



NOVI TECH CENTER 6 & 7 JSP17-86

NOVI TECH CENTER 6 & 7 JSP 17-86

Public hearing at the request of Hillside Investments for Special Land Use, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan approval. The subject parcel is located in Section 24 east of Seeley Road and north of Grand River Avenue. It is approximately 8 acres and zoned I-1 (Light Industrial). The applicant is proposing to build two 24,861 square foot office/warehouse buildings for a total of 49,722 square feet with associated site improvements.

Required Action

Approve/Deny the Special Land Use, Preliminary Site Plan, Woodland Permit, and Stormwater Management Plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	6/11/18	<ul style="list-style-type: none"> • Special Land Use approval required adjacent to residential district • ZBA variance for parking setback less than 100 ft (55 ft proposed) when abutting residential • ZBA variance for transformer and dumpster in the side (south) yard – Staff supported • Waiver for deviations in berm requirements – Staff supported • Items to be addressed on Final Site Plan submittal
Engineering	Approval recommended	6/11/18	<ul style="list-style-type: none"> • Items to be addressed on Final Site Plan submittal
Landscaping	Approval recommended	5/15/18	<ul style="list-style-type: none"> • Deficiency in 10 -15 ft. landscaped berm between industrial and residential not provided due to lack of area – Staff supported • Deficiency in percentage of building frontage with foundation landscaping on south sides of buildings 1 & 2 due to loading area – Staff supported • Items to be addressed on Final Site Plan submittal
Woodlands	Approval recommended	6/7/18	<ul style="list-style-type: none"> • Items to be addressed on Final Site Plan submittal
Traffic	Approval recommended	6/5/18	<ul style="list-style-type: none"> • Items to be addressed on Final Site Plan submittal
Façade	Approval recommended	6/6/18	<ul style="list-style-type: none"> • Proposed buildings are in full compliance with the Façade Ordinance
Fire	Approval recommended	5/18/18	<ul style="list-style-type: none"> • Items to be addressed on Final Site Plan submittal

MOTION SHEET

Approval – Special Land Use Permit

In the matter of Novi Tech Center 6 & 7 JSP17-86, motion to **approve** the Special Land Use Permit based on and subject to the following:

- a. The proposed use will not cause any detrimental impact on existing thoroughfares (*based on the review and findings in the Traffic Consultant review letter*);
- b. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities (*as this area was already planned for development*);
- c. The proposed use is compatible with the natural features and characteristics of the land (*because the plan has minimized impacts on the highest quality natural features, and will provide additional tree plantings on the areas to be disturbed*);
- d. The proposed use is compatible with adjacent uses of land (*because the proposed use conforms to the standards of the district and requirements for light industrial, and will adequately buffer impacts to the residential district to the north with the existing and proposed screening/landscaping*);
- e. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan for Land Use (*which include ensuring that light industrial and residential developments are compatible when located adjacent to each other AND ensuring that Novi continues to be a desirable place for business investment*);
- f. The proposed use will promote the use of land in a socially and economically desirable manner (*as the proposed use will be in an area currently planned for light industrial use*);
- g. The proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located as it meets all minimum requirements for same;
- h. Landscape waiver from Section 5.5.3.B.ii for deficiency in the required 10-15 foot landscaped berm along the north property line adjacent to the residential district which is hereby granted, for the following reasons:
 - i. there is a woodland area on the west side of the parcel to be preserved,
 - ii. the applicant is providing an 8 foot berm with a 4 foot wood fence on top to buffer the proposed buildings from the adjacent neighborhood, as well as heavy landscaping along the north side of the berm/fence,
 - iii. the applicant has agreed to and shall provide a conservation easement to protect woodland trees and replacements on their parcel;
- i. Landscape waiver for deficiency in percentage of building frontage with foundation landscaping on the south sides of both buildings due to the presence of loading areas, which is hereby granted; and
- j. (*additional comments here if any*)

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

- AND -

Approval – Preliminary Site Plan

In the matter of Novi Tech Center 6 & 7 JSP17-86, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Zoning Board of Appeals variance from Section 3.6.2.F.ii for deficiency of 45 feet of parking setback (100 feet required, 55 feet proposed);

- b. Zoning Board of Appeals variance from Section 4.19.2.A for accessory structures, transformer and dumpster, in the interior side (south) yard rather than the rear yard as required;
- c. 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
- d. *(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 – Woodland Permit

In the matter of Novi Tech Center 6 & 7 JSP17-86, motion to **approve** the Woodland Permit 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 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

- AND -

Approval – Stormwater Management Plan

In the matter of Novi Tech Center 6 & 7 JSP17-86, 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 – Special Land Use Permit

In the matter of Novi Tech Center 6 & 7 JSP17-86, motion to **deny** the Special Land Use Permit...*(because the plan is not in compliance with Article 4, Article 5, and Article 6 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

- AND -

Denial – Preliminary Site Plan

In the matter of Novi Tech Center 6 & 7 JSP17-86, 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 – Woodland Permit

In the matter of Novi Tech Center 6 & 7 JSP17-86, motion to **deny** the Woodland Permit...*(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

- **AND** -

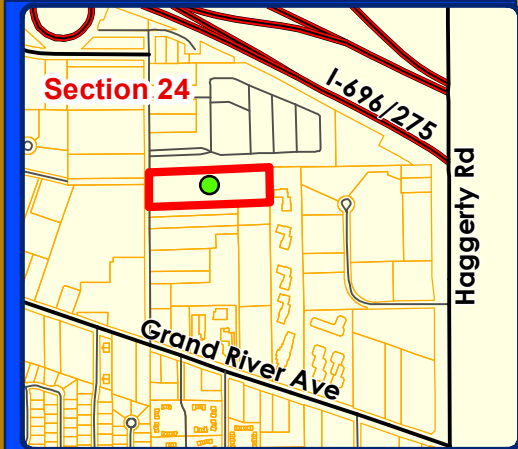
Denial – Stormwater Management Plan

In the matter of Novi Tech Center 6 & 7 JSP17-86, 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

NOVI TECH CENTER 6&7: JSP 17-86

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: 07/03/2018
Project: NOVI TECH CENTER 6&7
Version #: 1

0 45 90 180 270 Feet

1 inch = 208 feet

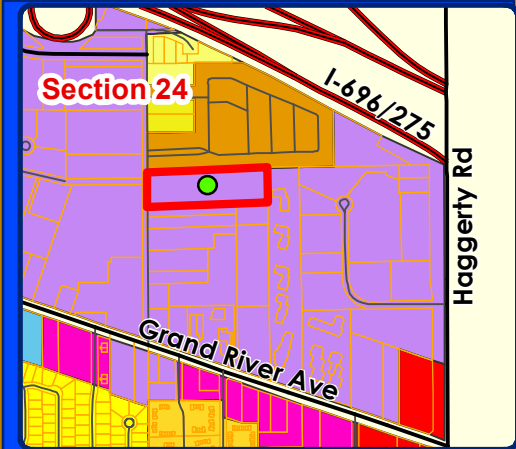
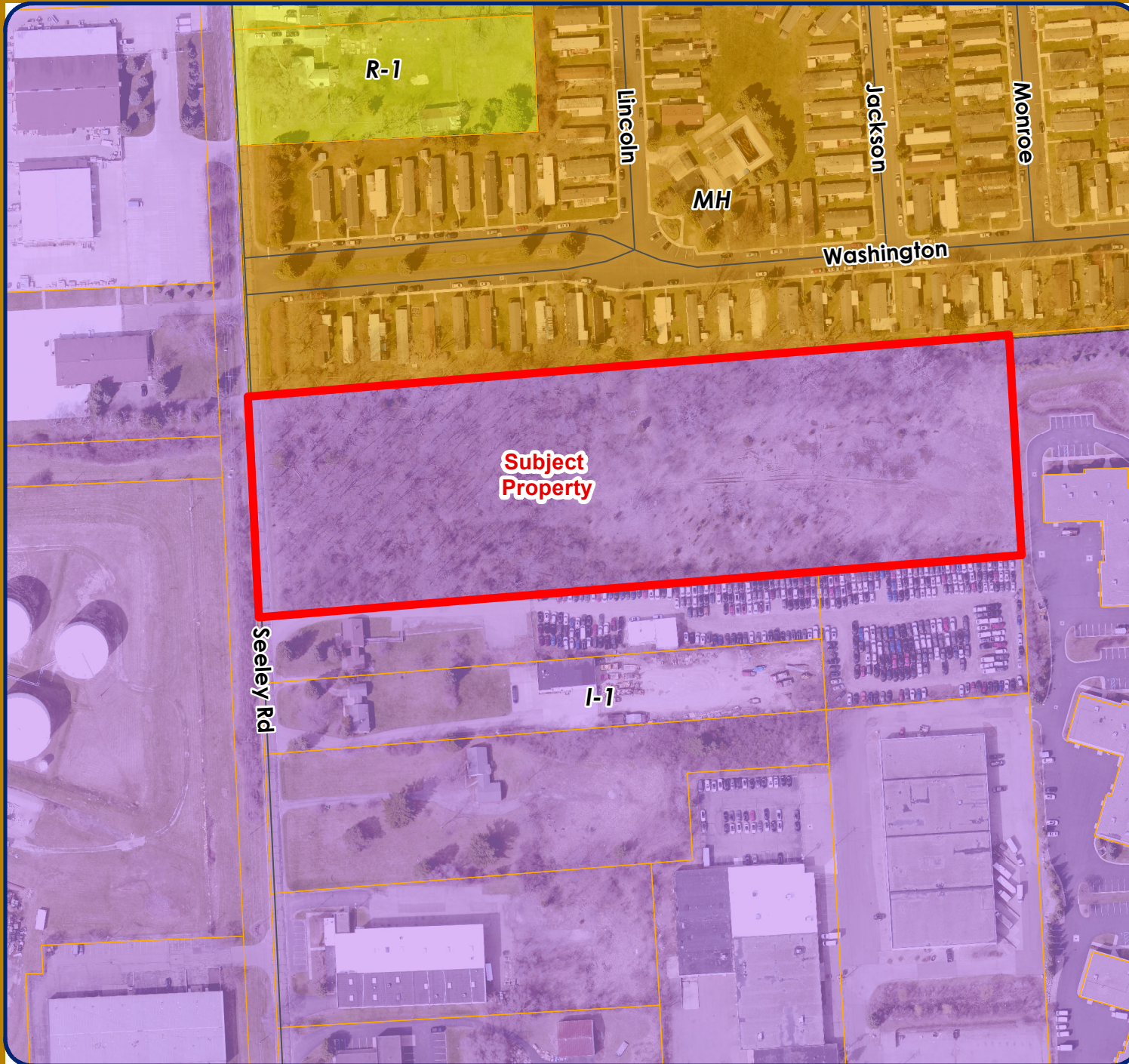


MAP INTERPRETATION NOTICE

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.

NOVI TECH CENTER 6&7: JSP 17-86

ZONING



LEGEND

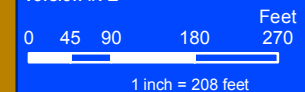
- R-1: One-Family Residential District
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District
- I-1: Light Industrial District
- NCC: Non-Center Commercial District
- OS-1: Office Service District
- Subject Property



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City Hall / Civic Center
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Novi, MI 48375
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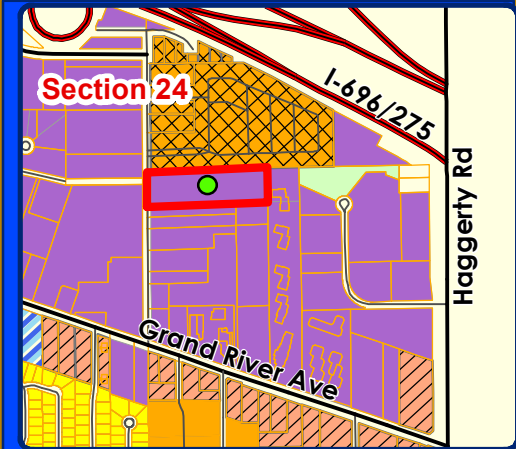


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NOVI TECH CENTER 6&7: JSP 17-86

FUTURE LAND USE



LEGEND

FUTURE LAND USE

- Single Family
- Multiple Family
- Mobile Home Park
- Community Office
- Industrial RD Tech
- Community Commercial
- Private Park
- Subject Property



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Novi, MI 48375
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1 inch = 208 feet

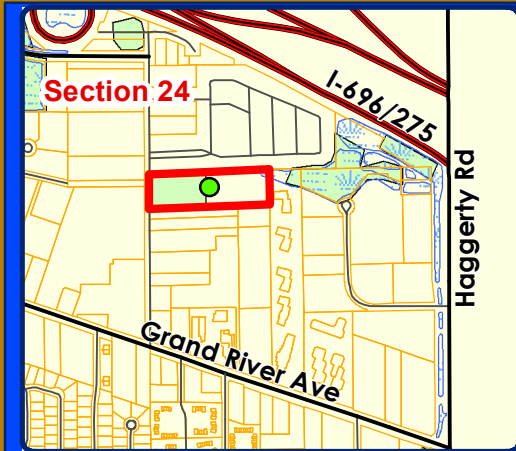


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NOVI TECH CENTER 6&7: JSP 17-86

NATURAL FEATURES



LEGEND

- WETLANDS
- WOODLANDS
- Subject Property



City of Novi

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City Hall / Civic Center
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Novi, MI 48375
cityofnovi.org

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SITE PLAN

PRELIMINARY SITE PLAN

25540 Seeley Rd., Novi MI 48393

Project Name: Novi Technology Center

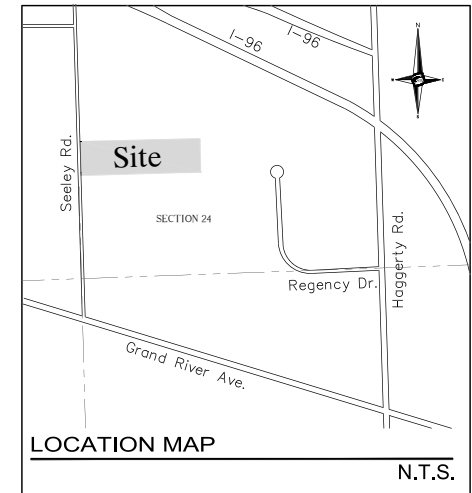
Part of the NE 1/4 of Section 24 T.1 North, R.8 East
City of Novi, Oakland County, Michigan

Legal Description

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT SOUTH 00 DEGREES 15 MINUTES 28 SECONDS EAST, 1286.90 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE NORTH 87 DEGREES 56 MINUTES 22 SECONDS EAST, 1098.02 FEET; THENCE SOUTH 00 DEGREES 35 MINUTES 34 SECONDS EAST, 316.90 FEET; THENCE SOUTH 87 DEGREES 54 MINUTES 10 SECONDS WEST, 1099.90 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 28 SECONDS WEST, 317.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 348,530.31 S.F. OR 8.00 ACRES.



