shown	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Spaces <i>Barrier Free Code</i>	For 200 spaces, 6 barrier free required	7 barrier free shown	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	2 van accessible shown 5 regular BF shown	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Shown	Yes	
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Four spaces required for warehouse uses	Shown	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	- No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk	Shown One location near office entrance ok due to uses	Yes	
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Bicycle parking layout is shown sheet P-1.0	Yes	
Loading Spaces <i>(Sec. 5.4.3)</i>	Loading area in the rear yard, unless abutting residential or interior side yard if adjacent to I, EXPO or EXO district	Truck docks on rear of proposed building	Yes	
Accessory Structures				
Dumpster <i>(Sec 4.19.2.F)</i>	- Located in rear yard - Attached to the building or no closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free	Existing dumpster to be used by both existing and proposed buildings	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Spaces			
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad - Screening Materials: Masonry, wood or evergreen shrubbery 	Existing – on east side of existing building	Yes	
Roof top equipment and wall mounted utility equipment (Sec. 4.19.2.E.ii)	All roof top equipment must be screened and all wall mounted utility equipment must be enclosed and integrated into the design and color of the building	No rooftop equipment shown	Yes	<i>Show any rooftop equipment, if any, on façade elevations</i>
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.			<i>Screen any rooftop equipment proposed</i>
Transformer/ Generator	Provide location of any proposed transformers/ generators etc. Accessory structures to be located in the rear yard and screened with landscaping	No transformers or generators shown	Yes	
I-1 District Required Conditions (Sec 3.14)				
Outdoor Storage of above ground storage tanks (Sec. 3.14.1.B.ii)	Outdoor placement of above-ground storage tanks of not more than 600 capacity per tank and accessory to an otherwise permitted use. Additional conditions apply.	Not Proposed	NA	
Outdoor Storage of recreational equipment (Sec. 3.14.1.B.iii)		Not Proposed	NA	
Other (Sec 3.14.2)	Unless otherwise provided, dealing directly with consumer at retail, is prohibited.	Note added sheet P-3.1	Yes	
Adjacent to Freeway ROW (Sec 3.14.4)	Where a permitted use abuts a freeway right-of way , special conditions listed in section 3.14.4 apply	Adjacent to Freeway ROW – no changes proposed on that portion of	Yes	

Item	Required Code	Proposed	Meets Code	Comments
		site		
Planning Commission findings for permitted uses (Sec 3.14.3)				
Protecting current and future residential uses from adverse impact Sec 3.14.3.A	The scale, size, building design, façade materials, landscaping and activity of the use is such that current and future residential uses will be protected from adverse impacts.	Not adjacent to residential	NA	
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site	Note added sheet P-3.1	Yes	
Performance standards Sec 3.14.3.C	The lighting, noise, vibration, odor and other possible impacts are in compliance with standards and intent of the article and performance standards of Section 5.14	Note added sheet PFP-15	Yes	
Storage and/use of material Sec 3.14.3.D	The storage and/or use of any volatile, flammable or other materials shall be fully identified in application and shall comply with any city ordinances regarding toxic or hazardous materials.	Note added sheet P-3.1	Yes	
Hazardous material checklist Sec 3.14.3.E	Compliance with City's hazardous materials checklist	Checklist provided	Yes	
Sidewalks and Pathways				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES Sec. 11-256. Requirement. (c) & Sub. Ord. Sec. 4.05,	<ul style="list-style-type: none"> - In the case of new streets and roadways to be constructed as part of the project, a sidewalk shall be provided on both sides of the proposed street or roadway. - Sidewalks along arterials and collectors shall be 6 feet or 8 feet wide as designated by the "Bicycle and Pedestrian Plan," but not along industrial service streets per Subdivision Ordinance. - Whereas sidewalks along local streets and private roadways shall be five (5) feet wide. 	<p>NA</p> <p>Existing shown</p> <p>NA</p>	<p>Yes</p>	<p>6' Sidewalk along Grand River existing</p>
Pedestrian Connectivity	- Whether the traffic circulation features within	Internal sidewalks shown around	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	the site and 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 - Building exits must be connected to sidewalk system or parking lot.	buildings		
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	Provided	Yes	<u>Provide lighting/photometric plan with all details required as shown in the section below with Final Site Plan</u>
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Lighting fixtures etc. not shown on building elevations	No	Show as required on building elevation drawings
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures		Yes	
	Photometric data		Yes	
	Fixture height		Yes	
	Mounting & design		Yes	
	Glare control devices (Also see Sec. 5.7.3.D)		Yes	
	Type & color rendition of lamps		Yes	
	Hours of operation		Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties		Yes	
Maximum Height (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (40 ft.) (or 25 ft. where adjacent to residential districts or uses)	20 ft proposed	Yes	
Standard Notes (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be		No	Add notes to the plan

Item	Required Code	Proposed	Meets Code	Comments
	permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Security Lighting <i>(Sec. 5.7.3.H)</i> Lighting for security purposes shall be directed only onto the area to be secured.	- All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred.		No	Show which lights are security lighting
Average Light Levels <i>(Sec.5.7.3.E)</i>	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1		Yes	
Type of Lamps <i>(Sec. 5.7.3.F)</i>	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED proposed	Yes	
Min. Illumination <i>(Sec. 5.7.3.k)</i>	Parking areas: 0.2 min	.4 min	Yes	Provide 0.4 min at loading/unloading docks Add walkways, entrances to chart on statistics chart.
	Loading/unloading areas: 0.4 min	.3 proposed	No	
	Walkways: 0.2 min	.7 shown?	No	
	Building entrances, frequent use: 1.0 min		No	
	Building entrances, infrequent use: 0.2 min		No	
Max. Illumination adjacent to Non-Residential <i>(Sec. 5.7.3.K)</i>	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Max proposed 1.0 at property line	Yes	
Cut off Angles <i>(Sec. 5.7.3.L)</i>	When adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle		NA	
Other Requirements				
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact Information	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known).	-Costs not provided - No permanent jobs created, 100 temp construction jobs	No	Provide requested information for Planning Commission's consideration in applicant response letter
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Name approval for business not required	NA	<u>Contact Hannah Smith at 248-347-0475 to schedule a meeting with the Committee</u>
Development/ Business Sign	Signage if proposed requires a permit. Can be considered during site plan review process or independently.	None shown	NA	<u>For sign permit information contact Maureen Underhill 248-735-5602.</u>

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 2, 2018

Engineering Review

JSP18-0005

Corrigan Warehouse

Applicant

Corrigan Worldwide, Inc.

