

McDonald's Rebuild JSP13-01

McDonald's Rebuild, JSP13-01

Consideration of the request of Dorchen/Martin Associates, Inc., for Preliminary Site Plan and Stormwater Management Plan approval. The subject property is located in Section 36 at 21050 Haggerty Road, north of Eight Mile Road and east of Haggerty Road in the FS, Freeway Service District. The subject property is 1.25 acres and the applicant is proposing demolish and rebuild the existing McDonald's restaurant.

REQUIRED ACTION

Approval/denial of the Preliminary Site Plan and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	03/25/13	<ul style="list-style-type: none"> • Variance from the Zoning Board of Appeals required to permit the loading zone to be located in the front yard and within the drive-through lane. • Variance from the Zoning Board of Appeals required to permit the dumpster to be located in the side yard. • Items to address on the Final Site Plan.
Engineering	Approval recommended	02/25/13	Items to address on the Final Site Plan.
Traffic	Approval recommended	02/06/13	<ul style="list-style-type: none"> • Planning Commission waiver of same-side driveway spacing required (230' required, 63' provided). • Planning Commission waiver of opposite-side driveway spacing required (150' required, 30' provided). • Items to address on the Final Site Plan.
Landscaping	Approval recommended	02/01/13	<ul style="list-style-type: none"> • Planning Commission waiver required for berm along the I-275 right-of-way. • Planning Commission waiver required for deficient foundation landscaping. • Items to address on the Final Site Plan.
Facade	Approval	03/25/13	<ul style="list-style-type: none"> • Section 9 facade waiver required for

	recommended		<p>the overage of limestone and the underage of natural clay brick.</p> <ul style="list-style-type: none"> • Applicant should use an alternate material for the proposed ribbed metal panels. • Items to address on the Final Site Plan.
Fire	Approval recommended	02/11/13	Items to address on the Final Site Plan.

Motion sheet

Approval – Preliminary Site Plan

In the matter of McDonald's Rebuild, JSP13-01, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Applicant receiving a variance from the Zoning Board of Appeals in order to locate a loading zone in front yard and within the boundaries of the drive-through lane;
- b. Applicant receiving a variance from the Zoning Board of Appeals in order to locate a dumpster in the side yard;
- c. Planning Commission same-side driveway spacing waiver (230' required, 63' provided);
- d. Planning Commission opposite-side driveway spacing waiver (150' required, 30' provided);
- e. Planning Commission waiver for the required berm along the I-275 right-of-way as an existing 6' retaining wall is proposed to remain;
- f. Planning Commission waiver for the required foundation landscaping as the applicant has provided all feasible landscaping;
- g. Section 9 façade waiver for the overage limestone and the underage of natural clay brick provided the applicant uses an alternate material such as brick or flat metal panels in lieu of the ribbed metal panels and submits additional information on the LEED credits and certification per the façade review letter;
- h. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- i. *(additional conditions here if any)*

(This motion is made because it is otherwise in compliance with Article 18, Article 24 and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

Approval – Stormwater Management Plan

In the matter of McDonald's Rebuild, JSP13-01, motion to **approve** the Stormwater Management Plan, based on and subject to:

- a. The conditions and items listed in the staff and consultant review letters being addressed on the Final Site Plan; and
- b. *(additional conditions here if any)*

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

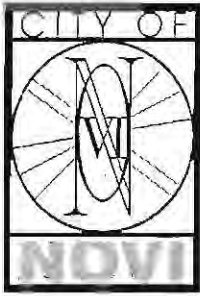
Denial

In the matter of McDonald's Rebuild, JSP13-01 motion to **deny** the Preliminary Site Plan, for the following reasons...(because the plan is not in compliance with Article 18, Article 24 and Article 25 of the Zoning Ordinance.)

Denial Storm Water Management Plan

In the matter of McDonald's Rebuild, JSP13-01, motion to **deny** the Stormwater Management Plan, for the following reasons...(because the plan is not in compliance with Chapter 11 of the Ordinance.)

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

March 25, 2013

Planning Review
McDonald's Rebuild
JSP13-01

Petitioner

Dorchen/Martin Associates, Inc.

Review Type

Revised Preliminary Site Plan (for façade changes only)

Property Characteristics

- Site Location: 21050 Haggerty Rd., north of Eight Mile Rd. and east of Haggerty Rd. (Section 36)
- Site Zoning: FS, Freeway Service
- Adjoining Zoning: North and South: FS; West: OSC, Office Service Commercial; East: I-275 right-of-way
- Current Site Use: Existing McDonald's restaurant
- Adjoining Uses: North: Marathon Gas Station; South: Big Boy Restaurant; East: I-275 right-of-way; West: High Point Shopping Center (across Haggerty Road)
- School District: Novi Community District
- Site Size: 1.25 acres
- Site Plan Date: 01-23-13

Project Summary

The applicant is proposing to demolish and rebuild the existing McDonald's restaurant site located at 21050 Haggerty Rd. near the intersection of Eight Mile Rd. and Haggerty Rd. The new restaurant is proposed to be 4,273 sq. ft. and include a drive-through lane and associated parking and landscaping.

The applicant has submitted revised elevations based on the Preliminary Site Plan review letters, the applicant's intention to construct a LEED certified building and conversations with City staff and consultants. This letter has been updated to reflect changes to the façade only.

Recommendation

Provided the applicant receives the required variances from the Zoning Board of Appeals (or revises the plans accordingly), **Planning staff recommends approval of the Preliminary Site Plan.** There are only minor planning related items to be addressed on the Final Site Plan submittal. Planning Commission approval of the Preliminary Site Plan and Stormwater Management Plan is required. A Section 9 façade waiver is required and recommended for approval with conditions. See the façade review letter for additional details.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 18 (FS, Freeway Service District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below were identified in the original Preliminary Site Plan review and must be addressed by the applicant on the Final Site Plan submittal.

1. Parking Space Dimensions: Parking spaces utilizing the 90° parking layout appear to be 9'x18', 1' short of the required 19'. **The applicant should increase the length of the spaces or indicate a 4" curb with a 2' overhang on the plans.** Additionally, the applicant may want to consider reducing the amount of paved area by meeting only the minimum parking space and drive aisle dimension standards.

2. Loading Zone: The plans currently show the loading zone at the entrance to the drive-through lane in the front yard of the site. The loading zone must be located in an area that will not be blocked by regular site traffic and in the rear of the site. **The applicant should relocate the loading zone accordingly or seek a variance from the Zoning Board of Appeals.**
3. Dumpster: The dumpster is currently shown in the side yard. Per the Zoning Ordinance, dumpsters must be located in the rear yard. **The applicant should relocate the dumpster to the rear yard of the site or seek a variance from the Zoning Board of Appeals.**
4. Photometric Plan: There are several items missing or deficient on the photometric plan. **The applicant should revise the photometric plan to comply with the requirements noted in the lighting review chart.**
5. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

Pre-Construction Meeting

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

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.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required prior to consideration by the Planning Commission and with the next plan submittal.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP, Planner
Attachments: planning review chart
lighting review chart

Planning Review Summary Chart

McDonald's JSP13-01

Preliminary Site Plan

Plan Dated: 01/23/13

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Community Commercial	Community Commercial	Yes	
Zoning	FS	FS	Yes	
Use	Gas stations, Auto repair, Retail to serve the needs of highway travelers, Motels, Hotels	McDonald's restaurant	Yes	
Building Height (Sec. 2400)	Maximum 25 feet	Approximately 23.5 feet	Yes	
Building Setbacks (Section 2400)				
Front (west)	30 feet	64 feet	Yes	
Interior Side (north)	10 feet	69 feet	Yes	
Interior Side (south)	10 feet	96 feet	Yes	
Rear (east)	20 feet	61 feet	Yes	
Parking Setbacks (Section 2400)				
Front (west)	20 feet	20 feet	Yes	
Interior Side (north)	10 feet	10 feet	Yes	
Interior Side (south)	10 feet	10 feet	Yes	
Rear (east)	10 feet	10 feet	Yes	
Number of Parking Spaces (Sec. 2505)	<p>One for each employee plus one for each two persons allowed in the seating and waiting area</p> <p>96 people/2 = 48 spaces</p> <p>6 employees = 6 spaces</p> <p>54 spaces required</p>	54 spaces	Yes	
Parking Space Dimensions (Sec. 2506)	For 90° layout: 9' x 19' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area	9' x 18' parking space dimensions with 24' wide drive for 90° parking layout.	No	The length of the proposed 90° spaces should be increased by one foot or a 4" curb should be indicated.