SHEET INDEX

- SP-0 Cover Sheet
- SP-1 Boundary / Topographic / Tree Survey
- SP-2 Boundary / Topographic / Tree Survey
- SP-3 Surveyed Tree List
- SP-4 Dimensional Site Plan
- SP-5 Paving & Grading Plan
- SP-6 Paving & Grading Plan
- SP-7 Utility Plan
- SP-8 Utility Plan
- SP-9 Stormwater Management Plan
- SP-10 Soil Erosion & Sedimentation Control Plan
- SP-11 Soil Boring Logs
- L-1 Tree Preservation Plan
- L-2 Tree Preservation Plan
- L-3 Landscape Plan
- L-4 Landscape Plan
- L-5 Landscape Notes and Details
- A1 Main Level Preliminary Floor Plan
- A2 Exterior Elevations
- P1 Photometrics Plan

DEVELOPER / OWNER :

Hillside Investments
47075 Five Mile Road
Plymouth, MI 48170

Contact:
Dave Hardin
Ph: (248) 904-5724

ARCHITECT :

MGA Architects, Inc.
4351 Delemere Court
Royal Oak, MI 48073

Contact:
Andrew J. Moiseev, RA
Tel: 248.549-4500
Fax: 248.549-7300

CIVIL ENGINEER :

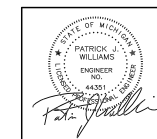
Nowak & Fraus Engineers
46777 Woodward Avenue,
Pontiac, MI 48342

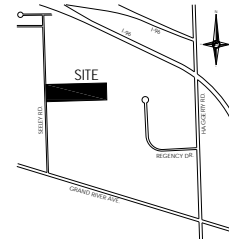
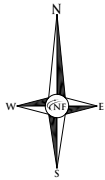
Contact:
Patrick Williams, P.E.
Tel: 248.332.7931
Fax: 248.332.8257

LANDSCAPE ARCHITECT :

Nowak & Fraus Engineers
46777 Woodward Avenue,
Pontiac, MI 48342

Contact:
George Ostrowski, R.L.A. LEED AP
Tel: 248.332.7931
Fax: 248.332.8257





LOCATION MAP



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
Novi Technology Center
25540 Seeley Rd.

CLIENT
Hillside Investments
47075 Five Mile Road
Plymouth, MI 48170

Contact: Dave Hardin
Ph: (248) 904-5724

PROJECT LOCATION
Part of the NE 1/4
of Section 24
T11 North, R8 East
City of Novi,
Oakland County, Michigan

SHEET
Landscape Plan



Know what's Below
Call before you dig.

DATE ISSUED / REVISED
03/15/18 REVISED PER CITY REVIEW
03/26/18 REVISED PER CITY REVIEW

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

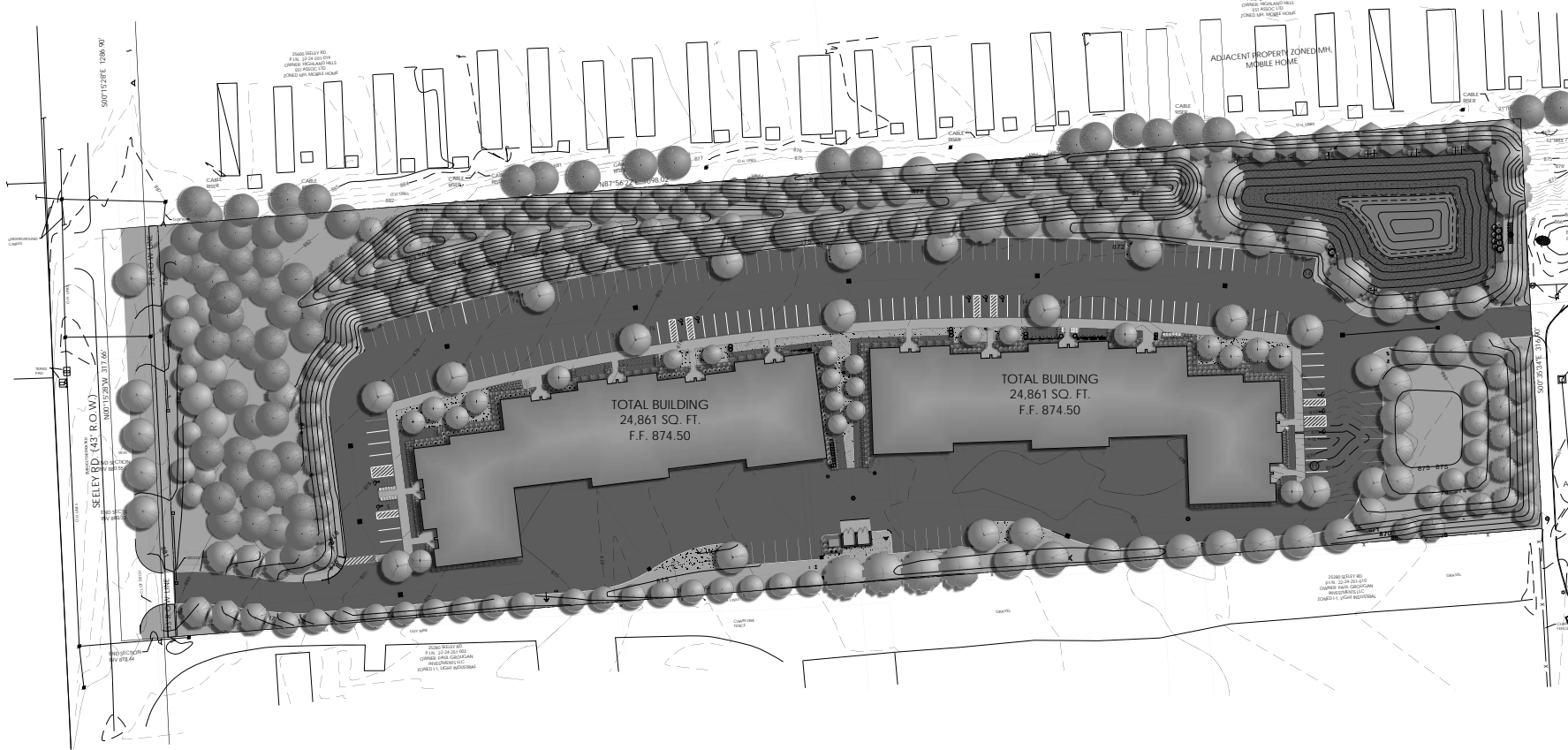
March 23, 2018

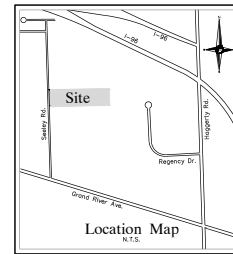
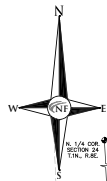
SCALE: 1" = 40'

40 20 0 20 40 60

NFE JOB NO. SHEET NO.

K141 L6





NF ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
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SEAL



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PROJECT LOCATION
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 of Section 24
 T.1 North, R.8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Dimensional Site Plan

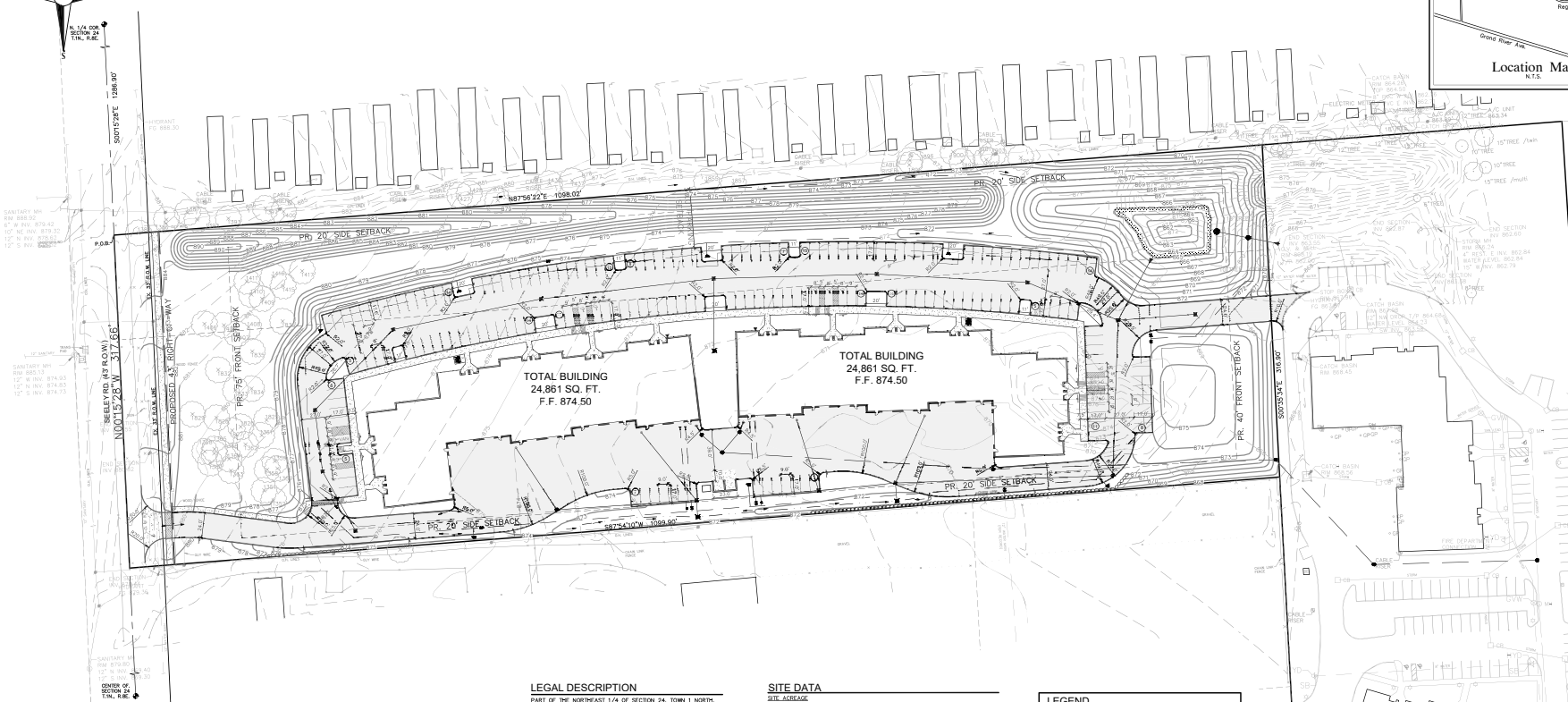


DATE ISSUED / REVISED
 05-09-18 Per City Review

DRAWN BY:
 A. Wiseman
 DESIGNED BY:
 A. Wiseman
 APPROVED BY:
 P. Williams
 DATE:
 March 23, 2018

SCALE: 1" = 50'

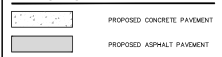
NFE JOB NO. SHEET NO.
K141 SP-4



LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT DISTANT SOUTH 00 DEGREES 15 MINUTES 28 SECONDS EAST, 1386.90 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 24, THENCE NORTH 89 DEGREES 56 MINUTES 32 SECONDS EAST, 1086.02 FEET, THENCE SOUTH 00 DEGREES 35 MINUTES 24 SECONDS EAST, 318.00 FEET, THENCE SOUTH 87 DEGREES 54 MINUTES 10 SECONDS WEST, 1069.90 FEET, THENCE NORTH 00 DEGREES 10 MINUTES 28 SECONDS WEST, 317.66 FEET TO THE POINT OF BEGINNING,
 CONTAINING 348,530.31 S.F. OR 8.00 ACRES.