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: North of Grand River Avenue, east of Taft Road
- Site Size: 18.22 acres
- Plan Date: 03/14/2018
- Design Engineer: PEA, Inc.

Project Summary

- Construction of an additional warehouse building of approximately 61,800 square feet with associated parking on the site of the existing office/warehouse building.
- Water service would be provided by an existing 12 inch water main on the site.
- Sanitary sewer service would be provided by connection to existing 8 inch sanitary sewer on site.
- Storm water would be collected by a single storm sewer collection system and bankfull detention provided for the new development. The site is located within a regional detention basin area.

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 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 to be addressed at the time of Final Site Plan submittal:

General

1. A right-of-way permit will be required from the City of Novi and from the Road Commission for Oakland County for sidewalk construction in the Grand River right-of-way.
2. Provide a construction materials table on the Utility Plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
3. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
4. Provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided; or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
5. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
6. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
7. Soil borings shall be provided for a preliminary review of the constructability of the proposed development (roads, basin, etc.).
8. The City standard detail sheets are not required with the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (<http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>).
9. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

10. Provide additional fire hydrants to meet the required minimum spacing of 300 feet between hydrants. See Fire Marshal review for additional information.
11. Provide proposed hydrant(s) on public water main in dedicated 20 foot public water main easement, separate from building fire lead. The hydrant

near the southeast corner of the building must have its own lead from the existing 12-inch main.

12. Once the proposed water main alignment is approved, provide three (3) signed and sealed sets of revised utility plans along with the MDEQ permit application (06/12 rev.) for water main construction. The Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

13. Provide a 20-foot wide access easement to the monitoring manhole from the right-of-way. Clarify the limits and alignment of the proposed access easement on the plans.
14. Indicate invert elevation at building sanitary service lead and at connection to existing sewer. Minimum slope of service leads is 1.0%. Indicate pipe slope on the utility plan.

Paving & Grading

15. Clarify the extent of proposed sidewalk and curb at the southeast corner of the site. Provide grades where proposed sidewalk will abut existing right-of-way sidewalk.
16. Include top of curb and gutter or top of pavement grade callouts on the site grading plan.

Storm Sewer and Storm Water Management Plan

17. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge the detention basin.
18. The site will outlet to a regional detention basin. Bankfull storage will be provided on-site. Any applicable storm water detention tap fees will be prorated for bankfull detention storage provided on the site.
19. Provide a pre- and post-development tributary drainage area map as part of the SWMP.
20. Provide a detail of the stand pipe.
21. On the outlet control structure detail, the outlet hole should be placed at the high water elevation (outlet is labeled at 922.8, high water at 923).
22. The riprap for the overflow spillway should extend down to the point of discharge to minimize soil erosion.
23. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided (15 feet wide, maximum slope of 1V:5H, and able to withstand the passage of heavy equipment). Verify the access route does not conflict with proposed landscaping and clarify the limits of the access route from the right-of-way.

24. Provide and show on the plans a storm drain facility maintenance access easement for maintenance over the storm water detention basin and outlet.

Off-Site Easements

25. Any required off-site easements must be executed prior to final approval of the plans. Drafts shall be submitted at the time of the Preliminary Site Plan submittal. No off-site easements are anticipated at this time.

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

26. 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).
27. Draft copies of any off-site utility easements, a recent title search, and legal escrow funds must be submitted to the Community Development Department for review and approved by the Engineering Division and the City Attorney prior to getting executed.

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

28. A draft copy of the maintenance agreement for the storm water facilities, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department with the Final Site Plan. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds.
29. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department.
30. A draft copy of the 30-foot wide access easement for sanitary sewer monitoring manhole must be submitted to the Community Development Department.
31. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

The following must be addressed prior to construction:

32. A pre-construction meeting shall be required prior to the commencement of any site work. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).

33. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application fee).
34. An NPDES permit must be obtained from the MDEQ since the site is over 5 acres in size. The MDEQ requires an approved plan to be submitted with the Notice of Coverage.
35. 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.
36. A permit for work within the right-of-way of Grand River Avenue must be obtained from the City of Novi. The application is available from the City Engineering Division and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Division at 248-347-0454 for further information.
37. A permit for work within the right-of-way of Grand River Avenue must be obtained from the Road Commission for Oakland County. Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the right-of-way will be constructed in accordance with the Road Commission for Oakland County standards.
38. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the water main plans have been approved.
39. Construction Inspection Fees, amount to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
40. Discharge into a regional detention basin is planned for this site. Therefore, a storm water tap fee will be required prior to the pre-construction meeting. An exact figure will be determined at the time of Final Site Plan approval.
41. A storm water performance guarantee, equal to 1.2 times the amount required to complete storm water management and facilities as specified in the Storm Water Management Ordinance, must be posted with Community Development.
42. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted with Community Development.
43. Permits for the construction of each retaining wall must be obtained from the Community Development Department (248-347-0415).

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 Darcy Rechten at (248) 735-5695 with any questions.



Darcy N. Rechten, P.E.

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

March 16, 2018

Preliminary Site Plan - Landscaping

Corrigan Warehouse

Review Type

Preliminary Site Plan Landscape Review

Property Characteristics

- Site Location: 45200 Grand River Ave
- Site Acreage: 21.22 acres
- Site Zoning: I-1
- Adjacent Zoning: East, South, West, North: I-1
- Plan Date: March 14, 2018

Ordinance Considerations

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

Recommendation

The plan is **recommended for approval**. Please make the changes requested below on the Final Site Plans.