Item	Required	Proposed	Meets Requirements?	Comments
	<p>as long as detail indicates 4" curb) and 24' wide drives.</p> <p><u>For 60° layout:</u> 9' x 18' parking space dimensions (9' x 17' if overhang on 7' wide interior sidewalk or landscaped area as long as detail indicates 4" curb) and 18' wide drives for 60° parking layout.</p>	9'x18' and 9' x 20' parking space dimensions with min. 20' wide drive for 60° parking layout.		Applicant may want to consider reducing the paved area by meeting only minimum parking space size requirements.
Barrier Free Spaces (Barrier Free Code)	3 accessible spaces; 1 space must be van accessible	3 accessible spaces (2 van accessible)	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle (8' wide access aisle for van accessible)	8' wide with a 8 wide access aisle	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One barrier free sign is required per space.	One barrier free sign provided for each space.	Yes	
Loading Spaces (Sec. 2507)	<p>10 square feet per front foot of building = 112 x 10 = 1,120 sq. ft.</p> <p>All loading shall be in the rear yard or interior side yard if double fronted lot.</p>	500 sq. ft. provided in the front yard in the stacking area of the drive-through lane.	No	<p>Applicant should relocate the loading area to the rear yard or seek a variance from the Zoning Board of Appeals.</p> <p>Additionally, the loading zone may not occupy stacking space in the drive-through lane.</p>
Loading Space Screening (Sec. 2302A.1)	In the FS District, view of loading and waiting areas must be shielded from rights of way and adjacent	Landscape screening provided along Haggerty Road.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
	properties.			
Stacking Spaces for Drive-through (Sec. 2506)	The distance between the order board and the pick-up window shall store 4 vehicles, and 4 vehicles shall be stored in advance of the menu board (not including the vehicles at the pick-up window and menu board).	Adequate stacking provided	Yes	
Drive-through Lane Delineated (Sec. 2506)	Drive-through lanes shall be striped, marked, or otherwise delineated.	Marking proposed.	Yes	
Bypass Lane for Drive-through (Sec. 2506)	Drive-through facilities shall provide 1 bypass lane. Such bypass lane shall be a minimum of 18' in width, unless otherwise determined by the Fire Marshal.	1 bypass lane with a min. width of 24'.	Yes	
Width and Centerline Radius of Drive-through Lanes (Sec. 2506)	Drive-through lanes shall have a minimum 9' width and centerline radius of 25'.	10' width. Centerline radius adequate.	Yes	
Drive-through Lanes Separation (Sec. 2506)	Drive-through lanes shall be separate from the circulation routes and lanes necessary for ingress to, and egress from, the property.	Drive-through lanes are situated on the front (west side) of the proposed structure wrapping around to the rear (east side) of the building.	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be in the rear yard and setback a minimum of 10' from any building unless structurally attached to the building and setback the same as parking from all property lines.	Dumpster enclosure setback 73' feet from the proposed building and setback 10' from adjacent property line in the side yard.	No	Applicant should relocate the dumpster to the rear yard a Zoning Board of Appeals variance.
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet on 3 sides of dumpster required, interior bumpers or posts must also be shown. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	Screening details meeting ordinance requirements provided.	Yes	
Exterior Signs	Exterior Signage is not regulated by the Planning Division or Planning Commission.			Please contact <u>Jeannie Niland (248.347.0438)</u> in the <u>Community Development Department</u> .
Exterior Lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at final site plan.	Photometric plan provided.	See lighting review chart.	
Sidewalks (City Code Sec. 11-276(b)) Non-Motorized Master Plan	A 5' wide sidewalk shall be constructed along Haggerty Road as required by the City's Pedestrian and Bicycle Master Plan. Building exits must be connected to sidewalk system or parking lot.	A 5' wide sidewalk exists along Haggerty Rd. with building exits connected to sidewalk system.	Yes	

Prepared by Kristen Kapelanski, (248) 347-0586 or kkapelanski@cityofnovi.org

Lighting Review Summary Chart

McDonald's

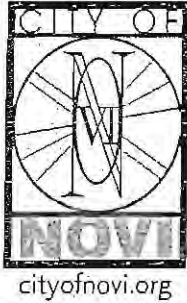
JSP13-01

Preliminary Site Plan

Item	Required	Meets Requirements?	Comments
Intent (Section 2511.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties, reduce unnecessary transmission of light into the night sky	Yes	
Lighting plan (Section 2511.2.a.1)	Site plan showing location of all existing and proposed buildings, landscaping, streets, drives, parking areas and exterior lighting fixtures	Yes	
Lighting Plan (Section 2511.2.a.2)	Specifications for all proposed and existing lighting fixtures including: Photometric data Fixture height Mounting & design Glare control devices Type and color rendition of lamps Hours of operation Photometric plan	Yes	
Required conditions (Section 2511.3.a)	Height not to exceed maximum height of zoning district or 25 feet where adjacent to residential districts or uses.	Yes	
Required Notes (Section 2511.3.b)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - No flashing light shall be permitted - Only necessary lighting for security purposes and limited operations shall be permitted after a site's hours of operation. 	No	The applicant should add the required notes to the photometric plan.

Item	Required	Meets Requirements?	Comments
Required conditions (Section 2511.3.e)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1.	No	The average to minimum ratio to slightly above 4:1. The applicant should adjust the lighting to be within the required ratio.
Required conditions (Section 2511.3.f)	Use of true color rendering lamps such as metal halide is preferred over high and low pressure sodium lamps.	Yes	
Minimum Illumination (Section 2511.3.k)	<ul style="list-style-type: none"> - Parking areas- 0.2 min - Loading and unloading areas- 0.4 min - Walkways- 0.2 min - Building entrances, frequent use- 1.0 min - Building entrances, infrequent use- 0.2 min 	Yes	
Maximum Illumination adjacent to Non-Residential (Section 2511.3.k)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	Yes	
Cut off Angles (Section 2511.3.1(2))	All cut off angles of fixtures must be 90 degrees when adjacent to residential districts	Yes	

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

February 25, 2013

Engineering Review

McDonalds Rebuild
JSP13-0001

Petitioner

McDonald's Corp, property owner

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: N. of Eight Mile Rd and E. of Haggerty
- Site Size: 1.26 acres
- Plan Date: January 29, 2013

Project Summary

- Construction of an approximately 4,317 square-foot building and associated parking. Site access would be provided by a single access point off of Haggerty Rd.
- Water service would be provided by a 2-inch domestic lead and a 6-inch fire lead would be provided to serve the building.
- Sanitary sewer service would be provided by connecting the proposed grease trap and monitoring manhole to the existing 6-inch sanitary lead.
- Storm water would be collected by a single storm sewer collection system and discharged into the 15-inch storm sewer on Haggerty Rd.