PAVING LEGEND



SITE NOTES

- NO OUTSIDE STORAGE OF ANY MATERIALS, EQUIPMENT, TRASH OR WASTE PERMITTED, EXCEPT DUMPSTERS MAY BE PERMITTED WHERE PROPERLY SITED.
- THE OWNER OF THE PROPERTY SHALL REPORT ANY PROPOSED CHANGE IN USE OF OCCUPANCY.
- UNLESS OTHERWISE PROVIDED, DEALING WITH CONSUMER AT THE SITE IS PROHIBITED.
- NO LONG TERM DELIVERY TRUCK PARKING ON SITE.
- MINORS AND MOORS OF NON-OFFICE USE AREAS OF STRUCTURES IN AN I-1 DISTRICT MAY NOT BE LEFT OPEN.
- TEMPERATURE SHALL COMPLY WITH ANY CITY ORDINANCES REGARDING TRUCK OR HAZARDOUS MATERIALS.

SOIL DATA:

108 - MARLETTE SANDY LOAM, 1 TO 6 PERCENT SLOPES (24.93)
 188 - FOX SANDY LOAM, 2 TO 6 PERCENT SLOPES (12.28)
 208 - UPRIFURMENTS, UNCALCULATING (20.80)
 344 - WASHINGTON SANDY LOAM, 0 TO 3 PERCENT SLOPES (9.26)
 59 - URBAN LAND (07.26)

PER USDA WEB SOIL SURVEY

SITE DATA

USE ADJUSTMENT:
 TOTAL: 348,530.31 SQUARE FEET OR 8.00 ACRES
 NET: 334,870.85 SQUARE FEET OR 7.69 ACRES

BUILDING USE: TWO OFFICE/RESEARCH BUILDINGS
 EACH BUILDING = 24,861 S.F.

BUILDING AREA: 24,861 X (2) = 49,722 SQUARE FEET

BUILDING HEIGHT: 20'-0"

ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)

BUILDING SETBACK	REQUIRED	PROVIDED
FRONT WEST (SEELEY RD.)	40'	180'
SIDE NORTH	100'	137'
SIDE SOUTH	20'	37'
REAR EAST	20'	198'

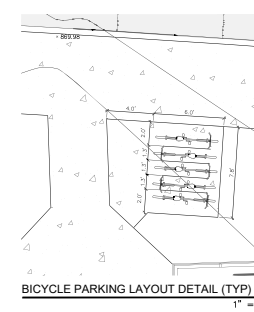
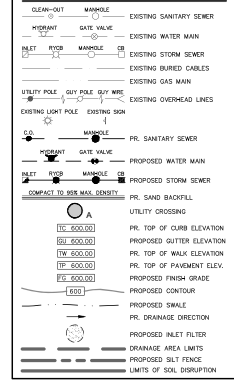
PARKING SETBACK	REQUIRED	PROVIDED
FRONT WEST (SEELEY RD.)	40'	153'
SIDE NORTH	100'	50' (VARIANCE PENDING)
SIDE SOUTH	20'	20'
REAR EAST	20'	142'

PARKING CALCULATION:
 BUILDING AREA FOR PARKING CALCULATION (PER ATTACHED FLOOR PLAN) = 49,722 SQUARE FEET
 BOX USABLE = 39,778 SQUARE FEET
 OFFICE PARKING REQUIRED (PER ATTACHED FLOOR PLAN) = 39,778 S.F./222 = 179 SPACES
 TOTAL PARKING SPACES REQUIRED = 179 SPACES

PARKING PROVIDED:
 REGULAR PARKING SPACES = 173
 BARBER FREE SPACES (INC. 2 VAN) = 10
 TOTAL PARKING SPACES PROVIDED = 184 SPACES

LOADING: 5 S.F. PER BUILDING LENGTH ALONG FRONTAGE (122 X 5 = 610 S.F.)
 REQUIRED: 22,200 S.F. OF LOADING/UNLOADING AREA BEHIND BUILDINGS
 PROVIDED: 170,668 S.F. OR 518

LEGEND



BICYCLE PARKING LAYOUT DETAIL (TYP)
 1" = 5'

NOT FOR CONSTRUCTION

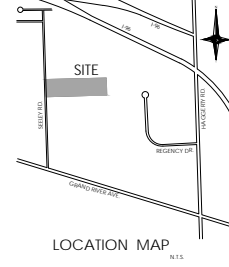


GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEEDING, SHALL BE HYDRO SEEDING WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2000 LBS PER ACRE). IN AREAS SUBJECT TO EROSION, SEEDING LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIOGRADABLE EROSION BLANKET AND STATED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

GENERAL SOD NOTE:

ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TOP SOIL SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHED. IN AREAS SUBJECT TO EROSION, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPE. SOD INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL



PROJECT
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Plymouth, MI 48170
Contact: Dave Hardin
Ph: (248) 904-5724

PROJECT LOCATION
Part of the NE 1/4
of Section 24
T11 North, R3 East
City of Novi,
Oakland County, Michigan

SHEET
Landscape Plan



Know what's Below
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DATE ISSUED / REVISED

05/09/18 REVISED PER CITY REVIEW

DRAWN BY:

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DESIGNED BY:

G. Ostrowski

APPROVED BY:

G. Ostrowski

DATE:

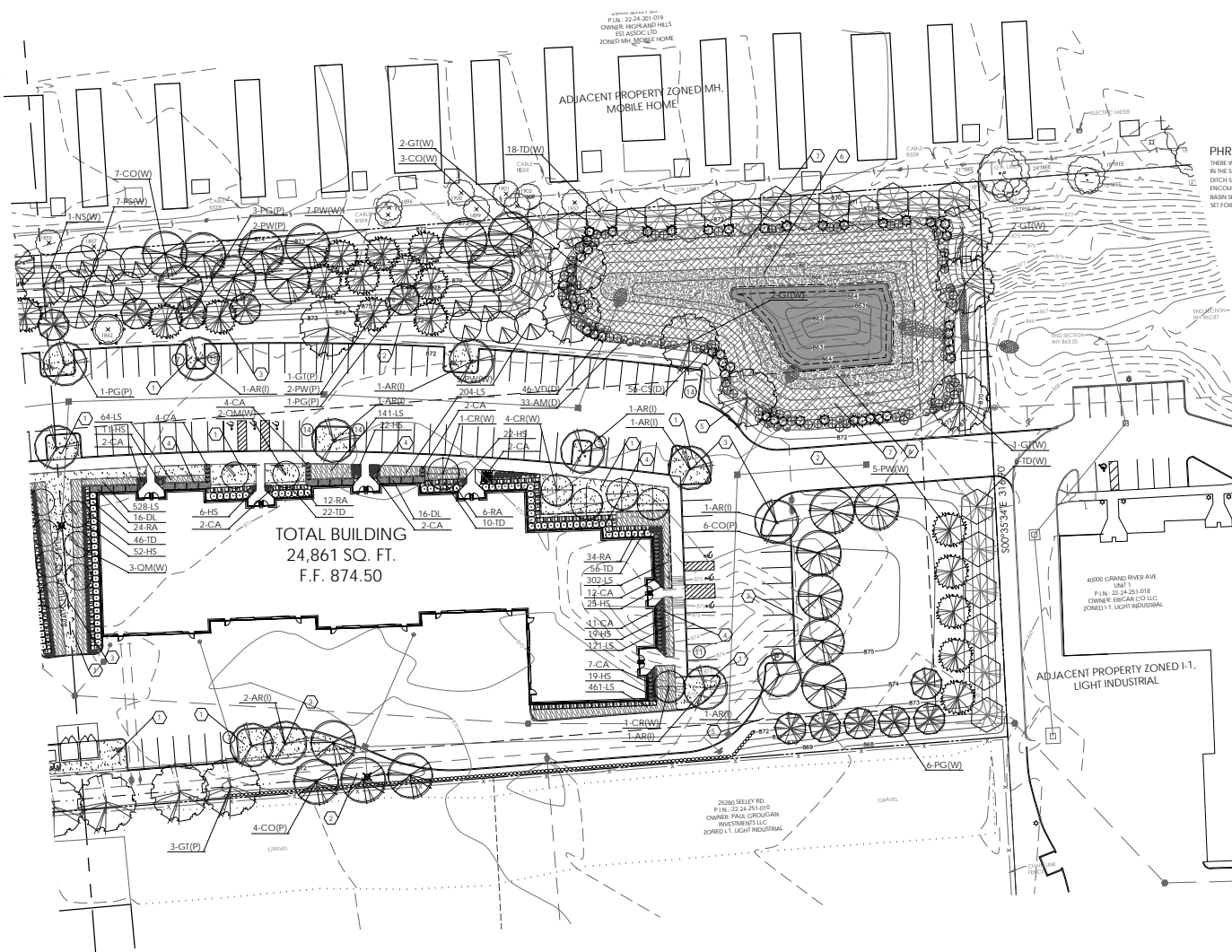
March 23, 2018

SCALE: 1" = 30'

30 15 0 15 30 45

NFE JOB NO. SHEET NO.

K141 L4



TOTAL BUILDING
24,861 SQ. FT.
F.F. 874.50

PHRAGMITES REMOVAL NOTE:
THERE WAS A SMALL POPULATION OF PHRAGMITES AUSTRALIS IDENTIFIED OFF-SITE IN THE SEELEY ROAD RIGHT-OF-WAY DITCH, BUT NONE ON-SITE. THE R.O.W. DITCH SHALL BE TREATED PER ABOVE REQUIREMENTS. ANY PHRAGMITES POPULATIONS ENCOUNTERED AS A RESULT OF THE OFF-SITE OUTFLETING TO THE EXISTING DETENTION BASIN SHALL BE TREATED AND ERADICATED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AECQ.

LOW-GROW LAWN MIX:
ALL LAWN AREAS DESIGNATED TO BE SEEDING, SHALL BE HYDROSEEDING WITH LOW-GROW LAWN SEED MIX AT A RATE OF 5 LBS/1,000 S.F. SEED AVAILABLE FROM:
NATIVECAPLE, LLC
(734) 517-4847
MIX K COMMERCE OF:
22.5% PENNSYLVANIA RED FESCUE
22.5% CREEPING RED FESCUE
22.5% CHEWINGS FESCUE
11.8% VICTORY 14 CHEWINGS FESCUE
9.8% SPARTAN HEAD FESCUE
9.9% ADAM SWISS FESCUE

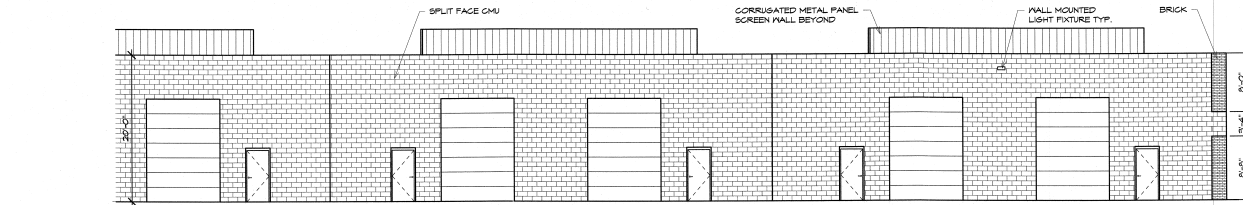
DETENTION BASIN SEED MIX
*CONTAINS AT LEAST 12 WILDFLOWERS AND 3 GRASSES
WILDFLOWERS:
NEW ENGLAND ASTER
PALE INDIAN PLANTAIN
ROSEHEAT
OX EYE SUNFLOWER
DENSE BAZINGGAR
GREAT BLUE LOBELIA
CANADIAN FLOWERS
BERGAMOT (BEEBalm)
YELLOW CONEFLOWERS
GREEN-HEADED CONEFLOWER
BLACK SEED LISIAN
CUPPLANT
CHICKENWOOD
BLUE VERVAIN
CULVERS ROOT
BROWNED
GRASSES:
BIS BULLETIN
CANADA WILD RYE
DARK GREEN BLUEGRASS
INDIAN GRASS
PRAIRIE CORES GRASS

GROUND COVER KEY
① TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
② RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
③ 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
④ 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
⑤ POSSIBLE SNOW DEPOSITION AREA, TO BE COORDINATED WITH REMOVAL SERVICE
⑥ DETENTION BASIN SEED MIX, SOWN AT A RATE OF 35 LBS/AC
⑦ LOW GROW SEED MIX