Landscape Waivers

Two landscape waivers are required:

1. A waiver to allow greater than 25 contiguous spaces in a semi-trailer storage area. *This is supported by staff because the largest bay is 27 spaces in a semi-trailer storage area between the new building and the existing building that shall be effectively screened from view from Grand River by the warehouse building and proposed landscaping.*
2. A waiver to allow less than 75% of the new building's foundation to be landscaped. *This is supported by staff due to the nature of the vehicle loading area, and because the un-landscaped area is not visible from Grand River.*

Please add a list of all required waivers on the landscape plan, with its impact (ie number of trees not planted, lf of building foundation not landscaped, etc) and justifications for the waivers.

Ordinance Considerations

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

Provided.

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))

1. A complete tree survey and removal plan is provided.
2. No regulated woodlands are impacted by this project. See ECT's review for details.

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

Property is not adjacent to Residential so no screening berms are required.

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

1. The project has 550 lf of frontage along Grand River Avenue, with a single entry, plus a fire emergency access way.
2. Based on the frontage less the access ways, 13 deciduous canopy trees or large evergreen trees, and 15 subcanopy trees are required. A mix of 13 deciduous canopy trees and spruces are provided and 15 subcanopy trees are provided as required. Under the provisions of the ordinance, greenbelt trees within 15 feet of the parking lot paving edge can be double-counted as perimeter trees. The applicant has double-counted 8 canopy trees.

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

1. Based on the frontage, less the width of the RCOC sight vision clearance zone, only 5 street trees are required. Five are provided behind the sidewalk.
2. There is only 5 feet between the sidewalk and the curb along the site's frontage. As the Road Commission has jurisdiction on Grand River Avenue, and they generally want at least 10 feet clearance between the curb and the tree, and because our ordinance specifies that street trees should be between the sidewalk and the curb, the applicant does not need to provide the 5 street trees they show on the plan.

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

1. Based on the area provided in the I-1 zoning parcel, 3039 sf of landscape islands are required, along with 15 trees.
2. 4596sf of island space and 15 trees are provided. **The applicant still needs to provide at least 1 canopy tree in each of the two peninsular islands along the west end of the loading area.**
3. **One of the 2 trees in the 351sf island at the entry should be removed from that island as the ordinance requires at least 200sf per tree planted in an island.**

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

1. Based on the 2219 lf parking lot perimeter, 64 trees are required.
2. 8 double-counted greenbelt trees, 44 other new trees and 12 existing trees within 15 feet of the pavement edge at the east end of the site are provided as perimeter trees. This is acceptable.

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

1. The loading zone is blocked from Grand River by the new building and landscaping islands and perimeter trees provided on the west side of the site.
2. **Aside from the deciduous canopy trees mentioned above, evergreen shrubs with a mature height of at least 6-8 feet should be provided in those islands to block the view to the vehicular storage/loading area.**

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Based on the building perimeters, 6488 sf of area is required for the new building, and 2480 sf is required for the south side of the existing building. 7573sf and 3179 sf, respectively, are provided.
2. **As less than 75% of the new building perimeter is landscaped, a landscape waiver is required. It would be supported by staff as the required area (SF) is provided, the**

location where no landscaping is provided is a loading zone that is completely screened from view of Grand River, and approximately 90% of the building facing Grand River is landscaped.

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

Provided.

Planting Notations and Details (LDM)

Provided.

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

Provided.

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

An underground irrigation system plan needs to be provided at Final Site Plans unless a different plan for keeping the plants watered sufficiently during their time of establishment and surviving in the long term. In that case, a written plan to ensure the plants have sufficient water (eg xeriscaping, hose bibbs nearby, etc.) must be included on the plans.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Provided.

Snow Deposit (LDM.2.q.)

Provided.

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

Trees to be saved are all protected with tree fencing shown around each tree.

Phragmites Control (Zoning Sec 5.5.6.C)

1. Please survey the site for any populations of *Phragmites australis*.
2. If any are found (even a single plant), please show that on the topographical survey. If none are found, please add a note stating that.
3. If Phragmites is found, please add a treatment/control plan to the landscape plan and carry it out until the Phragmites are completely removed from the site.
4. Please continue to control the Phragmites on an ongoing basis.

Corner Clearance (Zoning Sec 5.9)

RCOC clearance is provided.

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



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: March 16, 2018
Project Name: JSP18 – 0005: Corrigan Warehouse Pre-Application
Plan Date: March 14, 2018
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Scale: 1"=40'	Yes	
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Need for Final Site Plans</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent zoning	<u>Parcel:</u> I-1 <u>North, South, East,</u> <u>West:</u> I-1	No	
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Sheet P-1.0	Yes	
Existing plant material Existing woodlands or wetlands	▪ Show location type and size. Label to be saved or removed.	Sheets T-1.0, T-1.1	Yes	It doesn't appear that there are any replacements required,

Item	Required	Proposed	Meets Code	Comments
(LDM 2.e.(2))	<ul style="list-style-type: none"> Plan shall state if none exists. 			in which case the proposed replacement trees aren't required, but consult ECT's review for detailed analysis.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	Soils listed on Sheet T-1.0	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	<ul style="list-style-type: none"> Overhead and underground utilities, including hydrants All trees need to be outside of water and sanitary easements, and at least 10 feet away from hydrants and utility structures. 	Existing and proposed utilities are clearly shown on the landscape plans.		
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> Spot elevations and contours on P-4.1 and 4.2 Contours on landscape plan. 	Yes	
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	RCOC clear vision zone is shown at Grand River entry.	Yes	Please remove the city's 25' clear vision zone at the entry.
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Yes	Yes	Irrigated seed lawn is indicated for all areas except detention pond area.
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify A minimum of 200sf unpaved area per tree planted in an island 6" curbs Islands minimum width 10' BOC to BOC 	Yes	Yes	Please dimension the widths (at back of curb) of peninsular islands on the west end of the loading zones. Both islands should be at least 10 feet wide, back to back.