Recommendation

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

Comments:

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

Additional Comments (to be addressed prior to the Final Site Plan submittal):

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal.
3. Provide a note stating that all proposed utility crossings shall have a minimum 18-inch vertical clearance.

Sanitary Sewer

4. Provide the length, material type, inverts, and slope for the proposed sanitary sewer building lead.
5. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement.

Storm Sewer

6. Provide a profile of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps.
7. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure. Also, add the HGL elevations to the storm sewer table.
8. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
9. Provide inverts and material type for the proposed culvert extension and end section.

Storm Water Management Plan

10. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
11. Provide manufacturers details and sizing calculations for the pretreatment structure(s) within the plans.

Paving & Grading

12. Add a note to the plan stating that the emergency access gate is to be installed and closed prior to the issuance of the first TCO in the subdivision.

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

13. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.
14. An itemized construction cost estimate must be submitted to the Community Development Department at the time of Final Site Plan submittal for the determination of plan review and construction inspection fees. This estimate should only include the civil site work and not any costs associated with construction of the building or any demolition work. **The cost estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving, right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pretreatment structure and restoration).

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

15. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department.

The following must be addressed prior to construction:

16. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430).
17. 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. Once determined, a grading permit fee must be paid to the City Treasurer's Office.
18. 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.
19. A permit for work within the right-of-way of Haggerty Rd must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information.
20. A permit for work within the right-of-way of Haggerty Rd 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.
21. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting.

22. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
23. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office.
24. Permits for the construction of each retaining wall (if applicable) must be obtained from the Community Development Department (248-347-0415).

Please contact Adam Wayne at (248) 735-5648 with any questions.

A handwritten signature in black ink, appearing to read "Adam Wayne", is written over a horizontal line.

cc: Ben Croy, Engineering
Brian Coburn, Engineering
Kristen Kapelanski, Community Development Department
Debra Peck, Water & Sewer Dept.

TRAFFIC REVIEW

February 6, 2013

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

**SUBJECT: McDonald's Rebuild (on Haggerty), JSP13-0001,
Traffic Review of Preliminary Site Plan, PSP13-0043**

Dear Ms. McBeth:

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

Recommendation

We recommend approval of the preliminary site plan, subject to the items shown below in **bold** being satisfactorily addressed on (or in advance of) the final site plan.

Site Description

What is the applicant proposing, and what are the surrounding land uses and road network?

1. The applicant is proposing to demolish the entire existing McDonald's site and construct a new fast-food restaurant with dual ordering queues leading to a single drive-through service lane. The on-site circulation design would continue to be one-way counterclockwise, but would allow vehicles to re-circulate, if desired, without leaving the site. The site would be served by a single three-lane driveway near its north end, replacing the existing pair of one-way driveways (one on either side of the building).

Trip Generation & Traffic Study

Was a traffic study submitted and was it acceptable? How much new traffic would be generated?

2. The new site can be expected to be more attractive than the existing site and therefore generate somewhat more traffic, but we have no basis for quantitatively forecasting any such change.

Vehicular Access Locations

Do the proposed "driveway" locations meet City spacing standards?

3. No. **The City's Preliminary Site Plan Checklist – which indicates that all existing driveways within 200 ft of a site have to be shown on the site plan – was not included in our packet.** However, we were able to estimate same-side driveway spacing from information on two different plan sheets. Relative to driveway spacing waivers:

- a. We estimate that the proposed new site access drive would be only 63 ft from the gas station driveway to the north (near-back-of-curb to near-back-of-curb, versus 117 ft for the existing exit-only McDonald's drive). **The new access drive requires a Planning Commission waiver of the City's 230-ft minimum same-side driveway spacing for a 45-mph road (Design and Construction Standards, Sec 11-216(d)(1)d).** In considering the needed waiver, it should be noted that such a close spacing would be somewhat more disruptive to northbound through traffic than the existing deficient spacing, and drivers attempting to exit both drives simultaneously may have difficulty seeing safely by each other in seeking acceptable gaps in through traffic. However, a similar situation would exist relative to the Big Boy driveway to the south (Figure 1), if McDonald's were to locate their single new driveway at the south end of the site rather than the north end. (The northerly location would afford a 246-ft spacing relative to the Big Boy driveway, thus slightly exceeding the 230-ft minimum.)
- b. The striped centerline in the new access drive would be offset about 30 ft to the north of the physical centerline of the existing driveway on the west side of Haggerty. This may appear to require a Planning Commission waiver of the ordinary 150-ft minimum spacing for this direction of opposite-side driveway spacing (DCS Fig IX.12). However, since that standard is intended to primarily address potential "interlock" between left turns exiting the opposing drives – and since left turns from the west-side driveway are prohibited (by signing as well as the "pork chop" island) – **the Planning Commission may decide that the opposite-side driveway spacing standard does not apply in this situation.** In considering this matter, however, it should be noted (by comparing the site plan to our Figure 2 aerial photo) that it would be easier to cross over to the west-side driveway from the new McDonald's driveway than the existing McDonald's driveway. **To allay any traffic safety concerns with crossing over Haggerty at a somewhat awkward non-right angle, the Planning Commission may wish to have the applicant install a DO NOT ENTER (R5-1) sign on the north side of the west-side driveway, directly facing the new McDonald's driveway.**

Vehicular Access Improvements

Will there be any improvements to the abutting road(s) at the proposed access point(s)?

4. No, and none are warranted (other, perhaps, than the sign discussed in comment 3b).

Access Drive Design & Control

Are the proposed design, pavement markings, and signage satisfactory?

5. No. The proposed driveway would be 43 ft wide (back-to-back), or 4 ft wider than the maximum permitted by both City and Road Commission standards (DCS Figure IX.1). The following adjustments should be made:
 - a. **The driveway's back-to-back width should be reduced to 40 ft.**

- b. The resulting 39-ft face-to-face driveway width should be striped into a 12-ft-wide exiting right-turn lane (to face of curb), 11-ft-wide exiting left-turn lane, and 16-ft entering lane (also to face of curb).
- c. The stop bar must be white and placed 4 ft behind the Haggerty sidewalk (clear).
- d. The only pavement arrow in the driveway should be in the exiting left-turn lane, and it should conform to the MMUTCD standard design (calling for an 8-ft-long white arrow).
- e. To optimize the spacing of the various pavement markings in the driveway, there should be 5 ft between the stop bar and left-turn arrow, and 4 ft between the base of the arrow and the (8-ft-high) word **ONLY** (thus leaving about 5 ft between that word and the east end of the lane striping).
- f. The **STOP** sign should be labeled as being 24 inches x 24 inches in size.

Pedestrian Access

Are pedestrians safely and reasonably accommodated?

- 6. A sidewalk stub, handicapped access aisle, and crosswalk will provide appropriate access to and from the Haggerty Road sidewalk. **The crosswalk design and color (white) should be specified on the plan, not just implied.**
- 7. There is a plan note indicating that the existing concrete retaining wall and cyclone fence along the back of the site will remain in place. We would be interested in knowing, however, whether or not it might be feasible to provide a connecting path to the site, along with a bicycle rack at a suitable location (such as under the trees in the site's southeast corner). **The applicant should discuss this matter with the City.**

Circulation & Parking

Can vehicles safely and conveniently maneuver through the site?