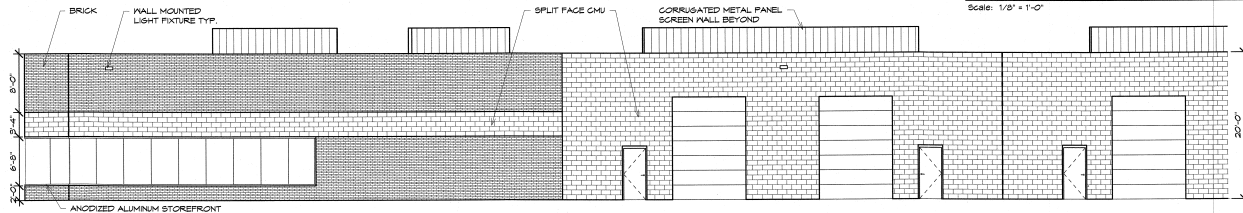
4000 GRAND RIVER AVE
SUITE 1
P.O. BOX 122
P.O. BOX 122
MANNINGVILLE, MI 48858
1517-654-9698

ADJACENT PROPERTY ZONED I-1,
LIGHT INDUSTRIAL

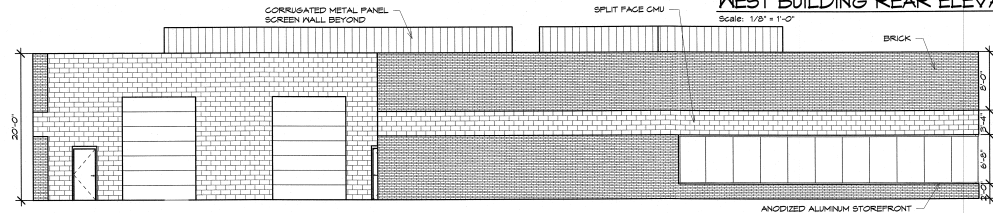
35280 SEELEY RD
P.O. BOX 22-24-251-010
OWNER: PAUL GROGAN
INVESTMENTS, LLC
ZONED I-1, LIGHT INDUSTRIAL



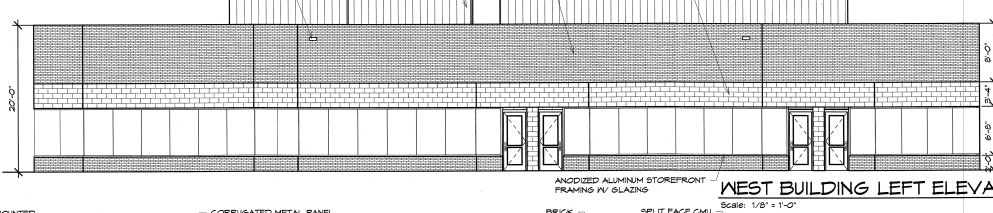
WEST BUILDING REAR ELEVATION
Scale: 1/8" = 1'-0"



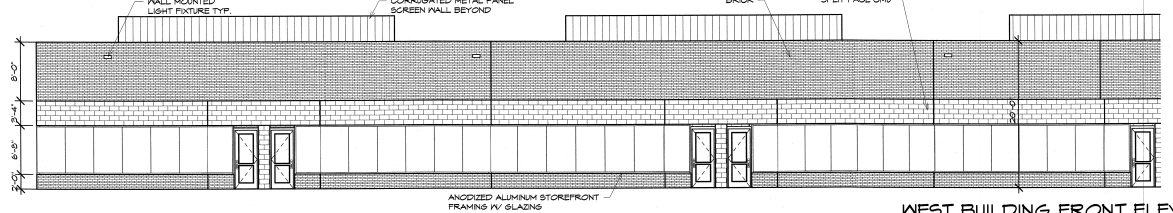
WEST BUILDING REAR ELEVATION
Scale: 1/8" = 1'-0"



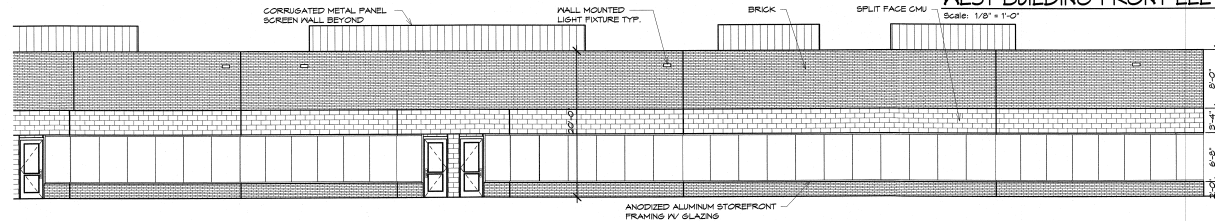
WEST BUILDING RIGHT ELEVATION
Scale: 1/8" = 1'-0"



WEST BUILDING LEFT ELEVATION
Scale: 1/8" = 1'-0"



WEST BUILDING FRONT ELEVATION
Scale: 1/8" = 1'-0"



WEST BUILDING FRONT ELEVATION
Scale: 1/8" = 1'-0"

MATERIAL TAKE-OFF SCHEDULE

FRONT ELEVATION	
BRICK:	48.9 %
BLOCK:	17.5 %
GLASS:	33.6 %
LEFT ELEVATION	
BRICK:	50.3 %
BLOCK:	17.7 %
GLASS:	32.0 %
RIGHT ELEVATION	
BRICK:	43.7 %
BLOCK:	33.7 %
GLASS:	10.5 %
METAL(DOORS):	12.1 %
REAR ELEVATION	
BRICK:	15.7 %
BLOCK:	59.3 %
GLASS:	4.2 %
METAL(DOORS):	20.8 %



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Royal Oak, MI 48073
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248.549.7300 fax
www.mga-architects.net

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Client:
Hillside Investments
47075 Five Mile Rd.
Plymouth, MI 48170

Project Title:
Novi Tech Center
25440 Seely Rd.,
Novi, MI 48393

Sheet Title:
ELEVATIONS

Project Number: 16464
Drawn By: SAH
Checked By: AJM
Approved By: AJM
Date: 12-19-17

Issued:
Owner Review 12-18-17
Owner Review 01-09-18
Site Plan Approval 05-04-18

Sheet Number:



5/14/2018 4:35:06 PM

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 11, 2018

Planning Review

Novi Tech Center 6 & 7

JSP 17-86

PETITIONER

Hillside Investments

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	24	
Site Location	East of Seeley Road and North of Grand River Avenue; 25540 Seeley Road	
Site School District	Novi Community School District	
Site Zoning	I-1: Light Industrial District	
Adjoining Zoning	North	MH: Mobile Home District
	East	I-1: Light Industrial District
	West	I-1: Light Industrial District
	South	I-1: Light Industrial District
Current Site Use	Vacant	
Adjoining Uses	North	Highland Hills Estates community
	East	Novi Technology Center
	West	Fuel Storage; U-Haul Truck Rentals
	South	Vehicle Storage – Temporary SLU
Site Size	8 Acres	
Plan Date	5-15-18	

PROJECT SUMMARY

The applicant is proposing two new speculative buildings, each 24,861 square feet (total 49,722 sf), as an extension of the existing Novi Tech Center development to the east. The development would have a primary access via Seeley Road on the west, and secondary access provided to the existing Novi Tech Center. The proposed development contains 184 parking spaces, loading docks and trash enclosure behind the buildings on the south, and Stormwater Management Pond on the northeast corner.

RECOMMENDATION

Approval of the ***Preliminary Site Plan is recommended***. The plan mostly conforms to the requirements of the Zoning Ordinance, however the Landscape Review has identified issues that need to be addressed before a positive recommendation can be made. **As the applicant has indicated a willingness to correct these issues, they should be addressed in the applicant response letter to be forwarded to the Planning Commission. Planning Commission's approval of Special Land Use, Preliminary Site Plan, Woodland Permit and Storm Water Management Plan approval is required.**

After Planning Commission's approval, the plan would also require approvals for certain deviations from the Zoning Board of Appeals.

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. Side Yard Setback (Sec. 3.6.2.F.ii): When adjacent to a residential district, parking in the side yard shall not occupy more than 50% of the area and must be setback no less than 100 feet from the residential district. The applicant has proposed parking within 55 feet of the residential district to the north. ***The applicant has indicated they will seek a variance from the Zoning Board of Appeals for the 45 foot deviation from the setback requirement.***
2. Parking Lot Screening (Sec. 3.6.2.P): When a non-residential use in the I-1 District abuts a residential district, a 10-15 foot high berm with 6 foot crest width is required, with landscaping to provide 80% opacity in winter and 90% in summer (Section 5.5.3.A.ii). **Although the applicant is proposing a berm, it is shown as 5-6 foot in height with a 5 foot crest. A Planning Commission waiver for deviations from the standards are required.**
3. Earth Berm and Plantings (Sec 3.14.5.E): For I-1 Districts adjacent to any residential district, earth berms and plantings are required. Berms should be continuous undulating serpentine form, maximum slope ratio of 3 feet horizontal to 1 foot vertical, flat crest minimum of 6 feet wide; no less than 10 feet high; and planted to achieve 80% opacity in winter and 90% in summer within 2 years. **See above.**
4. Storage and Use of Material (Sec. 3.14.3): Storage of hazardous materials shall comply with city ordinances and applicant shall complete a City of Novi Hazardous Materials Checklist. *The applicant has provided the hazardous materials checklist, however since the tenant is still unknown this checklist will need to be updated once the tenants are known.*
5. Accessory Structures (Sec. 4.19.2): Accessory structures are to be located in the rear yard and shall meet the setback requirements of an accessory building (not closer than 6 feet from interior side or rear lot line). There is an unlabeled square adjacent to the dumpster. **Label the item and if it is a transformer or generator it will need to be properly located and screened.**
6. **Other Reviews**
 - a. Engineering Review: **Engineering recommends approval.** See letter for additional details.
 - b. Landscape Review: Landscape is **not** currently recommending approval. **Additional comments to be addressed before a positive recommendation can be issued. See letter for detailed comments.**
 - c. Woodlands Review: **ECT recommends approval with conditions.** See Woodland letter for additional details. **Provide requested information in your applicant response letter for the benefit of the Planning Commission's review of the Woodland Permit request.**
 - d. Traffic Review: **Traffic recommends approval** with conditions to be addressed in the Final Site Plan submittal. See letter for additional details.
 - e. Facade Review: Façade review recommends approval.
 - f. Fire Review: **Fire recommends approval** with the conditions. See letter for further details.

NEXT STEP: PLANNING COMMISSION MEETING

All reviews are recommending approval except for Landscape. This site plan has been scheduled for public hearing before the Planning Commission on July 11, 2018 per the applicant's request. Staff recommends addressing pending issues prior to the meeting. Please provide via email the following **no later than noon on July 5, 2018** if you wish to keep this schedule.

1. Original 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**. You may also include a revised copy of a site plan that shows the Landscaping changes needed to receive a positive recommendation.
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant.

ZONING BOARD OF APPEALS MEETING

If the Planning Commission approves the site plan, the applicant should then seek a Zoning Board of Dimensional Variance for items listed earlier in the review. The application can be found at this [link](#). Please contact Kate Oppermann at 248-347-0459 for meeting and deadline schedule.

FINAL SITE PLAN SUBMITTAL

After receiving the Preliminary Site Plan approval, please submit the following for Final Site Plan review and approval:

1. Seven copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. [Other Agency Checklist](#)
8. [Hazardous Materials Packet](#) (Non-residential developments)
9. [Non-Domestic User Survey](#) (Non-residential developments)
10. [No Revision Façade Affidavit](#) (if no changes are proposed for Façade)
11. Legal Documents as required
12. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

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

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

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

A new address may be required for this project. 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 by clicking on this [link](#). Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

This project does not require approval from the Street and Project Naming Committee. Please contact Hannah Smith (248-347-0579) in the Community Development Department for additional information.

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 lbell@cityofnovi.org.

A handwritten signature in black ink that reads "Lindsay Bell". The signature is written in a cursive, flowing style.