Item	Required	Proposed	Meets Code	Comments
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
Contiguous space limit (i)	Maximum of 25 contiguous spaces (in areas that are primarily vehicular/semi-trailer storage areas)	<ul style="list-style-type: none"> Loading area has no interior islands on either side. Northern line of interior bay has 27 spaces. Bay along north side of new building is 22 spaces. Endcap islands are proposed along each end of the loading area as requested. 	No	<ol style="list-style-type: none"> At least 1 canopy tree should be added to each of the western screening islands. A landscape waiver will be required for the north side of the loading area. As the deviation is only 2 spaces, and the requested islands along the west end are provided and will screen the area well, this waiver request would be supported by staff.
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12' within 10 ft. of fire hydrants All trees should also be at least 10 feet from utility structures, outside of sanitary and water easements, and 5 feet from underground lines. 	No new or existing plantings are shown near existing hydrants.	Yes	
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.5.9	The RCOC clear vision zone is shown at the entry.	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> A = x sf * 7.5 % = A sf 50,000 * 7.5% = 3750 sf 	NA		
B = Total square footage of additional	<ul style="list-style-type: none"> B = x sf * 1% = B sf (xxx - 50000) * 1% = 	NA		

Item	Required	Proposed	Meets Code	Comments
paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	xxx sf			
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of vehicular use area up to 50,000 sf x 5%	<ul style="list-style-type: none"> A = x sf * 5% A = 50000 sf * 5% = 2500 sf 	Yes		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = (x-50000) * 0.5\%$ $B = 0.5\% \times (157,739-50000) \text{sf} = 539 \text{ SF}$	Yes		
All Categories				
C = A+B Total square footage of landscaped islands	2500 + 539 = 3039 SF	4596 sf	Yes	
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> 3039/200 = 15 Trees 	15 trees	Yes	<ol style="list-style-type: none"> Please add a tree to each of the loading zone's western endcap islands. Please only include 1 tree in the 351sf island near the entry. One of those trees can be moved to one of the endcap islands discussed above.
Perimeter Green space	<ul style="list-style-type: none"> 1 Canopy tree per 35 lf 2219 lf/35 = 64 trees 	<ul style="list-style-type: none"> 8 double-counted greenbelt trees 44 new trees 12 existing trees on east edge 	Yes	Please move the easternmost TB3 tree to within 15 feet of the paving.
Parking land banked	NA	No		
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	None – site is not adjacent to residential	None		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Adjacent to Public Rights-of-Way (Sec 5.5.B) and (LDM 1.b)				

Item	Required	Proposed	Meets Code	Comments
Berm requirements (Zoning Sec 5.5.3.A.(5))	<ul style="list-style-type: none"> An undulating berm a minimum of 3 feet high with a 3 foot wide crest is required south of the entry. 	Berm ranging in height from 4-5 feet in height is proposed.	Yes	
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> Label contour lines Maximum 33% Min. 3 feet flat horizontal area Minimum 3 feet high Constructed of loam with 6' top layer of topsoil. 	Cross section showing slope is provided.	Yes, with fixes	Please add construction components (loam composition, 6" topsoil, groundcover)
Type of Ground Cover		Lawn		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Overhead lines are shown and trees are spaced correctly.		
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	Adjacent to Parking: 25 ft.	Minimum of 40 ft	Yes	
Min. berm crest width	3 ft	5-10 ft	Yes	
Minimum berm height (9)	3 ft	4-5 ft	Yes	
3' wall	(4)(7)	No		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> Parking: 1 tree per 40 lf (550-40)/40 = 13 trees 	13 trees	Yes	
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> Parking: 1 tree per 35 lf (550-40)/35 = 15 trees 	15 trees	Yes	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	<ul style="list-style-type: none"> Parking & No Parking: 1 tree per 35 lf (550 - 375)/35 = 5 trees 	5 trees behind the sidewalk	No	1. As the space between the sidewalk and curb, where the street

Item	Required	Proposed	Meets Code	Comments
				<p>trees should be, is only 5 feet, the RCOC is sure to reject the proposed plantings in that area. They typically require at least 10 feet behind the curb for street trees.</p> <p>2. As the number of trees is only 5, and they wouldn't serve the purpose of street trees if they were planted behind the sidewalk, the 5 proposed street trees do not have to be planted.</p>
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (LDM 1.d.(2))	<ul style="list-style-type: none"> ▪ 1 canopy deciduous or 1 large evergreen per 35 l.f. along ROW ▪ No evergreen trees closer than 20 ft. ▪ 3 sub canopy trees per 40 l.f. of total linear frontage ▪ Plant massing for 25% of ROW 	NA		
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		Endcap islands are located at the west end of the loading area.	Yes	Each of the endcap islands should be landscaped with at least 1 canopy tree, plus tall evergreen shrubs (at least 6-8') that will screen the loading area from Grand River Avenue.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	The proposed transformer at the east end of the new building is screened with upright junipers	Yes	If any other transformers or utility boxes are added to the site, they should be landscaped per the standard screening detail.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				

Item	Required	Proposed	Meets Code	Comments
<p>Interior site landscaping SF</p>	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8, less paved access areas, with a minimum width of 4 ft. ▪ New Bldg: 811 lf x 8ft = 6488 SF ▪ Ex bldg.: 310 lf x 8 = 2480 SF 	<p>New bldg: 7573 sf Ex bldg.: 3179 sf</p>	<p>Yes</p>	<ol style="list-style-type: none"> 1. Shaded areas indicate that sufficient area will be provided for the new building, but less than 75% of its foundation has landscaping due to the large loading area. 2. A landscape waiver will be required for the lack of building coverage for the new building. 3. <i>As the required landscape area is provided, there isn't any feasible location for foundation landscaping along the north side of the building, and most of the building fronting Grand River is landscaped, this waiver would be supported by staff.</i> 4. <u>Foundation planting details are to be provided on the Final Site Plans and included in cost estimate.</u>
<p><i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i></p>	<p>If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space</p>	<p>It appears that 90% of the new building facing Grand River will be landscaped.</p>	<p>Yes</p>	
<p>Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)</p>				
<p>Planting requirements (Sec. 5.5.3.E.iv)</p>	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	<p>At least 70% of the basin rims will be landscaped with 3 species of large native shrubs.</p>		
<p>Phragmites Control (Sec 5.5.6.C)</p>	<ul style="list-style-type: none"> ▪ Any and all populations of Phragmites australis on site shall be included 	<p>None indicated</p>	<p>TBD</p>	<ol style="list-style-type: none"> 1. Please survey the site for any populations of <i>Phragmites australis</i>.