- 8. The proposed dimensions of the drive-through lanes, circulating aisles, and parking spaces appear to meet or exceed City standards. The drive-through lane is to be separated from the circulating aisle by what is labeled as a "double-striped lane marker." **This striping treatment should be shown literally; that is, as dual striping, labeled as white.**
- 9. The parking spaces assume a full 2-ft overhang of the proposed 6-inch-high curb. **Per City-standard practice, the perimeter curb should be limited in height to 4 inches (supported by both elevations and a detail or note).**
- 10. **Plan General Note 12 should be revised to indicate that while most pavement markings will be white, prominent exceptions include the centerline in the access drive (double**

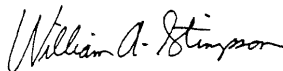
solid yellow) and the markings for the barrier-free parking spaces and associated access aisles (4-inch blue). Also:

- a. Each barrier-free space should be separated from an abutting non-barrier-free space by two abutting lines, one blue and one white.
 - b. The International Symbol of Accessibility (wheelchair) to be painted in each of the three barrier-free spaces should be white (not blue).
11. Loading Zone Note 4 on plan sheet C1 reads "Pavement markings and/or signage to be provided to denote truck loading area." However, no such markings or signage appear anywhere on the plan. **If City planning staff determine that a marked loading zone is required for this use, the applicant must propose a specific treatment. Our preferred standard treatment utilizes a 4-inch yellow border, 4-inch yellow crosshatching 4 ft on-center, and at least one NO PARKING LOADING ZONE (R7-6) sign.**
12. The traffic sign to be placed at the north end of the building pad is to be a standard **DO NOT ENTER** sign; however, the corresponding code is R5-1, not R6-1R as now labeled (the correct sign code appears in General Note 14, but not at the location proposed).
13. The signs for the barrier-free parking spaces are inadequately specified.
- a. **Include a detail for the RESERVED PARKING [wheelchair symbol] ONLY (R7-8) signs. Each of the three signs should be mounted at a 7-ft height (to bottom of sign).**
 - b. **Include a detail for the VAN ACCESSIBLE (R7-8P) supplemental signs (both spaces abutting the 8-ft-wide access aisle require this sign). Each of these signs should be mounted below the corresponding R7-8 at a minimum height of 6 ft-3 in.**
 - c. **Show and note that each of the posts supporting the barrier-free signs will be 2 ft behind the back of curb.**
14. **The final site plan should include a Signing Quantities Table, listing all traffic and parking-related standard signs.**

Sincerely,
CLEARZONING, INC.



Rodney L. Arroyo, AICP
President



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

Attachments: Aerial photos labeled as Figures 1 and 2



Figure 1. Site of South Novi McDonald's Restaurant to be Rebuilt

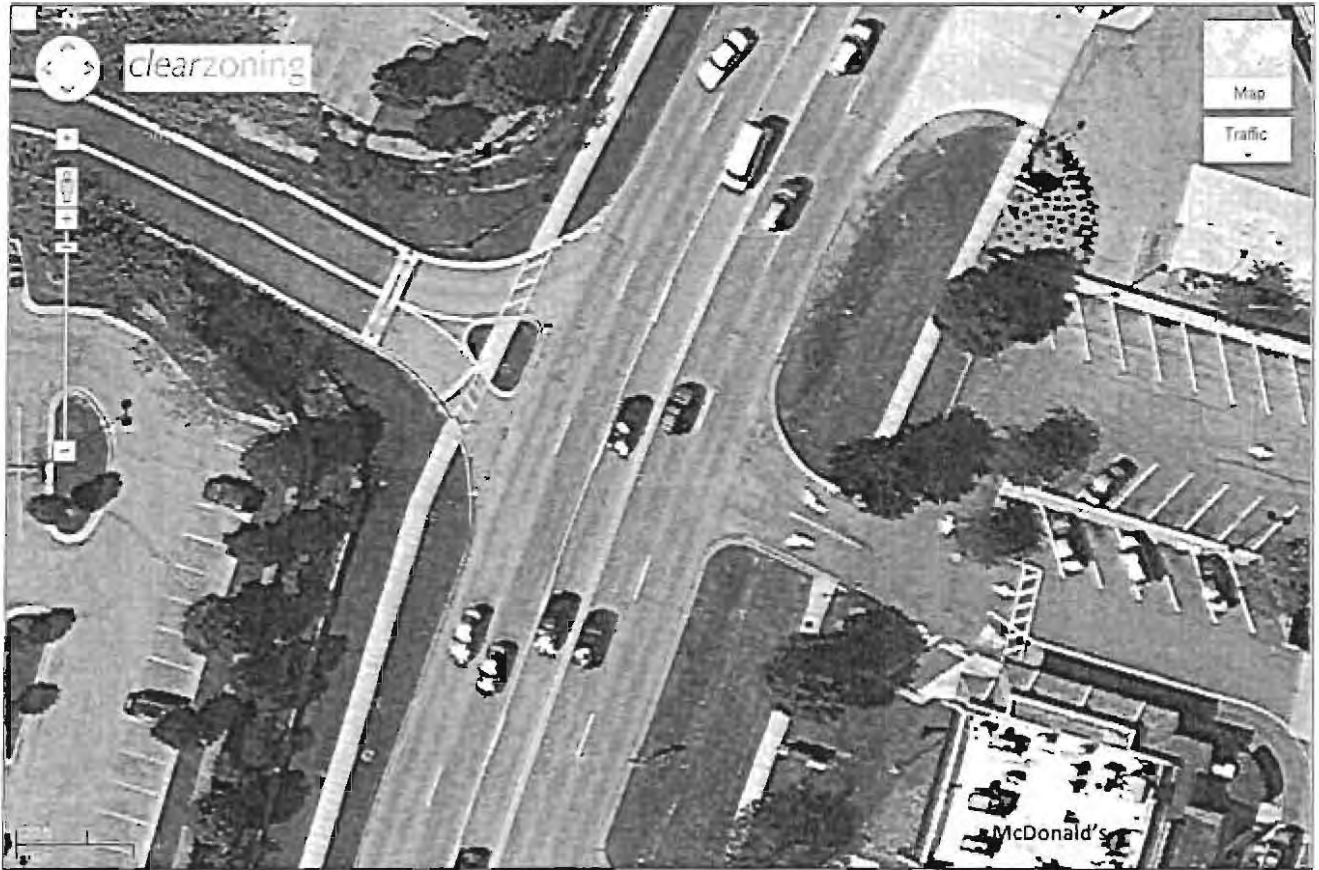


Figure 2. Existing McDonald's Exiting Drive on Haggerty

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

February 1, 2013

Preliminary Site Plan

Landscape Review

McDonald's Rebuild JSP#13-01

Property Characteristics

- Site Location: Haggerty Road
- Site Zoning: FS – Freeway Service
- Plan Date: 1/29/13

Review Type

Preliminary Site Plan

Recommendation

Approval of the Landscape Preliminary Site Plan for McDonald's Rebuild JSP#13-01 is recommended provided the Applicant receives the necessary waiver from the Planning Commission.

Ordinance Considerations

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

1. A 20' wide greenbelt is required along all street frontages.
2. A 3' tall landscaped berm is required along the Haggerty Road right-of-way. The landscape berm has been adequately provided.
3. A 3' tall landscaped berm is required along the I-275 right-of-way. Currently there exists a 6' high retaining wall and fencing along this frontage. The adjacent bike trail sits far lower than the McDonald's parking area. No alterations are proposed to this wall. Directly east of the bike trail is significant natural vegetation that will not be disturbed. **The Applicant should seek a waiver for the berm due to the adequate existing buffer and inability to modify this property edge. Staff would support the waiver.**
4. A canopy tree or large evergreen is required at each 30 l.f. of the road frontages. This requirement has been met.
5. A subcanopy tree is required at each 20 l.f. of the frontages. This requirement has been met.
6. Shrubs and perennials must be provided on the berm to assure opacity. This requirement has been met.
7. Twenty five foot clear vision areas are required at all access points. This requirement has been met.