Lindsay Bell, Planner



PLANNING REVIEW CHART

Review Date: June 11, 2018
Review Type: Preliminary Site Plan
Project Name: Novi Tech Center 6&7
Plan Date: May 15, 2018
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org **Phone:** 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Industrial Research Development and Technology	Office/Warehouse	Yes	
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective January 8, 2015)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Principal Uses Permitted Special Land Uses	Two Office/Warehouse buildings – each 24,861 sf	Yes	<i>Professional office buildings permitted; Research & development or Warehouse uses subject to Section 4.45 (treated as special land use when adjacent to residential, subject to Planning Commission approval with public hearing and noise impact statement)</i>
Uses Not Permitted (Sec. 3.1.18)	Processing of raw material for shipment in bulk form to be used at another location	Not proposed	NA	
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Seeley Road (non-residential collector)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Access to Major Thoroughfare (Sec. 5.13)	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive <i>OR</i> access driveway on other street type is not across street from existing or planned single-family uses	Access to Seeley Road; across from non-res uses	Yes	
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	8 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)	Not provided	NA	
Building Height (Sec. 3.1.18.D)	25 ft. (Sec. 3.14.5.C)	20 ft.	Yes	
Building Setbacks (Sec 3.1.18.D)				
Front (west)	40 ft.	~189 ft.	Yes	Provide dimensions on plans – closest line of building to lot line
Rear (east)	20 ft.	~196 ft.	Yes	
Side (north)	100 ft. (See 3.6.2.H.b)	~137 ft.	Yes	
Side (south)	20 ft.	~37 ft.	Yes	
Parking Setback (Sec 3.1.18.D) & Refer to applicable notes in Sec 3.6.2				
Front (west)	40 ft. (See 3.6.2.E)	153 ft.	Yes	Provide setback dimensions on plans. Parking on North side does not meet code – ZBA Variance will be requested
Rear (east)	20 ft.	162 ft.	Yes	
Side (north)	100 ft. (See 3.6.2.F.ii)	55 ft.	No	
Side (south)	20 ft.	20 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	Parking proposed in front yard - Meets (8 acres) - Provided - Provided (less	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	50% of the area between min. front yard setback & bldg. setback, - must be screened by brick wall or landscaped berm - lighting compatible with surrounding neighborhood	than 50%) Front yard parking screened by existing woodland trees to be preserved		Waiver for berm/wall would be supported by staff with preservation of trees
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: i. shall not occupy more than 50% of side yard area abutting residential ii. parking setback no less than 100 ft from res district	MH-1 Residential adjacent to the north – additional conditions apply No calculations shown ~55 feet proposed	No	Provide parking area calculation of northern side yard ZBA variance required for setback
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.	137 ft proposed	Yes	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	No wetlands on site	NA	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. When abutting a residential district, a screening wall or berm/landscape planting screen shall be observed	Landscaped berm proposed but not 10 ft in height	No	See Landscaping comments – Waiver for shorter berm required.

Item	Required Code	Proposed	Meets Code	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		NA	
Parking and Loading Requirements				
Number of Parking Spaces Business offices or professional offices (Sec.5.2.12.D)	For buildings up to 100,000 SF 1 space for 222 SF GLA Total Office: 49,722 GSF @ 80% usable = 39,778 Required Parking: 179 Spaces	Total Proposed = 184	Yes	
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	27 ft. drives 9 ft. x 17 ft. with 4" curb along landscaping and 7' sidewalks	Yes	Drive aisles could be 24' to provide additional 3' of setback on north side
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	Significant 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	Yes	Show dimensions/areas of end islands
Barrier Free Spaces <i>Barrier Free Code</i>	For 184 spaces, 6 barrier free required	10 barrier free proposed	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	2 van spaces	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Sign locations shown on plan and in sign detail	Yes	Provide sign quantity table as well
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Five (5) percent of 179 required automobile spaces: 9 spaces required	Total of 10 spaces shown in 2 locations	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - 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 	<p>1 location shown for each building</p> <p>No bike rack design shown</p>	<p>Yes</p> <p>No</p>	Show bike rack detail
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	<p>Parking space width: 6 ft.</p> <p>One tier width: 10 ft.</p> <p>Two tier width: 16 ft.</p> <p>Maneuvering lane width: 4 ft.</p> <p>Parking space depth: 2 ft. single, 2 ½ ft. double</p>	Bicycle parking layout is shown sheet SP-4	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	Entire area south of building interior side yard labeled loading/unloading (22,200 sf)	Yes	
Accessory Structures				
Dumpster <i>(Sec 4.19.2.F)</i>	<ul style="list-style-type: none"> - 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 Spaces 	Dumpster shown in proper location on southern edge of parcel, outside of parking setback	Yes	Label rectangle shape on the west side of the dumpster enclosure – unclear what it is

Item	Required Code	Proposed	Meets Code	Comments
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 	Dumpster enclosure shown on sheet SP-6	Yes	See façade review
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	Rooftop equipment screened behind corrugated metal panels	Yes	See façade review for comments
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.	Rooftop equipment screened behind corrugated metal panels	Yes	See façade review for comments
Transformer/ Generator	Provide location of any proposed transformers/ generators etc.	No transformers or generators shown	No	Accessory structures to be located in the rear yard and screened with landscaping – identify any on site plan
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.	Noted on sheet SP-4	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	Not adjacent to Freeway ROW	NA	
Adjacent to Residential District - Special Conditions (Sec 3.14.5)				
Wall of Building Facing Residential district	No truck well, loading dock or door on wall of building facing the res district - Driveways should be	Truck door and loading area on south of building, away from	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec 3.14.5.A)	designed to discourage semi-trailer traffic access to portion of lot adjacent to residential	Residential – No Truck Traffic sign posted at northern drive entrance		
Refuse pick-up, outside storage of materials, and off-street parking (Sec 3.14.5.B)	<ul style="list-style-type: none"> i. No outside storage of any materials, equipment, trash or waste permitted, except dumpsters may be permitted where properly screened. Refuse pick-up shall be limited to the hours of 7:00 a.m. to 5:00 p.m., prevailing time. ii. All off-street parking and areas used for vehicular repair, delivery, loading/unloading and transport shall be not closer than one-hundred (100) feet from the boundary of a residential district and effectively screened by landscaping, walls or berms 	<p>Note provided on sheet SP-4</p> <p>Loading areas located on south side of site behind building</p>	Yes	
Maximum building height (Sec 3.14.5.C)	Max height of building on lot adjacent to residential district is 25 ft, unless there is a street, road, highway between them	20 ft proposed	Yes	
Exterior Lighting of Building Wall Facing Residential (Sec 3.14.5.D)	No floodlighting of building façade that faces a residential district. Lighting of doorways is not precluded.	Not shown		Clarify whether floodlighting proposed on north façade
Earth Berm and Plantings (Sec 3.14.5.E)	<p>For I-1 Districts adjacent to any residential district earth berm and plantings are required:</p> <ul style="list-style-type: none"> - Continuous undulating serpentine form - Maximum slope ratio of 3 ft horizontal to 1 ft vertical - Flat crest minimum of 6 ft wide - No less than 10 ft high - Opacity to be 80% in winter and 90% in summer within 2 years - See landscape chart for additional planting requirements 	<p>Berm proposed</p> <ul style="list-style-type: none"> - Not undulating due to narrow area available - 3:1 slope proposed - 5' flat top proposed - 4' + fence to be installed at crest - Landscaping proposed 	Yes	Waiver may be needed for certain elements not meeting requirements
Windows & Doors (Sec 3.14.5.F)	Windows and doors of non-office use areas of structures in an I-1 district may not be left	Note provided on sheet SP-4	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	open			
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.			More details needed on proposed uses/tenants – technology/research & dev expected.
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site			
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		No	Provide verification of conformance
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.	Checklist not provided	No	Add note to the plan that tenants shall comply with any city ordinances regarding toxic or hazardous materials.
Hazardous material checklist Sec 3.14.3.E	Compliance of City's hazardous materials checklist	Checklist provided	Yes	
Sidewalks and Pathways				
ARTICLE XI. OFF-ROAD NON-MOTORIZED FACILITIES Sec. 11-256. <i>Requirement.</i> (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>6' sidewalk on Seeley Rd shown</p> <p>5' sidewalk shown along driveway entrance</p>	Yes	
Pedestrian Connectivity	- Whether the traffic circulation features within the site and parking areas	Internal sidewalks shown to parking lots	Yes	Connect sidewalk crossing with striping from driveway sidewalk to

Item	Required Code	Proposed	Meets Code	Comments
	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.			building sidewalk
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	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Not Provided	No	Landscaping not shown on lighting plan; Clarify light fixture symbols – not readable on the plan
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 shown on building elevations	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Not provided	No	Provide Spec details for all lighting fixtures
	Photometric data	Provided	Yes	Show fixture/mounting height in table
	Fixture height	Not provided	No	
	Mounting & design	Not provided	No	
	Glare control devices (Also see Sec. 5.7.3.D)	Not provided	No	
	Type & color rendition of lamps	LED	Yes	Show hours of operation
	Hours of operation	Not provided	No	
	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)	Not shown	No	Show fixture/mounting height in table
Standard Notes (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted	Not shown	No	Provide notes on the plan

Item	Required Code	Proposed	Meets Code	Comments
	- Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Security Lighting (Sec. 5.7.3.H) 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.	Not shown	No	Clarify security lighting
Average Light Levels (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Not shown	No	Provide calculations
Type of Lamps (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	Appears to comply	Yes	Provide minimum levels proposed in table on sheet P-1
	Loading/unloading areas: 0.4 min	Appears to comply	Yes	
	Walkways: 0.2 min	Appears to comply	Yes	
	Building entrances, frequent use: 1.0 min	Appears to comply	Yes	
	Building entrances, infrequent use: 0.2 min	Appears to comply	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	West & East property line < 1 fc South property line > 1 fc	Yes No	Adjust lighting on South to not exceed 1 fc at property line
Cut off Angles (Sec. 5.7.3.L)	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	Illumination on northern property 0.0 fc	Yes	
Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Preliminary Site Plan submittal	A lighting plan is provided	Yes	<u>Refer to Lighting chart comments for additional compliance requests</u>

Item	Required Code	Proposed	Meets Code	Comments
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	
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).		No	Provide requested information for Planning Commission's consideration
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Novi Tech 6 & 7 may require approval		<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:				
<ol style="list-style-type: none"> This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 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. 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

June 11, 2018

Engineering Review

Novi Tech Center Unit 6 & 7

JSP17-0086

Applicant

Hillside Investments

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: East of Seeley Road, north of Grand River Avenue
- Site Size: approximately 8 acres
- Plan Date: 0/15/2018
- Design Engineer: Nowak & Fraus

Project Summary

- Construction of two office/research buildings, approximately 24,861 square feet each, with associated parking.
- Public water main exists along the east side of Seeley Road, and east and south of the site on existing developments.
- Public sanitary sewer exists along the west side of Seeley Road, and east of the site in existing development.
- Storm water would be collected by a single storm sewer collection system detained on site in a proposed storm water basin.

Recommendation

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

Comments:

General

1. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org. City benchmark 2421 appears to be nearest to the site.

2. A right-of-way permit will be required from the City of Novi for work in the Seeley Road right-of-way.
3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
4. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles.
5. 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.
6. Provide the City's standard detail sheets for water main (5 sheets-rev. 02/16/2018), sanitary sewer (3 sheets- rev. 02/16/2018), storm sewer (2 sheets-rev. 02/16/2018), and paving (2 sheets-rev. 03/05/2018 with the printed Stamping Set submittal (these sheets are not required with Final Site Plan and should NOT be printed with the Final Site Plan submittal). These details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx>
7. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

8. Provide a profile for all proposed water main 8-inch and larger.
9. Relocate water main to be at least 6 feet off the curb line. It is preferred to keep the water main out of paved areas where possible.
10. Verify location of existing water main stub to the south. Off-site water main may be required.
11. Remove the call out of 12-foot water main easement on sheet SP-7. All water main must be in 20-foot water main easement, as shown on the plans.
12. 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.
13. Remove the water main basis of design from sheet SP-7.

Sanitary Sewer

14. Provide a note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.

15. Provide a note on the Utility Plan and sanitary profile stating that sanitary leads shall be buried at least 5 feet deep where under the influence of pavement.
16. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure.
17. Revise sanitary sewer easement to be around the 8-inch main only, 6-inch leads will be private.
18. Provide access easement to the sanitary sewer monitoring manholes. Show the access easement from the public right-of-way on the plans.
19. The Sanitary Sewer Basis of Design should use a peaking factor of 4.0 for design population less than 500 people.
20. Provide seven (7) signed sealed sets of revised utility plans along with the MDEQ permit application (01/18 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification 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. Also, the MDEQ can be contacted for an expedited review by their office.

Paving & Grading

21. Curbing and walks adjacent to the end of 17-foot stalls shall be 4-inch height as shown. Standard 6-inch height curb shall be provided adjacent to 19-foot stalls and at landscape islands and along drive aisles.
 - a. Revise curb height at the east side of the site.
 - b. Curb height should transition from 4-inch to 6-inch height along the length of last parking space in any row of parking and/or at landscape islands.
22. Refer to City standard paving details. Remove any conflicting or redundant details from sheet SP-5.
23. Any retaining wall exceeding 4 feet in height, as measured from the bottom of the footing to the top of the wall, will require a building permit.

Storm Sewer

24. A minimum cover depth of 3 feet shall be maintained over all storm sewers.
25. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
26. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet.
27. 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.
28. Illustrate all pipes intersecting storm structures on the storm profiles.

29. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

Storm Water Management Plan

30. Revise the detention volume table to indicate the elevation of first flush storage above the low water elevation. Also show the first flush storage elevation on the basin cross section on sheet SP-8.
31. Revise outlet calculations to show how h(avg) is calculated and to release the bank full volume under 40 hours.
32. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin.
33. Remove the note of placing wire mesh over 1-inch holes.
34. Provide an access easement for maintenance over the storm water detention system and any pretreatment structure(s). Also, include an access easement to the outlet structure and pre-treatment structure(s) from the public road right-of-way.

Off-Site Easements

35. Any 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.
 - a. Off-site drainage easement may be required for storm water discharge on adjacent parcel.
 - b. A cross-access easement with the parcel to the east will be required with the proposed driveway connection between the parcels.
 - c. A portion of the storm drainage access easement will be off-site.
 - d. Off-site temporary construction agreement for water main connection to the south, if required.