Item	Required	Proposed	Meets Code	Comments
	on tree survey. ■ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site.			2. If some is found (even one plant), show that on the topo survey and add plans for its removal. 3. If none is found, please indicate that on the survey.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Provide intended date	Between Mar 15 and Nov 15.	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	■ Include statement of intent to install and guarantee all materials for 2 years. ■ Include a minimum one cultivation in June, July and August for the 2-year warranty period.	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans.	No	No	<u>Please add irrigation plan or information as to how plants will be watered sufficiently for establishment and long-term survival. If xeriscaping is used, please provide information about plantings included.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	
Type and amount of lawn		Yes	Yes	

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

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

NOTES:

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

TRAFFIC REVIEW



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

Project name:
 JSP18-0005 Corrigan Warehouse Preliminary
 Traffic Review

From:
 AECOM

Date:
 April 3, 2018

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

CC:
 Sri Komaragiri, Lindsay Bell, George Melistas,
 Theresa Bridges, Darcy Rechten, Hannah Smith

Memo

Subject: Corrigan Warehouse Preliminary Site Plan Traffic Review

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

GENERAL COMMENTS

1. The applicant, Corrigan Moving Systems, is proposing an additional building at their existing site that will be used for high-bay storage and a small section for office space. The proposed building is a total of 61,800 square feet (SF) (57,000 SF Warehouse, 4,800 SF Office). Other site modifications include additional parking and parking aisle modifications. The site is located on the north side of Grand River Avenue east of Taft Road.
2. Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County (RCOC).
3. The site is currently under I-1 (Industrial) zoning.
4. Summary of traffic-related waivers/variances:
 - a. The applicant has indicated a variance for the lack of 74 parking spaces short of what is required by the City Zoning Ordinance.
 - b. The applicant is seeking a planning commission waiver for the use of 15+ consecutive parking spaces without a landscape island.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: 150 – Warehousing (also accounts for a small amount of office space)
 Development-specific Quantity: 61,800 SF
 Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?

AM Peak-Hour Trips	33	25	100	No
PM Peak-Hour Trips	35	26	100	No
Daily (One-Directional) Trips	143	N/A	750	No

- The number of trips does not exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour. AECOM recommends performing the following traffic impact study in accordance with the City’s requirements.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	N/A

EXTERNAL SITE ACCESS AND OPERATIONS

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

- The applicant is not currently proposing any external site modifications to the development.
- The applicant, based on the estimated peak-hour right turns into the site (14) and the average annual daily traffic (AADT) on Grand River Avenue (15,740 vehicles per day (VPD)), should provide an entering right turn taper into the development according to Figure IX-10 in the City’s Code of Ordinances. The taper should be 100 feet in length and be installed at the main site access driveway. The applicant should seek input from the RCOC in order to determine if the County will require a taper at this location given that the project limits do not encroach on the right-of-way of Grand River Avenue. For site plan approval, RCOC must approve the absence of a driveway taper given the proposed site modifications.

INTERNAL SITE OPERATIONS

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

- General Traffic Flow
 - It is anticipated that trucks will be able to access and maneuver throughout the site.
 - The applicant has proposed a truck dock area for loading and unloading. The area contains five total docks and is 8,540 SF. The truck dock area is located in the rear of the proposed building and in compliance with City standards.
 - The proposed layout of the emergency access gates provides suitable traffic operations throughout the site and does not allow passenger vehicles into the emergency access path.
 - The applicant should modify the do not enter signs in front of the emergency access gate located at Grand River Avenue to an R5-11 (Authorized Vehicles Only) sign.
 - The applicant should move the proposed R5-1 (Do Not Enter) signs that are currently located at the emergency access gate facing east to the mouth of the driveway.
- Parking Facilities

- a. The applicant should revise the site plan parking calculations to include only parking requirements for warehouse land-uses as the City's parking requirements account for accessory warehouse offices in the parking calculations.
 - b. For warehouse land-uses, the City requires one parking spaces for each 700 square feet of usable floor area; or, upon approval of the planning commission, five parking spaces plus one parking space for every one employee in the largest working shift; or, five spaces plus one for every 1,700 SF of usable floor area, whichever is greater.
 - i. Based on using only the warehouse parking calculations and assuming 90% usable floor area, the applicant would be required to provide a total of 271 parking spaces, which could be reduced to 117 parking spaces with planning commission approval.
 - c. The applicant has indicated a total of 197 parking spaces which includes 65 truck-trailer spaces and six accessible spaces. It should be noted that a variance of 74 parking spaces is required.
 - d. The applicant has indicated that standard parking spaces are in compliance with City standards for length, width and curb heights. The applicant has indicate a nine foot wide parking space width and varying 17 foot and 19 foot lengths based on the type of feature abutted by the parking space.
 - e. A total of six accessible parking spaces are required for a total of 200 parking spaces. The applicant has provided a total of eight accessible parking spaces (six proposed, two existing).
 - f. The applicant has indicated a total of two van accessible parking spaces throughout the site which is in compliance with ADA standards.
 - g. Accessible parking space dimensions are in compliance with ADA standards.
 - h. The dimensions for the proposed wheel stops are in compliance with City standards. The applicant should indicate on the detail that the wheel stop is to be yellow in color.
 - i. The proposed truck/trailer parking spaces are 80 feet long by 12 feet wide. The applicant should verify that the parking space is long enough such that there will be no more than a two foot overhang of any truck onto the proposed abutting seven foot sidewalks.
 - j. The applicant has proposed truck parking access aisles that are a minimum of five feet wide.
 - k. The applicant has proposed parking bays with more than 15 consecutive parking spaces. The applicant is seeking a planning commission waiver.
 - l. Parking landscaped areas are generally in compliance with City standards.
 - i. The applicant should dimension the end island on the southeast side of the site for width and indicate that the island is 32 feet in length (three feet shorter than the length of each adjacent parking space).
 - ii. The applicant has indicated six inch curbs throughout the site for all non-integral curb and sidewalk areas.
 - m. The proposed site requires a total of four bicycle parking spaces. The applicant has provided four bicycle parking spaces.
 - n. The bicycle parking layout detail is in compliance with City standards.
3. Sidewalk Requirements
- a. There is an existing sidewalk on Grand River Avenue. The applicant has not proposed modifications to the existing sidewalk.
 - b. The applicant has proposed sidewalk throughout the site. The sidewalk is in compliance with City standards.
 - c. Sidewalk ramp details are in compliance with City standards.