Street Tree Requirements (Sec. 2509.3.b.)

1. Calculations have been for required street trees and the trees have been provided.

Parking Lot Landscape (Sec. 2509.3.c.)

1. Calculations have been for required parking lot landscape and the trees have been provided.
2. Snow storage areas have been shown on the plans. This requirement has been met.

Parking Lot Perimeter Canopy Trees (Sec. 2509.3.c.(3))

1. Perimeter Parking Lot Canopy Trees have been provided at one per 35 LF surrounding parking and access areas. This requirement has been met.

Building Foundation Landscape (Sec. 2509.3.d.)

1. A minimum 4' wide landscape bed is required around the entire building foundation with the exception of access areas. This requirement has been met.
2. A total of 8' times the building perimeter is required as foundation planting area. A total of 2,432 s.f. of foundation landscape area is required. Due to the tightness of the site, the Applicant can only provide 1,608 s.f. of foundation landscape area, leaving a deficiency of 824 s.f. The Applicant has provided landscape at every possible location on the project site. **A Planning Commission waiver would be required in order to accept the shortage of building foundation landscape area.**

Plant List (LDM)

1. Please provide a Plant List per the requirements of the Ordinance and Landscape Design Manual. Please include cost estimates per the City of Novi standards on the plans. The standard City costs for landscape estimates is attached.

Planting Notations and Details (LDM)

1. The Planting Notations as provided generally meet the requirements of the Ordinance and Landscape Design Manual. Please adjust the Staking and guying notes to exclude the use of any and all wire guys and hose material.
2. The Landscape Details as provided meet the requirements of the Ordinance and Landscape Design Manual.

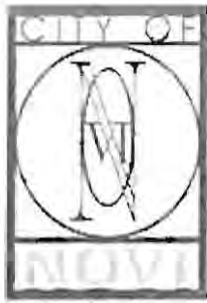
Irrigation (Sec. 2509 3.f.(6)(b))

1. An Irrigation Plan and Cost Estimate must be provided with the stamping set submittal.

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



Reviewed by: David R. Beschke, RLA



cityofnovi.org

City Of Novi

Landscape & Woodland Cost Estimate Values

Listed below are the costs to be used on all City of Novi Landscape Plan estimates:

Landscape Plantings:

Deciduous Canopy Trees	\$400.00
Street Trees	\$325.00
Evergreen Trees	\$325.00
Sub-canopy Ornamental Trees	\$250.00
Shrubs	\$50.00
Perennials	\$15.00
Lawn Seed / Sq. Yd.	\$3.00
Sod / Sq. Yd.	\$6.00
Labor Hour	\$50.00

Transformers, each. \$500.00

Maintenance Fees for Street Trees:

Developer planting	\$20.00
City Planting	\$25.00

Woodland Fees:

Replacement value	\$400.00
8"-11" d.b.h.	(1) Tree Rep. Value
11"-20" d.b.h.	(2) Tree Rep. value
>20" d.b.h.	(3) Tree Rep. Value

FACADE REVIEW



March 25, 2013

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

Re: **FACADE ORDINANCE - Façade Review – Revised Preliminary Site Plan
 McDonalds Rebuild, PSP13-0043**
 Façade Region: 1, Zoning District: FS, Building Size: 4,273 S.F.

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the drawings prepared by Dorchen/Martin Associates, Inc., dated 3/14/13. The percentages of materials proposed for each façade are as shown on the table below. The maximum percentages allowed by the Schedule Regulating Façade Materials (AKA Façade Chart) of Ordinance Section 2520 are shown in the right hand column. Materials in non-compliance with the Façade Chart, if any, are highlighted in bold.

	West (Front)	North	South	East	Ordinance Maximum (Minimum)
Brick (Natural Clay)	54%	15%	62%	74%	25%
Ceramic Tile (Limestone)	18%	60%	19%	2%	50%
Ribbed Metal Panels	15%	12%	12%	13%	0%
Flat Metal Panels	13%	13%	7%	11%	50%

As shown above the minimum percentage of Brick is not provided on the north façade, the percentage of Limestone exceeds the minimum percentage allowed by the Façade Chart on the north façade, and the percentage of Ribbed Metal Panels exceeds the maximum percentage allowed by the Façade Chart on all facades. A Section 9 Waiver would be required for these deviations from the Façade Ordinance.

Section 2520.2 of the Ordinance states that the use of façade materials to form a background or component in a sign or to increase the visual presence of the building for the purpose of advertising and the use of dissonant or intense colors shall be deemed to be inconsistent with the Façade Ordinance. The yellow colored canopies and iconic roof cap (AKA stylized golden arch) could be considered a violation of this Section. In this case the yellow colored accents and iconic elements are well integrated into the overall composition of the building's facades and are not excessive. It is our recommendation that the design does not violate Section 2520.2 of the Ordinance.

Section 2520.14 of the Façade Ordinance encourages designs that promote environmental sustainability and the use of façade materials that meet the intent of the LEED (Leadership in Energy and Environmental Design). This section allows for consideration of materials that may not be listed on the Façade Chart but promote sustainable design while still meeting the aesthetic standards of the Ordinance. The applicant has indicated that the proposed Brick and Ceramic Tile materials have recycled content and other characteristics that qualify for LEED credits, and that the overall building design will qualify for some level of LEED certification. The exact level of LEED certification has not been indicated and should be clarified by the applicant.

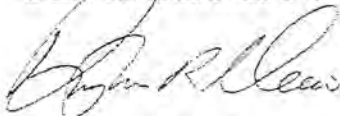
Ribbed Metal Panels are proposed for the upper 3' of all facades. The panels, which appear to serve as a screen for roof-top equipment, are designed as an extension of the parapet and represent a significant façade element. The Ribbed Metal Panels are not allowed by the Façade Chart (0% allowed) and do not contribute to the building's sustainable design concept or LEED certification. Therefore, it is recommended that an alternate material that is more consistent with the intent of LEED and the Façade Ordinance be used in lieu of the Ribbed Metal Panels.

Recommendation: 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 Limestone and the underage of Natural Clay Brick. This recommendation is contingent upon an alternate material such as Brick or Flat Metal Panels being used in lieu of the Ribbed Metal Panels. The applicant should also provide evidence of the LEED credits associated with the Brick and Tile materials and clarify the level of LEED certification that will be achieved for the overall project (Certified, Silver, Gold, or Platinum).

Notes to the Applicant: The Façade Ordinance requires inspection(s) for all projects. Materials displayed on the approved sample board will be compared to materials delivered to the site. It is the applicant's responsibility to request the inspection of each façade material at the appropriate time. Inspections may be requested using the Novi Building Department's Online Inspection Portal with the following link. Please click on "Click here to Request an Inspection" under "Contractors", then click "Façade". <http://www.cityofnovi.org/Services/CommDev/OnlineInspectionPortal.asp>.

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

Sincerely,
DRN & Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



January 11, 2013

February 11, 2013 REVISED

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Terry K. Margolis

Andrew Mutch

Justin Fischer

Wayne Wrobel

Laura Marie Casey

City Manager
Clay J. Pearson

**Director of Public Safety
Chief of Police**
David E. Molloy

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Victor C.M. Lauria

Assistant Chief of Police
Jerrold S. Hart

TO: Barbara McBeth, Deputy Director of Community Development
Joe Shelton, Fire Marshal

RE: McDonalds Restaurant
21050 Haggerty Rd.