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

1. 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).
2. Draft copies of any off-site 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 being executed.

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

3. 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.
4. 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.
5. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
6. Draft copy of access easement for sanitary sewer monitoring manholes.
7. A draft copy of the warranty deed for the additional 10 foot width right-of-way along Seeley Road must be submitted for acceptance by the City.
8. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

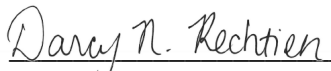
The following must be addressed prior to construction:

9. 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).
10. 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. There is no fee for this permit.
11. 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.
12. 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.
13. A permit for work within the right-of-way of Seeley Road 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.
14. 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.

15. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the sanitary sewer plans have been approved.
16. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
17. 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 Community Development.
18. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at Community Development.
19. Permits for the construction of each retaining wall exceeding 4 feet in height 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 Rechtien at (248) 735-5695 with any questions.



Darcy N. Rechtien, P.E.
Plan Review Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

May 24, 2018

Preliminary Site Plan - Landscaping

Novi Tech Center 6 & 7

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: 25540 Seeley Road
- Site Acreage: 8.0 acres
- Site Zoning: I-1
- Adjacent Zoning: North: MH, East, South, West: I-1
- Plan Date: 5/15/2018

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 revised Preliminary/Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart is a summary and not intended to substitute for any Ordinance.

Recommendation:

The project is **not recommended for approval**. There remain several significant shortcomings in the plans that would require waivers that are not supported by staff. Most of the problems could be dealt with successfully by the applicant to the extent that the waivers that would remain could be supported by staff, but at this point the waiver requirements are too large to be supportable.

Landscape Waivers Required:

1. Lack of berm height or alternate screening between Industrial property and Residential property to the north – *not supported by staff*
2. Deficiency in parking lot perimeter landscaping – *not supported by staff*
3. Deficiency in percentage of building frontage with foundation landscaping on south sides of Building 1 and 2 – *supported by staff*.

If the plan is not revised to remove all of these waivers, please include a complete list of all landscape waivers requested, along with their impact (number of trees not provided, linear feet of insufficient berm, etc.), along with justification for the waivers on the landscape plan.

Ordinance Considerations

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

Provided

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

1. Provided.
2. No overhead utility lines are in the immediate vicinity of the project.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. A tree survey is provided and woodland replacement calculations are provided.
2. 125 replacements will be planted on the site. A deposit to the tree fund will be made for all other replacements (162).
3. **Please replace the Bald Cypress as replacement trees.** On May 7, 2018 City Council approved revisions to the Woodland Replacement Chart, which included the removal of Bald Cypress from the list.
4. **The applicant is encouraged to consider proposing a retaining wall, which could be boulders, to reduce the number of existing healthy trees lost to site grading at the west end of the parking lot.**

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

1. Property abuts mobile home park to the north so a landscaped berm, 10-15 feet tall, is required between the industrial property and the residential property.
2. The top of the proposed berm is only 1-2 feet taller than the estimated finished floor elevations of the adjacent homes. The berm is about 5-6' tall, compared to the property line elevation but, as measured from the homes, is only about 1-2' tall. The berm is heavily landscaped with a mix of evergreens and deciduous trees.
3. A landscape waiver for the lack of the berm height is required. Please work to make the berm taller to minimize the extent of the waiver.
4. **Please also provide denser screening between the industrial and residentially zoned properties.**
5. A berm does not need to be provided between the north property line and the preserved woods at the west end of the property.

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

1. No berm along the right-of-way is required in the greenbelt because the parking is not adjacent to the right-of-way.
2. The required canopy and subcanopy trees are provided. **If the applicant wishes to, the preserved trees can be used to meet the requirement instead of new trees.**

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

The required trees are provided.

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

1. Based on the vehicular use area, 2788 sf of island area and 14 trees are required. 4,120 sf of island area and 19 trees are provided.
2. All islands with trees in them need to meet the minimum requirements of being 10 feet wide with 200sf landscape area per tree planted in them. 4 interior islands have trees in them but their area is not labeled. **Please label their area in SF, include them in the calculation of area provided, and enlarge them if necessary to be at least 200sf in area.**

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

1. The perimeter indicated in the calculation does not appear to include all paving frontages that require perimeter landscaping, and long stretches of pavement have no perimeter canopy trees.
2. **Please revise the calculation to include all areas highlighted in pink in the attached images and provide trees along the stretches with no perimeter trees. The layout may need to be modified to provide room for the required perimeter trees along the south edge of the drive and loading area, which are the most important areas for perimeter trees.**
3. Existing trees within 15 feet of the back of curb can be counted toward the perimeter requirement.

4. **A landscape waiver is required for any trees that are missing.** Without solid justification for the waiver, it would not be supported by staff.

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

The loading zones are completely screened from the residential community to the north. There is only partial screening from the industrial property to the south. No additional screening is required, however.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Based on the building perimeters, less paved access points, 6272 sf of foundation landscaping is required for each building. 6401 sf is provided for Building 1 and 6283 sf is provided for Building 2. All landscaping is located at the base of the buildings.
2. At least 60% of the Building 1 frontage facing Seeley Road must be landscaped. 110/122 (90%) is landscaped.
3. At least 75% of the total building perimeter should be landscaped with at least a 4 foot wide strip of landscaping area. Only about 67% of the building foundation has landscaping, primarily due to the lack of any landscaping in the loading areas.
4. While it would be desired to have the coverage meet or exceed 75%, per the requirement, *a landscape waiver for the deficiency would be supported by staff as the loading area configuration provides for maximum screening of the loading zone from the residential property.*

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

1. Provided
2. **70% of the species used are native to Michigan.**
3. **As noted above, please substitute a different species for the Bald Cypress used as woodland replacement trees if replacement credits are desired.**

Planting Notations and Details (LDM)

1. Provided.
2. Please revise per notes on the Landscape Chart.

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)

All proposed landscaping must be provided with sufficient water to become established and survive over the long term. Please note how this will be accomplished if an irrigation plan is not provided. If an irrigation system will be used, the plan should be included with Final Site 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))

Tree fencing is provided around all trees to be saved near areas of disturbance.

Corner Clearance (Zoning Sec 5.9)

1. Trees are shown outside of the clear zone at Seeley Road.
2. **Please show the clear vision zone boundaries on the Landscape Plan to assist with landscape installation.**

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.

A handwritten signature in black ink that reads "Rick Meader". The signature is written in a cursive, flowing style.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Preliminary Site Plan

Review Date: May 24, 2018
Project Name: JSP17 – 0086: NOVI TECH CENTER 6 & 7
Plan Date: May 15, 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"=30'	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	No		<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:</u> MH <u>East, South, West:</u> I-1	Yes	
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Sheet SP-1, SP-2	Yes	
Existing plant material Existing woodlands or	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be 	<ul style="list-style-type: none"> ▪ Trees shown on Sheets SP-1, SP-2 	Yes	1. A number of trees are being removed

Item	Required	Proposed	Meets Code	Comments
wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Removals shown on Sheets L1, L2 		<p>in the front greenbelt. As these are dead or in poor health, this is acceptable.</p> <p>2. See ECT review for a more detailed review of woodlands.</p> <p>3. The applicant is encouraged to consider using a retaining wall along the west edge of the parking lot to minimize the number of trees removed in that area.</p>
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	SP-4, L1, L2	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Parking space and island widths provided on Sheet SP-4	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	Please make all utility lines a bit darker on Landscape Plans so tree-utility conflicts can easily be found and fixed
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Proposed grading on Sheets SP-4, SP-5, Landscape plans.	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 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Areas near building and islands will be sodded, the remainder seeded.	Yes	
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 	<ul style="list-style-type: none"> All islands labeled are sufficient. Some islands with 	No	<p>1. Please label SF of all islands with trees.</p> <p>2. Please increase area</p>

Item	Required	Proposed	Meets Code	Comments
	unpaved area per tree planted in an island <ul style="list-style-type: none"> ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	trees do not show their areas in SF		of all islands with trees as necessary to meet requirements
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.	Spaces are 17' long	Yes	
Contiguous space limit (j)	Maximum of 15 contiguous spaces	15 is maximum bay length	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No trees are too close	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	Yes	Yes	Please actually show the zone boundaries on the landscape plan.
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"> • $A = x \text{ sf} * 7.5\% = A \text{ sf}$ • $50,000 * 7.5\% = 3750 \text{ sf}$ 	NA		
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> • $B = x \text{ sf} * 1\% = B \text{ sf}$ • $(x - 50000) * 1\% = B \text{ sf}$ 	NA		
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"> ▪ $A = x \text{ sf} * 5\% = A \text{ sf}$ ▪ $A = 50000 * 5\% = 2500 \text{ sf}$ 			
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	<ul style="list-style-type: none"> ▪ $B = 0.5\% \times 0 \text{ sf} = B \text{ SF}$ ▪ $B = (107625 - 50000) * 0.5\% = 288 \text{ sf}$ 			
All Categories				
C = A+B Total square footage of landscaped islands	$2500 + 288 = 2788 \text{ SF}$	4,120 sf	Yes	1. Please label each island with a tree with its area in SF.

Item	Required	Proposed	Meets Code	Comments
				2. The area provided can be decreased as long as the required endcap islands and islands to break up bays are provided.
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> ▪ 2788/200 = 14 Trees 	19 trees	Yes	
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ 2825/35 = 81 trees ▪ Trees need to be deciduous canopy trees within 15 feet of the back of curb to count as a perimeter canopy tree. ▪ Up to 25% of the requirement can be evergreen trees if used to assist with screening from adjacent properties. 	<ul style="list-style-type: none"> ▪ 58 trees ▪ There are currently some significant stretches with no perimeter landscaping, which is not acceptable. 	No	<ol style="list-style-type: none"> 1. It appears that all required perimeter has not been included in the calculation. Access drives to and from the site, areas around outer edges of parking and inner edges greater than 20 feet from the building, and the southern edge of the loading area should all be included. See the attached image. All edges highlighted in pink should be included as perimeter and be landscaped with canopy trees. 2. Please show lines used to calculate perimeter on the inset illustration provided. 3. Please correct calculations and provide all required trees along parking lot and access drive edges. 4. Existing trees within 15 feet of the back of curb can be counted toward the perimeter requirement. 5. Replacement trees cannot be used in

Item	Required	Proposed	Meets Code	Comments
				place of the required perimeter trees. 6. A landscape waiver will be required for all required trees not provided. Justification for the deficiency must be provided.
Parking land banked	▪ NA	None		
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)	Landscaped berm 10-15 feet tall with a 6 foot crest is required between the site and the residential property to the north.	<ul style="list-style-type: none"> ▪ Due to the topography, the landscaped berm is approximately 5 feet above the property line but only 1 to 2 feet above the homes' finished floor elevations. ▪ The berm is heavily landscaped with a mix of evergreens and deciduous trees. 	No – berm is not tall enough	<ol style="list-style-type: none"> 1. A landscape waiver is required for any deficiency in the berms' height. 2. Please provide justification for waiver request. 3. It appears that the berm could be made at least 2-3 feet taller by grading the entire area between the property line and the parking lot. Please explore this. 4. If the required berm height is not provided, please work to provide denser screening without creating unhealthy growing conditions for the trees. 5. The berm does not need to be provided for the area of preserved woods at the west end of the property.
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))	As the parking is not adjacent to the right-of-way (it is at least 120 feet away), no berm is required.	None	Yes	No landscape waiver is required.
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. 	Yes	Yes	
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No overhead utilities are in the vicinity of the proposed berm. They are north of the property line.		
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	No walls are proposed.	TBD	
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)	Parking not adjacent to right-of-way: 25 ft	Min 120 ft	Yes	
Min. berm crest width	None	None	No	
Minimum berm height (9)	None	None	No	
3' wall	(4)(7)	No		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Not adjacent to Pkg: 1 per 60 ft ▪ $(318-24)/60 = 5$ trees 	5 trees	Yes	If the applicant wishes, existing trees to remain in the 120 foot deep greenbelt could be used to meet this requirement.
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Not adjacent to Pkg: 1 per 40 ft ▪ $(318-24)/40 = 7$ trees 	7 trees	Yes	If the applicant wishes, existing trees to remain in the 120 foot deep greenbelt could be

Item	Required	Proposed	Meets Code	Comments
				used to meet this requirement.
Canopy deciduous trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	<ul style="list-style-type: none"> ▪ 1 tree per 45 lf ▪ (318-99/45 = 5 trees) 	5 trees	Yes	
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 <i>(LDM 1.d.(2))</i>	<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 <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		Buildings and trees located between the buildings screen the loading area from the residential area to the north.	Yes	
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<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 	One transformer appears to be proposed next to the dumpster. It is screened satisfactorily.	Yes	If any additional utility boxes are added to the site, screening shrubs per the standard detail are required.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ 1: (1006-100-122)lf x 8ft = 6272 SF ▪ 2: (1006-100-122)lf x 8ft = 6272 SF ▪ 677/1006 (67%) is landscaped for both buildings 	1: 6401 sf 2: 6283 sf	Yes/No	<ol style="list-style-type: none"> 1. A landscape waiver will be required to not provide landscaping along at least 75% of the building frontage. 2. Based on the building layout and isolation of the loading areas, this waiver would be supported by staff.
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	110/122 feet (90%) of the building frontage facing Seeley will be landscaped.	Yes	