SIGNING AND STRIPING

1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.

Memo

- a. The applicant has indicated an R7-8 and an R7-8a sign in the signing quantities table. The applicant should revise the R7-8a sign to an R7-8p plaque. Update the Detail 3 on sheet P-7.3 to be an R7-8 sign with an R7-8p plaque underneath and not an R7-8 (MOD) sign.
- b. The applicant should provide a note that indicates that traffic control signs shall use the FHWA Standard Alphabet series.
- c. The applicant should revise standard parking striping color from yellow to white to be compliant with the MMUTCD; or, may seek an administrative variance for the use of yellow to match existing striping color.
- d. The applicant should provide a note indicating abutting blue and white stripes for adjacent standard and accessible parking spaces.

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

Sincerely,

AECOM



Sterling Frazier, PE
Reviewer, Traffic/ITS Engineer



Maureen N. Peters, PE
Senior Traffic/ITS Engineer

FAÇADE REVIEW



March 21, 2018

Façade 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 REVIEW – Preliminary Site Plan**
Corrigan Warehouse, JSP18-0005
 Façade Region: 1, Zoning District: I-1,
 Existing Building Floor Area: 60,400 S.F.

Dear Ms. McBeth;

The following is the Façade Review for Final Site Plan Approval of the above referenced project based on the revised drawings prepared by Gillett Associates Architecture, dated 2/14/18. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by Ordinance Section 5.15 are shown in the right hand column.

	South (Front)	West	East	North (Rear)	Ordinance Maximum (Region 3)
C-Brick (Fendt half high smooth #2361)	56%	49%	53%	6%	25%
Flat Metal Panels	41%	50%	43%	93%	50%
Split Faced CMU	3%	1%	4%	1%	10%

As shown above the percentage of C-Brick exceeds the maximum amount allowed by the Ordinance on all elevations and the percentage of Flat Metal Panels exceeds the maximum amount allowed by the Ordinance on the north elevation. In this case the applicant is proposing C-Brick color #2361 by Fendt Products. It is our experience that this particular material substantially has the appearance of natural clay brick. The facades facing Grand River Avenue feature interesting architectural details with expanses of Metal Siding being broken up by masonry piers. The overage of Flat Metal Panels occurs on the rear elevation which will not be readily visible to the public. In general, the facades will represent a significant improvement over the building existing on the site.

Recommendation – For the reasons stated above it is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for the overage of C-Brick and Flat Metal Panels. This is contingent upon the use of the specific color C-Brick listed.

Notes to the Applicant:

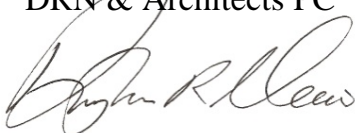
1. It should be noted that all roof top equipment must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

2. Inspections – The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board (in this case the adjacent existing material) will be compared to materials to be installed. It is the applicant’s responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department’s Online Inspection Portal with the following link. Please click on “Click here to Request an Inspection” under “Contractors”, then click “Façade”.

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

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

Sincerely,
DRN & Architects PC

A handwritten signature in black ink, appearing to read "Douglas R. Necci". The signature is fluid and cursive, written over a light blue horizontal line.

Douglas R. Necci, AIA

FIRE REVIEW



March 23, 2018

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

RE: Corrigan Warehouse Project

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

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Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Scott R. Baetens

PSP# 18-0032
JSP# 18-0005

Project Description:

Build a 55,328 S.Q.F.T. building at 45200 Grand River, Novi, MI 48375.

Comments:

- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.
- Fire Hydrant spacing is 300' from hydrant to hydrant (not as the crow flies). **Novi City Ordinance 11-68(F)(1)c.**
- **MUST** put on plans water-mains sizes.
- Turning radius on the drive leading to the emergency access drive doesn't meet city standards. **(50' outside radius, 30' inside radius).**

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

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

APPLICANT RESPONSE LETTER



Civil Engineers | Land Surveyors | Landscape Architects

experienced. responsive. passion for quality.

Corporate Office: 2430 Rochester Court • Suite 100 • Troy, MI 48083
t: 248.689.9090 • f: 248.689.1044 • www.peainc.com

April 5, 2018, 2018

PEA Project No: 2012-026

Ms. Lindsey Bell, Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

**RE: Planning Review Report
Corrigan Warehouse Expansion
45200 Grand River Avenue
Novi Project Number: JSP 18-05**

Dear Ms. Bell:

This office is in receipt of your review letter dated April 3, 2018, regarding the subject development. We have revised the plans in accordance with Staff comments and our responses below, for Preliminary Site Plan submittal. We are including the following:

- Preliminary Site Plan Package with no changes made
- This response letter addressing all comments
- Color Landscape Plan

The responses below address the Preliminary Site Plan comments only and all other comments for the Final Site Plan will be handled during the Final Site Plan Submittal. Please note the following revisions and clarifications in response to the Preliminary Site Plan review letter comments:

4. Other Reviews:

- f. Facade Review: Façade consultant recommends approval. **A Section 9 waiver will be required. See letter for additional details.**

Noted. A Section 9 Waiver will be requested.

Planning Review Chart Comments:

Note To District Standards (Sec 3.6.2)

1. **Wetland/Watercourse Setback (Sec 3.6.2.M): See ECT letter for more detailed comments.**

Noted. All ECT requirements will be incorporated into the Final Site Plan set.

2. Parking setback screening: See Landscaping comments.

Noted. Screening will be addressed in the landscape comments.

3. Number of Parking Spaces: Applicant has filed application for ZBA variance for 75 parking spaces (5/8/18 agenda) (Correct provided parking count to “Total: 196” on P- 1.0)

Parking calculations will be revised to show 196 spaces provided.

Lighting and Photometric Plan (Sec. 5.7)

4. Building Lighting: Show as required on building elevation drawings

Building Elevations will be updated to show lighting fixtures.

5. Standard Notes: Add notes to lighting plan.

Photometric will be updated with required notes.

6. Security Lighting: Show security lighting.

Photometric will be updated with security lighting.