SP#: PSP13-0001
PSP13-0043

Project Description:

Demolition of existing restaurant and rebuild of a new 4,273 S.F. restaurant with parking lot reconfiguration.

Comments:

It shall be verified that the fire apparatus access drive providing access to and from the building meets the minimum required 50' outside turning radius. Measurements on plans are acceptable at this time.

Fire Hydrants and Water Mains are not included on this submittal. Only listed on old plan set for existing building.

2/11/13 – Haz-Mat Survey Form was received by the Fire Marshals office.

Recommendation:

The above plan has been re-reviewed and it is recommended for Approval for preliminary site plan. Full engineering plans will be needed for final approval.

Sincerely,

Andrew Copeland – Inspector II/CFPE
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



Dorchen/Martin Associates, Inc.
Architects/Planners

29895 Greenfield Road Suite 107
Southfield, Michigan 48076
248.557.1062
Fax: 248.557.1231
E-mail: fmartin@dorchenmartin.com
<http://www.dorchenmartin.com/>

February 27, 2013
March 26, 2013

Ms. Kristen Kapelanski, AICP Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: **McDonald's Rebuild**
21050 Haggerty Road
D/MA File No: 12060
Novi No: JSP13-01

Dear Kristen:

Please let this correspondence serve as our Response Letter to your recent Preliminary Site Plan Review of the above referenced project. I will address the items as they were presented in the Review Correspondence dated February 25, 2013.

Plan Review Center Report

Ordinance Requirements

1. Parking Space Dimensions: We will indicate a 4" curb with a 24" overhang
2. Loading Zone: We will be seeking a variance from the ZBA relative to the Loading Zone not being located in the rear yard
3. Dumpster: We will be seeking a variance from the ZBA relative to the Trash Corral not being located in the rear yard
4. Photometric Plan: The Photometric Plan will be modified to comply with the requirements noted in the lighting review chart – Notes and 4:1 lighting ratio
5. Signage: Agreed and Understood regarding signage

Site Addressing

There is a building address presently established: 21050 Haggerty Road

Pre-Construction Meeting

Agreed and Understood

Chapter 26.5

Agreed and Understood

Response Letter

Agreed and Understood

Clearzoning

Recommendation

Vehicular Access Locations:

3. Drive locations within 200 feet of site will be shown on site plan
 - a. We will request a waiver of the 230 foot minimum same-side driveway spacing for a 45-mph road
 - b. To be determined by Planning Commission

Vehicular Access Improvements:

4. Agreed and Understood

Access Drive Design & Control:

5. The back-to-back width will be reduced to 40 feet from the 43 feet indicated
 - a. Agreed and understood
 - b. The resulting 39-foot face-to-face driveway width will be striped into a 12-foot-wide exiting right-turn lane (to face of curb), 11-foot wide exiting left-turn lane, and 16-foot entering lane (also to face of curb)
 - c. The stop bar will be white and placed 4 feet behind the Haggerty sidewalk (clear)
 - d. There will be only one pavement arrow – in the exiting left-turn lane, and it will conform to the MMUTCD standard design (calling for an 8-foot long white arrow)
 - e. There will be 5-feet between the stop bar and left-turn arrow, and 4 feet between the base of the arrow and the (8-foot high) word ONLY (thus leaving about 5-feet between that word and the east end of the lane striping).
 - f. The STOP sign will be labeled as being 24 inches x 24 inches

Pedestrian Access:

6. The crosswalk design and white color from the public walk across the drive will be shown on the drawings
7. We believe the opportunity for a connection between the freeway bike path to the McDonald's property is prohibited by the extreme grade differences

Circulation & Parking:

8. The striping around the drive-thru lane labeled as "double-striped lane marker" is essentially two-4 inch stripes side-by-side for 8 inch total width
9. The perimeter curbing at parking that utilizes the 24 inch vehicle overhang will be a 4 inch high curb
10. Plan General Note 12 will be revised to state, that while most pavement markings will be white, prominent exceptions include the centerline in the access drive (double solid yellow) and the markings for the barrier-free parking spaces and associated access aisles (4-inch blue).
 - a. Each barrier-free space shall be separated from an abutting non-barrier-free space by two abutting lines, one blue and one white
 - b. The International Symbol of Accessibility (wheelchair) to be painted in each of the three barrier-free spaces should be white.
11. Loading Zone Note 4 on plan sheet C1 shall be modified to include one NO PARKING LOADING ZONE (R7-6) sign located as shown on the C1 sheet. Since the frequency of the deliveries is limited to three times per week at 45 to 60 minute duration, we believe the sign would be appropriate.
12. The traffic sign to be placed at the north end of the building pad will be a standard DO NOT ENTER sign, R5-1 not R6-1R as now shown on the drawing.

13. The barrier-free signage will be as follows:
 - a. A detail for RESERVED PARKING [wheelchair symbol] ONLY (R7-8) signs will be provide on drawings. Each sign will be mounted 7-feet to the bottom of the sign
 - b. A detail for the VAN ACCESSIBLE (R7-8P) supplemental signs (both spaces abutting the 8-foot wide access aisle require these signs). Each of these signs will be mounted below the corresponding R7-8 signs at a minimum height of 6-feet 3-inches
 - c. The posts supporting these signs will be noted at being located 2-feet behind the back of the curb
14. The final site plan will include a Signing Quantities Table, listing all traffic and parking-related standard signs.

Plan Review Center Report - Landscaping

Ordinance Considerations

Adjacent to Public Rights-of-Way – Berm (Wall) & Buffer

1. Agreed
2. Agreed
3. We will seek a waiver for the berm due to the adequate existing buffer and the inability to modify this property edge.

Building Foundation Landscaping

1. Agreed
2. Due to the tightness of the site, we will seek a waiver from the Planning Commission in order to accept the shortage of building foundation landscape area.

Plant List

1. A Plant List per the requirements of the Ordinance and Landscape Design Manual will be provided. Cost estimates per the City of Novi standards will be on the plans and based on the City cost landscape estimates.

Planting Notations & Details

1. The Staking and guying notes will be amended to exclude the use of any and all wires guys and hose material.

Planting Notations & Details

1. An Irrigation Plan & Cost Estimate will be provided with the stamping set of plans.

Façade Ordinance DRN & Associates, Architects, PC

Recommendation:

According to the Façade Chart, we exceed some maximum percentages for certain materials, however, we believe the variety of materials along with the overall composition follows the intent of the ordinance for a greatly improved McDonald's facility at the existing site.

Additionally, we believe the corrugated metal as an accent parapet band is comparable to flat metal panels and in fact provides shadow opportunities that cannot be achieved with flat metal panels, thus increasing the visual interest. Since this will be only the third LEED McDonald's building in the United States, it is anticipated that it will become a showplace for McDonald system and operators. In that light, McDonald's believes strongly that the "McDonald's Design" for this LEED building should truly reflect their current building design, including the integral corrugated accent band. Therefore, we would like to discuss the possibility of including that this material in the requested Section 9 Façade waiver.

Ms. Kristen Kapelanski, AICP Planner
McDonald's Rebuild
February 27, 2013
March 26, 2013
Page 4

Section 2520.14 of the façade Ordinance encourages designs that promote environmental sustainability and the use of façade materials that met the intent of the LEED. The Brick and Ceramic Tile materials that are being proposed for the façade have recycled content and other characteristics that qualify for LEED credits and that the overall building design will qualify for some level of LEED certification that has not yet been determined by McDonald's LEED team.