Item	Required	Proposed	Meets Code	Comments
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<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 	75% of the basin rims will be landscaped with large native shrubs.	Yes	
Phragmites Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> ▪ Any and all populations of Phragmites australis on site shall be included on tree survey. ▪ Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	A survey of Phragmites on the site and plan for its removal are presented on Sheet L1.	Yes	
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	Fall 2019	Yes	Installation should occur before Nov 15. Please add this to the note.
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> ▪ 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.	A note indicates that all landscape areas shall be irrigated.		<ol style="list-style-type: none"> 1. <u>Please add irrigation plan or information as to how all plants, including those on the berm and around the detention pond, will be watered sufficiently for establishment and long- term survival.</u> 2. <u>If xeriscaping is used, please provide information about plantings included.</u>

Item	Required	Proposed	Meets Code	Comments
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		<ul style="list-style-type: none"> ▪ Yes ▪ 16 of 23 species used (70%) are native to Michigan. ▪ Tree list diversity is satisfactory 	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	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	
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	Please add note near property lines stating this.
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Woodland Replacement Tree Species (Sec 37)	Only species included on the Woodland Replacement Tree	Bald Cypress	No	1. On May 7, 2018, City Council approved revisions to the

Item	Required	Proposed	Meets Code	Comments
	Chart may be used for replacement credits.			Woodland Tree Replacement Chart. One of these changes was the removal of Bald Cypress from the list of species that can be used as a woodland replacement. 2. Please refer to the attached revised chart in selecting a substitute for the Bald Cypress.
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	No		No trees outside of woodlands/wetlands are being saved.
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	<ul style="list-style-type: none"> • 2.5" canopy trees • 6' evergreen trees • Additional credits for upsizing replacement trees are not allowed. 		Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No invasive species are proposed	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	NA		
Collected or Transplanted trees (LDM 3.f)		No		
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	

Item	Required	Proposed	Meets Code	Comments
<p>NOTES:</p> <ol style="list-style-type: none">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.				

WOODLANDS REVIEW



ECT No. 180363-0100

June 7, 2018

Ms. Barbara McBeth, AICP
City Planner
Community Development Department
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Novi Tech Center 6 & 7 (JSP17-0086)
Woodland Review of the Preliminary Site Plan (PSP18-0075)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Novi Tech Center 6 & 7 project prepared by Nowak & Fraus Engineers dated May 15, 2018 and stamped "Received" by the City of Novi Community Development Department on May 17, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT conducted a woodland evaluation for the property on June 5, 2018.

ECT currently recommends approval of the Preliminary Site Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

The proposed development is located east of Seeley Road, north of Grand River Avenue and south of the I-696/275 expressway in Section 24. The Plan includes the construction of two (2) 24,861 square foot office/research buildings, parking and utilities and a stormwater detention facility.

Based on our review of the Plan, Novi aerial photos, Novi GIS, City of Novi Official Wetlands and Woodlands Map (see Figure 1), and on-site evaluation this proposed project site contains areas indicated as Regulated Woodlands as well as Regulated Wetlands. The area of regulated woodland encompasses approximately the western half of the site.

It should be noted that the area mapped as regulated wetland is located in the northeast corner of the site. An existing stormwater detention area is located just off of the site to the east. Based on an assessment of aerial photos as well as our on-site evaluation, it does not appear as though the proposed site contains wetlands. No further wetland review of this Plan is necessary.

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The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

On-Site Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 5, 2018. ECT's in-office review of available materials included the City of Novi Regulated Woodland map and other available mapping. As noted above, approximately the western ½ of the project site is mapped as City of Novi Regulated Woodlands on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1). The area included within the project's limits of disturbance contains a mix of vegetation types. A good portion of this site has been and continues to be shrubby, somewhat-disturbed, open field character as well as tree stands and understory within the western portion of the site.

An existing tree list (*List of Surveyed Trees*) has been completed for the site and is included as Sheets SP-3. This Plan identifies tree tag numbers, diameter-at-breast-height (DBH), common name, condition, and removal status. The *Tree Inventory List* (on Sheet SP-3) should be updated to include the number of Woodland Replacement Tree credits required for each tree being removed.

The tree survey is included on Sheets SP-1 and SP-2. The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the *Woodland Plans* to the existing tree diameters in the field. ECT found that the Plan appears to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The highest quality woodlands on site are found in the western portion of the property. In general, the majority of the on-site trees are black walnut (*Juglans nigra*) and eastern cottonwood. Other tree species observed on the property include: box elder (*Acer negundo*), black cherry (*Prunus serotina*), American elm (*Ulmus americana*), Norway maple (*Acer platanoides*), red maple (*Acer rubrum*), Siberian elm (*Ulmus pumila*), and several other species.

In terms of habitat quality and diversity of tree species, the overall subject site consists of fair quality trees. In terms of a scenic asset, wildlife habitat, windblock, noise buffer or other environmental asset, the forested area located on the subject site is considered to be of fair quality. As noted above, the western portion of the site is mapped as Regulated Woodland on the City of Novi's Regulated Woodland Map.

City of Novi Woodland Review Standards & Woodland Permit Requirements

Based on Section 37-29 (*Application Review Standards*) of the City of Novi Woodland Ordinance, the following standards shall govern the grant or denial of an application for a use permit required by this article:

No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.

In addition,

“The removal or relocation of trees shall be limited to those instances when necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship”.

The City of Novi regulates all trees 8-inches diameter-at-breast-height (DBH) and greater that are located within the areas delineated as regulated woodlands on the City-Regulated Woodlands Map. The City also regulates any individual tree greater than or equal to 36-inches DBH, irrespective of whether such tree is within a regulated woodland. Proposed woodland impacts will require a Woodland Permit and the regulated trees shall be relocated or replaced by the permit grantee.

Proposed Woodland Impacts and Replacements

Based on the *Replacement Summary* information on the *Tree Preservation Plan* (Sheet L1), there appear to be a total of 174 Regulated Trees proposed for removal requiring 287 Woodland Replacement credits. The applicant does not appear to specifically indicate the total number of trees surveyed vs. the total number of trees located within the City of Novi Regulated Woodland boundary. This information should be provided on the Plan. It appears as if a total of thirty-three (33) regulated trees are being preserved on the western side of the site.

As noted above, a *Replacement Summary* list has been included on the *Tree Preservation Plan* (Sheet L1). The Applicant has noted the following:

- | | |
|--|---|
| • Total Surveyed Trees | Not provided (Please indicate on Plan) |
| • Less Dead or Off-site Trees | Not provided (Please indicate on Plan) |
| • Total Regulated Trees | 207 Estimated (Not Provided, please indicate on Plan) |
| • Regulated Trees Removed: | 174 (84% Estimated) |
| • Regulated Trees Preserved: | 33 (16% Preservation) |
| • Stems to be Removed 8” to 11”: | 92 x 1 replacement (Requiring 92 Replacements) |
| • Stems to be Removed 11” to 20”: | 60 x 2 replacements (Requiring 120 Replacements) |
| • Stems to be Removed 20” to 30”: | 13 x 3 replacements (Requiring 39 Replacements) |
| • Stems to be Removed 30”+: | 9 x 4 replacements (Requiring 36 Replacements) |
| • Subtotal Replacement Trees Required: | 287 |

The Plan notes that a total of 125 Woodland Replacement Credits will be planted on-site. The remaining 162 required Woodland Replacement Credits will be paid to the City of Novi Tree Fund. The onsite Woodland Replacement trees are proposed to consist of 98 deciduous trees that will count at a 1-to-1

replacement ratio and be 2.5-inch caliper diameter (minimum). In addition, the Plan proposed a total of 40 evergreen trees that will count at a 1.5-to-1 replacement ratio and be 6-feet (minimum) in height.

The Landscape Plans (Sheets L3 and L4) indicate that the applicant proposes the following trees species as Woodland Replacement material:

- American hornbeam (*Carpinus caroliniana*)
- Common (northern) hackberry (*Celtis occidentalis*)
- Espresso Kentucky Coffee Tree (*Gymnocladus dioica* 'Espresso')
- Black tupelo (*Nyssa sylvatica*)
- White pine (*Pinus strobus*)
- Urban Pinnacle Burr Oak (*Quercus macrocarpa* 'Urban Pinnacle') – Please propose 'straight species'
- Shawnee Brave bald cypress (*Taxodium disticum* 'Shawnee Brave') – No longer acceptable as Woodland Replacement Trees species

It should be noted the Urban Pinnacle Burr Oak shall not be used as a Woodland Replacement tree species. The 'straight species', *Quercus macrocarpa*, can be used if this is commercially available. In addition, Bald cypress has recently been removed from the City of Novi Woodland Tree Replacement Chart. Please provide substitute material that is consistent with this chart on the Final Site Plan.

The majority of the proposed Woodland Replacement Trees are to be located along the berm area to the north of the buildings, around the detention basin, and in the southeast corner of the site. Approximately twenty-three (23) of the proposed Woodland Replacement Trees are located adjacent to the proposed buildings.

Woodland Comments

ECT recommends that the applicant address the items noted below in the Final Site Plan submittal:

1. A significant number of trees are proposed for removal for the proposed site construction. The applicant is urged to preserve as many of the existing trees as practical and incorporate them in to the site development concept.
2. The *Tree Inventory List* (on Sheet SP-3) should be updated to include the number of Woodland Replacement Tree credits required for each tree being removed.
3. The applicant does not appear to specifically indicate the total number of trees surveyed vs. the total number of trees located within the City of Novi Regulated Woodland boundary. This information should be provided on the Plan. Please indicate the following on subsequent site plan submittals:
 - a. Total Trees Surveyed
 - b. No. of Trees within the Regulated Woodland Boundary
 - c. No. of Trees outside of the Regulated Woodland Boundary (i.e., exempt from removal)
4. It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks

$(10+12+13=34$ divided by $8 = 4.25$. Therefore, rounding to the next full number, five (5) replacement credits would be required.

For example, Tree No. 1342 (2-stem black cherry, 14" and 8") will require three (3) Woodland Replacement credits. The applicant shall review and revise the Plan, as necessary.

5. The Woodland Replacement Tree material should be tabulated on the *Landscape Plans*. Specifically, the total number of each of the tree species being planted as Woodland Replacement Trees should be tabulated (i.e., how many hornbeams are being planted as Woodland Replacement Trees, how many white pine trees, etc.).
6. Urban Pinnacle Burr Oak shall not be used as a Woodland Replacement tree species. The 'straight species', *Quercus macrocarpa*, can be used if this is commercially available. In addition, Bald cypress has recently been removed from the City of Novi Woodland Tree Replacement Chart (see attached). Please provide substitute material that is consistent with this chart on the Final Site Plan.
7. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. These easement areas shall be indicated on the Plan.
8. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree credit value of \$400. The Plan shall clearly indicate the types, sizes, quantities and locations of all proposed Woodland Replacement trees. Currently this financial guarantee will be \$50,000 (125 on-site Woodland Replacement credits x \$400/credit).
9. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee shall then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation. This financial guarantee will be \$12,500 (0.25 x \$50,000).
10. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site. The Plan shall clearly indicate how many Woodland Replacement Credits will be required to be paid to the City of Novi Tree Fund.
11. Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

Novi Tech Center 6 & 7 (JSP17-0086)
Woodland Review of the Preliminary Site Plan (PSP18-0075)
June 7, 2018
Page 6 of 11

Recommendation

ECT currently recommends approval of the Preliminary Site Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland & Woodland Map
Site Photos
Woodland Tree Replacement Chart