7. Min. Illumination: Provide 0.4 min at loading/unloading docks. Add walkways, entrances to chart on statistics chart.

Photometric will be updated per illumination requirements.

Other Requirements

8. Economic Impact Information: Total cost of the proposed building & site improvements. Number of anticipated jobs created (during construction & after building is occupied, if known). Provide requested information for Planning Commission’s consideration.

Estimated total construction cost is estimated at \$5.5M. Existing staff will be relocated from existing on-site facility. An estimated 5 new jobs above the existing 35 are planned, and 10 additional summer jobs over time. 100 temporary construction jobs are anticipated to be created for the duration of the project.

Engineering Review Comments:

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

Noted; all Final Site Plan comments will be addressed during Final Site Plan.

Planning Review Chart Comments (Landscaping):

Landscape Waivers

Two landscape waivers are required:

1. A waiver to allow greater than 25 contiguous spaces in a semi-trailer storage area. This is supported by staff because the largest bay is 27 spaces in a semi-trailer storage area between the new building and the existing building that shall be effectively screened from view from Grand River by the warehouse building and proposed landscaping.
2. A waiver to allow less than 75% of the new building's foundation to be landscaped. This is supported by staff due to the nature of the vehicle loading area, and because the un-landscaped area is not visible from Grand River.

Noted. Both waivers are requested. Notes will be added to the landscaping sheets.

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

1. Based on the area provided in the I-1 zoning parcel, 3039 sf of landscape islands are required, along with 15 trees.

Noted.

2. 4596sf of island space and 15 trees are provided. The applicant still needs to provide at least 1 canopy tree in each of the two peninsular islands along the west end of the loading area.

Canopy trees will be provided as required.

3. One of the 2 trees in the 351sf island at the entry should be removed from that island as the ordinance requires at least 200sf per tree planted in an island.

The excess tree will be removed.

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

1. The loading zone is blocked from Grand River by the new building and landscaping islands and perimeter trees provided on the west side of the site.

Noted.

2. Aside from the deciduous canopy trees mentioned above, evergreen shrubs with a mature height of at least 6-8 feet should be provided in those islands to block the view to the vehicular storage/loading area.

Additional evergreens will be added to block the loading area from view.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Based on the building perimeters, 6488 sf of area is required for the new building, and 2480 sf is required for the south side of the existing building. 7573sf and 3179 sf, respectively, are provided.

Noted.

2. As less than 75% of the new building perimeter is landscaped, a landscape waiver is required.

A waiver has been requested. Notes will be added to the landscaping sheets.

Phragmites Control (Zoning Sec 5.5.6.C)

1. Please survey the site for any populations of Phragmites Australis.

A survey has been conducted and the report will be provided once complete.

2. If any are found (even a single plant), please show that on the topographical survey. If none are found, please add a note stating that.

Plans for removal of any existing Phragmites will be incorporated into the plan set.

3. If Phragmites is found, please add a treatment/control plan to the landscape plan and carry it out until the Phragmites are completely removed from the site.

A treatment control plan will be incorporated into the plan set.

4. Please continue to control the Phragmites on an ongoing basis.

Noted.

Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)

1. General requirements (LDM 1.c): Please remove the city's 25' clear vision zone at the entry.

25' clear zone will be removed from the entry.

General (Zoning Sec 5.5.3.C.ii)

2. Parking lot Islands:

Please dimension widths (at back of curb) of peninsular islands on the west end of the loading zones. Both islands should be at least 10 feet wide, back to back.

Dimensions will be added as required.

3. Contiguous space limit (i):

a. Please At least 1 canopy tree should be added to each of the western screening islands.

Trees will be added as required.

b. A landscape waiver will be required the north side of the loading.

Noted. A waiver request will be added to the plans.

c. As the deviation is only 2 spaces, and the requested islands along the west end are provided and will screen the area well, this waiver request would be supported by staff

Noted. A waiver request will be added to the plans.

All Categories

4. D = C/200 Number of canopy trees required:

- a. Please add a tree to each of the loading zone's western endcap islands.**

Trees will be added as required.

- b. Please only include 1 tree in the 351sf island near the entry. One of those trees can be moved to one of the endcap islands discussed above.**

Extra tree will be removed as required.

5. Perimeter Green space:

Please move the easternmost TB3 tree to within 15 feet of the paving

Extra tree will be moved as required.

Cross-Section of Berms (LDM 2.j)

- 6. Slope, height and width: Please provide berm cross section showing construction components (slope, loam, topsoil)**

Construction components will be added.

Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2)

Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM

- 7. Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5 Each of the endcap islands should be landscaped with at least 1 canopy tree, plus tall evergreen shrubs (at least 6-8') that will screen the loading area from Grand River Avenue**

Canopy tree and tall evergreen shrubs will be added to the landscape.

Building Foundation Landscape Requirements (Sec 5.5.3.D)

8. Interior site landscaping SF:

- a. Shaded areas indicate that sufficient area may be provided for new building, but the less than 75% of the building has foundation landscaping due to the large loading area.**

Noted.

- b. A landscape waiver will be required for the lack of building coverage for the new building.**

A waiver will be requested. Notes will be added to the plans.

- c. As the required landscape area is provided, there isn't any feasible location for foundation landscaping along the north side of the building, and most of the building fronting Grand River is landscaped, this waiver would be supported by staff**

Noted.

Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)

9. Phragmites Control: (Sec 5.5.6.C):

- a. **Please survey the site for any populations of Phragmites Australis.**

A Phragmites survey will be completed and provided to the City.

- b. **If some is found (even one plant), show that on the topo survey and add plans for its removal.**

Any Phragmites found will be marked on the topo plan. Plans will be added for removal as required.

- c. **If none is found, please indicate that on the survey.**

Appropriate notes will be added if no Phragmites are found.

Traffic Review Comments:

EXTERNAL SITE ACCESS AND OPERATIONS

- 1. **The applicant is not currently proposing any external site modifications to the development.**

No curb cut modifications are planned on Grand River.