We have provided a sample for the Brick (field and accent colors) along with the Arcade Tile along with other materials for Planning Commission review and consideration.

We are going to seek a waiver for the above deviations from the Façade Ordinance.

Notes to the Applicant:

It is Agreed and Understood that the McDonald's contractor will request material inspections prior to installation by contacting the Novi Building Department.

If I can be of any further assistance in this matter, do not hesitate to contact me at my office.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Z. Martin", with a horizontal line extending to the right from the end of the signature.

Frank Z. Martin, AIA, NCARB
Dorchen/Martin Associates, Inc.

FZM

PC: Michael Kazarian, McDonald's USA, LLC



HH ENGINEERING LTD.

220 Bagley Ave., Suite 500
Detroit, Michigan 48226
(313) 963-6560 · Fax (313) 963-6960

P.O. Box 348
Lowell, Michigan 49331
(616) 897-0074 · Fax (616) 897-1104

February 28, 2013

Mr. Adam Wayne
City of Novi, Community Development Dept.
45175 West 10 Mile Road
Novi, Michigan 48375

**Re: Engineering Review of Preliminary Site Plan - McDonald's Rebuild – 21050 Haggerty Road in Novi.
JSP13-0001**

Dear Mr. Wayne,

Please find below, HH Engineering Ltd's responses (listed in blue italics) to the "Additional Comments to be addressed prior to Final Site Plan submittal" from the City of Novi Engineering Review, dated February 25, 2013:

General

1. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications. *A note will be provided as required stating that all work shall conform to the current version of the City of Novi standards and specifications.*
2. The City standard detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. *We will only submit the City standard detail sheets for the "Stamping Set" submittal.*
3. Provide a note stating that all proposed utility crossings shall have a minimum 18-inch vertical clearance. *A note will be provided as required stating that all proposed utility crossings shall have a minimum 18-inch vertical clearance.*

Sanitary Sewer

4. Provide the length, material type, inverts, and slope for the proposed sanitary sewer building lead. *The length, material type, inverts, and slopes for the proposed sanitary sewer building lead will be provided on the Utility Plan.*
5. Provide a note on the Utility Plan and sanitary profile stating the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement. *A note will be provided as required stating that the sanitary lead will be buried at least 5 feet deep if a portion of the lead is proposed within the influence of pavement.*

Storm Sewer

6. Provide a profile of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps. *Profiles of the proposed storm sewer showing a minimum cover of 3 feet and all catch basin sumps will be provided.*

7. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure. Also, add the HGL elevations to the storm sewer table. *The 10-year HGL will be labeled on the storm sewer profiles and will remain at least 1-foot below the rim of each structure. The HGL elevations will be added to the storm sewer table.*
8. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs. *A 0.1-foot drop in the downstream invert of all storm structures will be provided where a change in direction of 30 degrees or greater occurs.*
9. Provide inverts and material type for the proposed culvert extension and end section. *Inverts and material type for the proposed culvert extension and end section will be provided on the Utility Plan.*

Storm Water Management Plan

10. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual. *The Storm Water Management Plan for this development will be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual as required.*
11. Provide manufacturer's details and sizing calculations for the pretreatment structure(s) within the plans. *The manufacturer's details and sizing calculations for the pretreatment structure(s) will be provided on the plans.*

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

13. 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 listed above and indicating the revised sheets involved. *A letter will be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved.*
14. 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). *An itemized construction cost estimate will 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.*

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

15. A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed on the site must be submitted to the Community Development Department. *A draft copy of the 20-foot wide access easement for the sanitary sewer monitoring manhole to be constructed on the site will be submitted to the Community Development Department.*

The following must be addressed prior to construction:

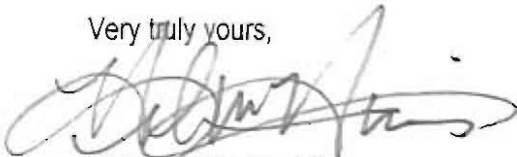
16. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). *Sarah Marchioni, of the City of Novi Community Development Department, will be contacted to setup a pre-construction meeting prior to any site work being started.*
17. A City of Novi Grating Permit will be required prior to any grating on the site. This permit will be issued at the pre-construction meeting. Once determined, a grading permit fee must be paid to the City Treasurer's Office. *A City of Novi Grating Permit will be obtained prior to any grading on the site.*
18. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department (248-347-0454) for forms and information. *Sarah Marchioni, of the City of Novi Community Development Department, will be contacted for the necessary forms in obtaining a Soil Erosion Control Permit. No work will begin until a Soil Erosion Control Permit has been obtained and Soil Erosion Control measures are in place.*
19. A permit for work within the right-of-way of Haggerty Rd must be obtained from the City of Novi. The application is available from the City Engineering Department and should be filed at the time of Final Site Plan submittal. Please contact the Engineering Department at 248-347-0454 for further information. *A permit for work within right-of-way of Haggerty Road will be obtained from the City of Novi prior to the start of work.*
20. A permit for work within the right-of-way of Haggerty Rd 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. *A permit for work within right-of-way of Haggerty Road will be obtained from the Road Commission for Oakland County prior to the start of work.*
21. Construction Inspection Fees to be determined once the construction cost estimate is submitted must be paid prior to the pre-construction meeting. *All necessary Construction Inspection Fees will be paid prior to the pre-construction meeting as required.*
22. An incomplete site work performance guarantee for this development will be calculated (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) as specified in the Performance Guarantee Ordinance. This

guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed. *Prior to the start of construction, an incomplete site work performance guarantee (equal to 1.5 times the amount required to complete the site improvements, excluding the storm water facilities) will be posted prior to TCO, as specified in the Performance Guarantee Ordinance.*

23. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at the Treasurer's Office. *Prior to the start of construction, a street sign financial guarantee (proposed amount is \$400 per traffic control sign) will be posted at the Treasurer's Office.*
24. Permits for the construction of each retaining wall (if applicable) must be obtained from the Community Development Department (248-347-0415). *If a retaining wall is necessary, a permit for the construction will be obtained from the Community Development Department.*

If you have any questions, or would like to discuss any of the above items, please feel free to contact me at (313) 963-6560.