- 2. **The applicant, based on the estimated peak-hour right turns into the site (14) and the average annual daily traffic (AADT) on Grand River Avenue (15,740 vehicles per day (VPD)), should provide an entering right turn taper into the development according to Figure IX-10 in the City's Code of Ordinances. The taper should be 100 feet in length and be installed at the main site access driveway. The applicant should seek input from the RCOC in order to determine if the County will require a taper at this location given that the project limits do not encroach on the right-of-way of Grand River Avenue. For site plan approval, RCOC must approve the absence of a driveway taper given the proposed site modifications.**

This comment letter and drawings have been forwarded to RCOC for their review and comment. Upon receiving their comments, can requested revisions will be added to the final site plan submittal.

INTERNAL SITE OPERATIONS

1. General Traffic Flow

- a. **It is anticipated that trucks will be able to access and maneuver throughout the site.**

Noted.

- b. **The applicant has proposed a truck dock area for loading and unloading. The area contains five total docks and is 8,540 SF. The truck dock area is located in the rear of the proposed building and in compliance with City standards.**

Noted.

- c. The proposed layout of the emergency access gates provides suitable traffic operations throughout the site and does not allow passenger vehicles into the emergency access path.**
- i. The applicant should modify the do not enter signs in front of the emergency access gate located at Grand River Avenue to an R5-11 (Authorized Vehicles Only) sign.**

The signage will be revised per recommendations.

- ii. The applicant should move the proposed R5-1 (Do Not Enter) signs that are currently located at the emergency access gate facing east to the mouth of the driveway.**

The signage will be revised per recommendations.

2. Parking Facilities

- a. The applicant should revise the site plan parking calculations to include only parking requirements for warehouse land-uses as the City's parking requirements account for accessory warehouse offices in the parking calculations.**

Parking calculations will be revised per City recommendations.

- b. For warehouse land-uses, the City requires one parking spaces for each 700 square feet of usable floor area; or, upon approval of the planning commission, five parking spaces plus one parking space for every one employee in the largest working shift; or, five spaces plus one for every 1,700 SF of usable floor area, whichever is greater.**
- i. Based on using only the warehouse parking calculations and assuming 90% usable floor area, the applicant would be required to provide a total of 271 parking spaces, which could be reduced to 117 parking spaces with planning commission approval.**

Noted.

- c. The applicant has indicated a total of 197 parking spaces which includes 65 truck-trailer spaces and six accessible spaces. It should be noted that a variance of 74 parking spaces is required.**

The parking counts provided will be revised to 196 spaces per the planning comment above and a parking variance is noted on the plans.

- d. The applicant has indicated that standard parking spaces are in compliance with City standards for length, width and curb heights. The applicant has indicated a nine foot wide parking space width and varying 17 foot and 19 foot lengths based on the type of feature abutted by the parking space.**

Noted.

- e. **A total of six accessible parking spaces are required for a total of 200 parking spaces. The applicant has provided a total of eight accessible parking spaces (six proposed, two existing).**

Noted.

- f. **The applicant has indicated a total of two van accessible parking spaces throughout the site which is in compliance with ADA standards**

Noted

- g. **Accessible parking space dimensions are in compliance with ADA standards.**

Noted

- h. **The dimensions for the proposed wheel stops are in compliance with City standards. The applicant should indicate on the detail that the wheel stop is to be yellow in color**

The detail will be revised to show the wheel stop is yellow in color.

- i. **The proposed truck/trailer parking spaces are 80 feet long by 12 feet wide. The applicant should verify that the parking space is long enough such that there will be no more than a two foot overhang of any truck onto the proposed abutting seven foot sidewalks.**

Truck templates will be added to the plans to demonstrate size relative to the parking stalls.

- j. **The applicant has proposed truck parking access aisles that are a minimum of five feet wide.**

Noted.

- k. **The applicant has proposed parking bays with more than 15 consecutive parking spaces. The applicant is seeking a planning commission waiver.**

Noted.

- l. **Parking landscaped areas are generally in compliance with City standards.**
 - i. **The applicant should dimension the end island on the southeast side of the site for width and indicate that the island is 32 feet in length (three feet shorter than the length of each adjacent parking space).**

Additional dimensions will be added to parking lot end islands.

- ii. **The applicant has indicated six inch curbs throughout the site for all non-integral curb and sidewalk areas.**

Noted.

- m. **The proposed site requires a total of four bicycle parking spaces. The applicant has provided four bicycle parking spaces.**

Noted.

- n. **The bicycle parking layout detail is in compliance with City standards.**

Noted.

3. Sidewalk Requirements

- a. **There is an existing sidewalk on Grand River Avenue. The applicant has not proposed modifications to the existing sidewalk.**

Noted.

- b. **The applicant has proposed sidewalk throughout the site. The sidewalk is in compliance with City standards.**

Noted.

- c. **Sidewalk ramp details are in compliance with City standards.**

Noted

- 4. **All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.**

- a. **The applicant has indicated an R7-8 and an R7-8a sign in the signing quantities table. The applicant should revise the R7-8a sign to an R7-8p plaque. Update the Detail 3 on sheet P-7.3 to be an R7-8 sign with an R7-8p plaque underneath and not an R7-8 (MOD) sign.**

The signage and Detail will be revised per the comment above.

- b. **The applicant should provide a note that indicates that traffic control signs shall use the FHWA Standard Alphabet series**

Sign details will be modified as required.

- c. **The applicant should revise standard parking striping color from yellow to white to be compliant with the MMUTCD; or, may seek an administrative variance for the use of yellow to match existing striping color.**

Striping label will be revised.

- d. **The applicant should provide a note indicating abutting blue and white stripes for adjacent standard and accessible parking spaces**

A note will be added.

Fire Department Review Comments:

Comments:

- 1. All fire hydrants MUST in installed and operational prior to any building construction begins.**

Noted.

- 2. Fire Hydrant spacing is 300' from hydrant to hydrant (not as the crow flies). Novi City Ordinance 11-68(F)(1)c.**

Hydrants will be added as required.

- 3. MUST put on plans water-mains sizes.**

Water main sizes will be labeled on the plan.

- 4. Turning radius on the drive leading to the emergency access drive doesn't meet city standards. (50' outside radius, 30' inside radius).**

Turning radius at the emergency access drive will be revised per City standards.

We trust these revisions meet requirements. If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA, Inc.



Becky Klein, PE, LEED AP BD+C
Project Manager

Attachment:

Cc