Very truly yours,



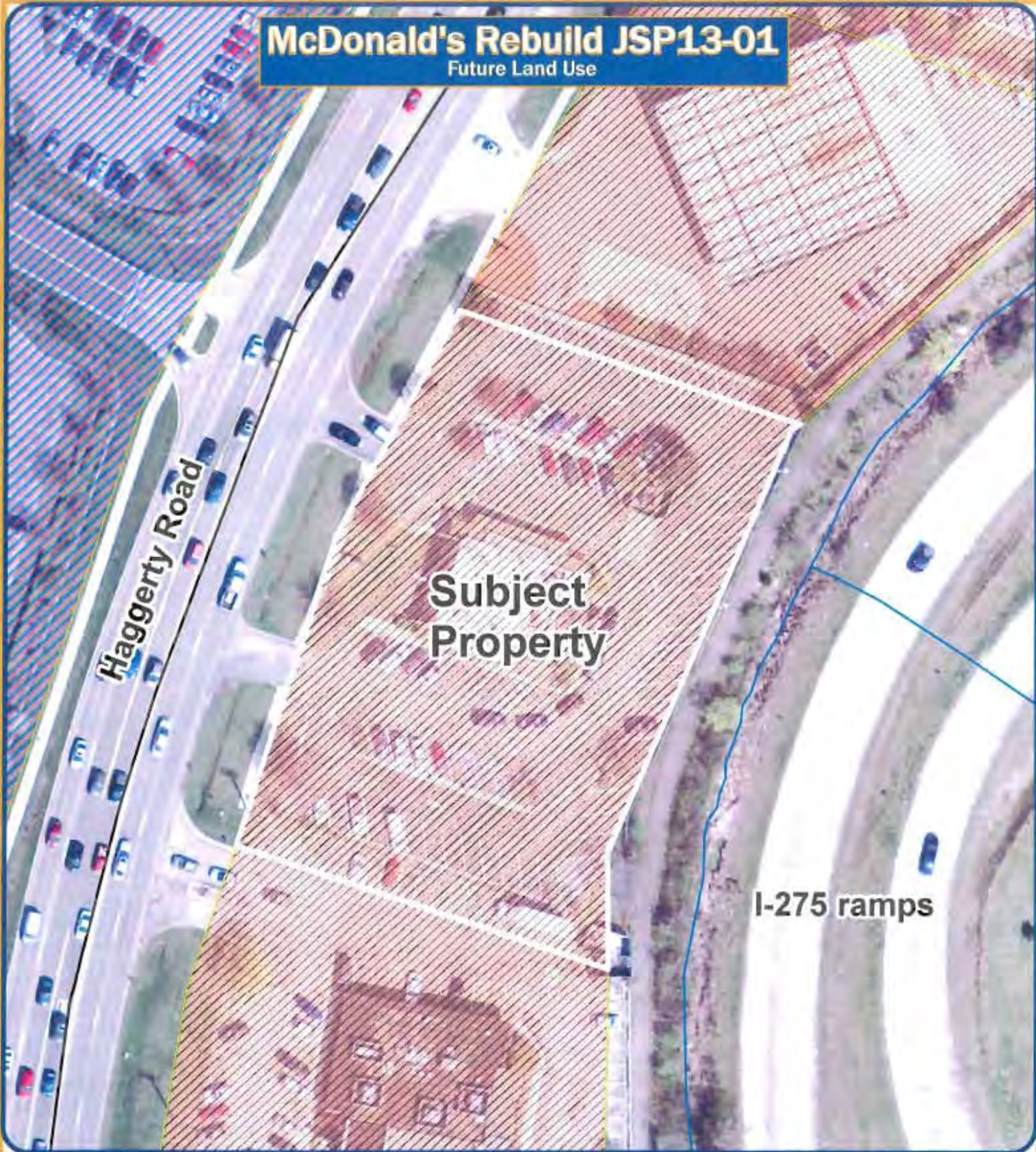
Helen M. Himes, P.E.
Senior Project Engineer
HH Engineering Ltd.

SITE PLAN

MAPS
Location
Zoning
Future Land Use
Natural Features

McDonald's Rebuild JSP13-01

Future Land Use



Haggerty Road

Subject Property

I-275 ramps

Map Author: Kristen Kopalanski
 Date: 03-06-13
 Project: McDonald's Rebuild JSP13-01
 Version #: 1.0

Map Legend

	Office Commercial
	Community Commercial



City of Novi
 Planning Division
 Community Development
 45175 W Ten Mile Rd
 Novi, MI 48375
 cityofnovi.org

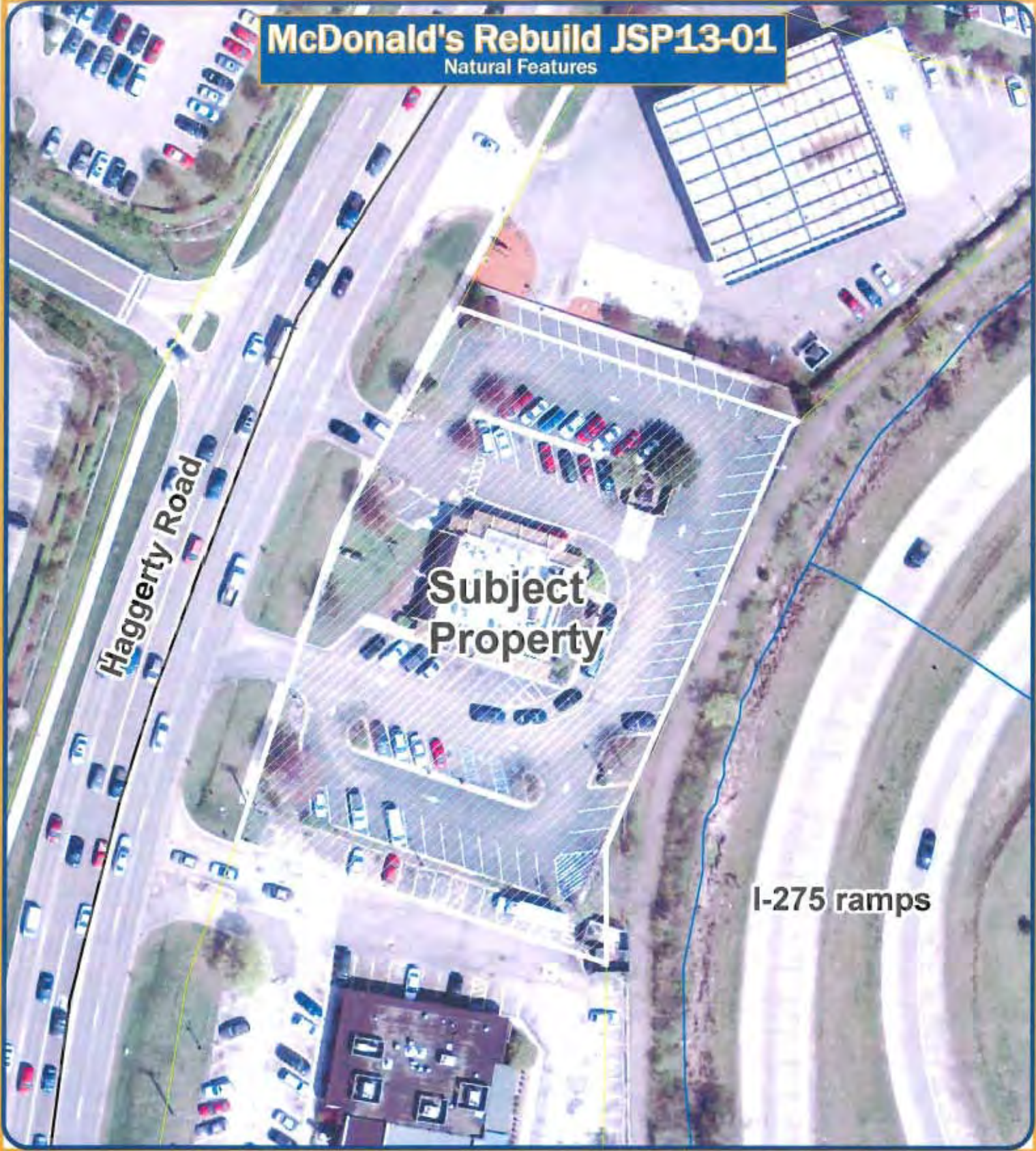


1 inch = 60 feet

DISCLAIMER
 This map is provided for informational purposes only. It is not intended to be used as a legal document. The City of Novi is not responsible for any errors or omissions. This map is intended to show the future land use for the subject property. The City of Novi is not responsible for any errors or omissions. This map is intended to show the future land use for the subject property.

McDonald's Rebuild JSP13-01

Natural Features



Subject
Property

Haggerty Road

I-275 ramps

Map Author: Kristen Kopolinski
Date: 03/06/13
Project: McDonald's Rebuild JSP13-01
Version #: 1.0

Map Legend	
	Wetlands
	Woodlands



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1 inch = 50 feet

Map Accuracy/Disclaimer
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