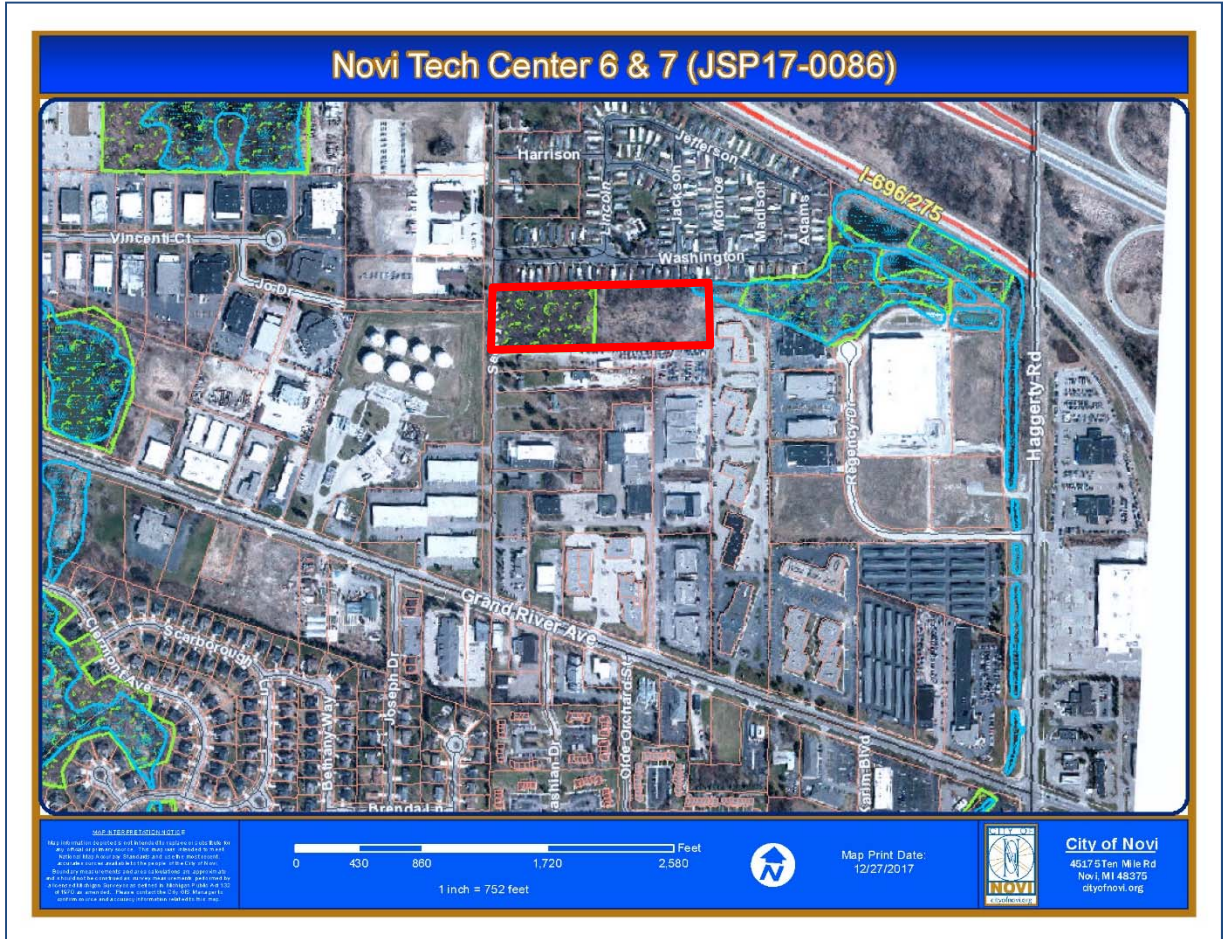


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate property boundary shown in red). Regulated Woodland areas are shown in green and regulated Wetland areas are shown in blue.

Site Photos



Photo 1. Looking east towards eastern property boundary. The eastern portion of the site has been historically disturbed and contains fewer trees (ECT, June 5, 2018).



Photo 2. Looking west at the western 1/3 of the property. The most common trees on the site are black walnut and eastern cottonwood (ECT, June 5, 2018).



Photo 3. Tree No. 1409 (36-inch diameter black walnut) located in the northwest portion of the site, is one of the larger trees to be preserved during construction (ECT, June 5, 2018).



Photo 4. Looking northeast towards location of proposed stormwater detention basin (ECT, June 5, 2018).

Woodland Tree Replacement Chart

(from Chapter 37 Woodlands Protection)
 (All canopy trees to be 2.5" cal or larger, evergreens as listed)

Common Name	Botanical Name
Black Maple	Acer nigrum
Striped Maple	Acer pennsylvanicum
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Mountain Maple	Acer spicatum
Ohio Buckeye	Aesculus glabra
Downy Serviceberry	Amelanchier arborea
Smooth Shadbush	Amelanchier laevis
Yellow Birch	Betula alleghaniensis
Paper Birch	Betula papyrifera
American Hornbeam	Carpinus caroliniana
Bitternut Hickory	Carya cordiformis
Pignut Hickory	Carya glabra
Shagbark Hickory	Carya ovata
Northern Hackberry	Celtis occidentalis
Eastern Redbud	Cercis canadensis
Pagoda Dogwood	Cornus alternifolia
Flowering Dogwood	Cornus florida
American Beech	Fagus grandifolia
Thornless Honeylocust	Gleditsia triacanthos inermis
Kentucky Coffeetree	Gymnocladus dioica
Walnut	Juglans nigra or Juglans cinerea
Eastern Larch	Larix laricina
Tuliptree	Liriodendron tulipifera
Tupelo	Nyssa sylvatica
American Hophornbeam	Ostrya virginiana
White Spruce_(1.5:1 ratio) (6' ht.)	Picea glauca
Black Spruce_(1.5:1 ratio) (6' ht.)	Picea mariana
Red Pine_(1.5:1 ratio) (6' ht.)	Pinus resinosa
White Pine_(1.5:1 ratio) (6' ht.)	Pinus strobus
American Sycamore	Platanus occidentalis
Black Cherry	Prunus serotina
White Oak	Quercus alba
Swamp White Oak	Quercus bicolor
Scarlet Oak	Quercus coccinea
Shingle Oak	Quercus imbricaria
Burr Oak	Quercus macrocarpa
Chinkapin Oak	Quercus muehlenbergii
Red Oak	Quercus rubra
Black Oak	Quercus velutina
American Basswood	Tilia americana

Change summary:

Limit *Fagus* (Beech) to American Beech (*Fagus grandifolia*)

Limit *Juglans* (Walnut) to Black walnut (*Juglans nigra*) and Butternut (*Juglans cinerea*)

Add: Smooth shadbush (*Amelanchier laevis*)

Add: Pagoda Dogwood (*Cornus alternifolia*)

Add: Flowering Dogwood (*Cornus florida*)

Remove: Yellowwood (*Cladrastis lutea*) - not native to Michigan

Remove: Sweetgum (*Liquidambar styraciflua*) - not native to Michigan

Remove: American Bladdernut (*Staphylea trifolia*) - actually a shrub

Remove: Bald cypress (*Taxodium distichum*) - not native to Michigan

Remove: Eastern Hemlock (*Tsuga canadensis*) - wooly adelgid is negatively impacting it

TRAFFIC REVIEW



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

Project name:
JSP17-0086 Novi Tech Center 6&7 Preliminary
Traffic Review

From:
AECOM

Date:
June 5, 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: Novi Tech Center 6&7 Preliminary 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, Hillside Investments, is proposing a development titled the “Novi Technology Center” on a vacant parcel located on the east side of Seeley Road north of Grand River Avenue. The development building totals 49,722 square feet (SF). The proposed building is designated for office/research use.
2. Seeley Road is under the jurisdiction of the City of Novi.
3. The applicant has proposed a tie-in to the existing development located east of the parcel.
4. The site is currently under I-1 (Industrial) zoning.
5. Summary of traffic-related waivers/variances:
 - a. There are not any traffic-related waivers or variances required/requested by the applicant at this time.

TRAFFIC IMPACTS

1. The applicant has indicated that approximately 80 percent of the facility will be dedicated to office space. The trip generation estimates below were performed in a conservative manner using the land-use of general office for the entirety of both buildings. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: 710 – General Office Building
Development-specific Quantity: 49,722 SF
Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	73	63	100	No
PM Peak-Hour Trips	59	50	100	No
Daily (One-Directional) Trips	539	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 has proposed a site access point off of Seeley Drive. The turning radii of the proposed driveway is in compliance with City standards. The 24 foot width of the driveway is within the acceptable range as shown in Figure IX.1 of the City's standards. The applicant should consider increasing the width to the standard 30 feet.
- The applicant has proposed a connection to the site located to the east of the development. The proposed radius is 10 feet which does not meet the standard 15 feet.
- The applicant is not required to provide a taper lane or turn lane into the development based on the estimated trips generated by the development and the derived two-way traffic volume of Seeley Drive from SEMCOG (~2,400 vehicles per day). Note that the AADT count is from the year 2007.
- The applicant should provide sight distance for the driveway located at Seeley Drive according to Figure XIII-E in the City's Code of Ordinances.
- The applicant should provide driveway spacing dimensions according to Section 11-216.d.1.d and Figure IX.12 of the City's Code of Ordinances. Note that the Seeley Road posted speed limit is 30 mph.

INTERNAL SITE OPERATIONS

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

- General Traffic Flow
 - The applicant should provide confirmation (through vehicle turning radii) that the trash collection areas are accessible to service vehicles. Additionally, the trash collection areas may block access to through traffic during collection times. The applicant could consider relocation of the trash collection area or indicate that there is enough width for trucks to maintain access to the overhead truck doors.

- b. The aisle widths and turning radii throughout the development are generally in compliance with or in excess of City standards.
 - i. The applicant has indicated outside 49 foot radii near the corners of the building. Fire generally requires a minimum outside radius of 50 feet. The applicant should confirm acceptability with Fire or update the radii as appropriate.

2. Parking Facilities

- a. The applicant should revise the regular parking spaces provided from 173 to 174.
- b. The applicant is required to provide one space for every 222 SF of usable floor area, totaling 179 parking spaces.
- c. The applicant has provided 184 total parking spaces, 10 of which are barrier free spaces.
- d. The applicant has proposed 17 foot long parking spaces throughout the site.
- e. The applicant should review and update, as applicable, the proposed curb heights throughout the site.
 - i. Four inch curbs are required when in front of 17 foot long spaces and six inch curbs are required when in front of 19 foot long spaces. For example, the row of 17 foot long parking spaces at the east end of the site should have four inch curbs and not the proposed six inch curbs. The applicant should reference Section 5.3.2 of the City's Zoning Ordinance for a complete list of parking dimension requirements.
 - 1. In the instances of 17 foot parking spaces, the applicant should indicate a clear two foot overhang in front of the space.
 - ii. Six inch curbs are required for all landscaped areas not in front of a 17 foot long parking space. The applicant should review throughout the site and update accordingly. Reference Section 5.5.3.C.ii.a in the City's Zoning Ordinance for more information.
- f. The proposed dimensions for landscaped parking end islands and parking peninsulas are in compliance with City standards; however, the applicant should note that end islands should be three feet shorter than the adjacent parking space and update as applicable. Further clarification is provided in Section 5.3.12 of the City's Zoning Ordinance.
 - i. Several parking peninsulas appear to be three feet shorter than the adjacent parking space. The peninsulas could be extended to the full parking space length, but *end islands* should be three feet shorter.
- g. The applicant is required to provide a minimum of six accessible handicap spaces, one of which is required to be van accessible (based on providing six spaces).
 - i. The applicant has provided 10 accessible parking spaces and two of the spaces are van accessible.
 - ii. The proposed dimensions of the accessible parking spaces are in compliance with City standards.
- h. The applicant is required to provide nine bicycle parking spaces. The applicant has indicated 10 bicycle parking spaces, split into two locations with five spaces at each location.
 - i. The proposed bicycle parking layout meets the requirements in Section 5.16.6 of the City's Zoning Ordinance.
 - ii. The access aisle to the bicycle parking areas are in compliance with City standards.

3. Sidewalk Requirements

- a. The applicant has provided a six foot sidewalk on Seeley Road in compliance with the City's Non-Motorized Master Plan.
- b. The label for the proposed sidewalk ramp at the westerly crosswalk does not appear to be pointing at the ramp hatching. Please revise and ensure that the level landing is adjacent to the roadway and crosswalk.
- c. The applicant should provide sidewalk ramps for the sidewalk on Seeley Road at the site driveway.
- d. The internal site sidewalk around the building is 7.5 feet wide. The applicant should add dimensions for the sidewalks that lead into the building.
- e. The applicant should provide details for any proposed sidewalk ramps and detectable warning surfaces.
 - i. The applicant has provided a ramp near all accessible parking spaces.

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.
 - a. The applicant should include signing and pavement marking details as soon as possible for review, and at the latest, within the final site plan submittal.
 - b. The applicant should include a sign quantity table indicating the quantity, size and MMUTCD designation of any proposed sign on site.
 - c. The applicant should indicate which barrier free parking signs include the van accessible R7-8p plaque.
 - d. The applicant should update the barrier-free parking sign detail to indicate a bottom height of seven feet from **finished grade**, since not all signs are to be installed in pavement.
 - e. The applicant should add the following notes to the plans:
 - i. All roadside signs should be installed two feet from the face of the curb to the near edge of the sign.
 - ii. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
 - iii. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
 - iv. Standard parking striping is required to be white in color and accessible parking striping is required to be blue in color. All parking striping shall be four inches in width. A white stripe must be placed adjacent to a blue stripe in the case of an accessible parking space bordering a standard parking space.
 - f. The applicant should reference the MMUTCD for international symbol for accessibility details and include a detail and/or notes within the plan.


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

Sincerely,

AECOM



Maureen N. Peters, PE
Senior Traffic/ITS Engineer



Paula K. Johnson, PE
Senior Traffic Engineer

FACADE REVIEW



June 6, 2018

Façade Review Status Summary:

Full Compliance, Section 9 Waiver Not Required

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

Re: **FACADE ORDINANCE REVIEW - Revised Facade**
Novi Tech Center 6 & 7, JSP17-0086
 Façade Region: 3, Zoning District: I-1,
 Building Area: 24,861 SF

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the revised drawings prepared by MGA Architects, dated 5/9/18. 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. Note that the percentages of materials on the north and east elevations has changed since our prior review.

Façade Region 3	West (Front)	South	East	North	Ordinance Maximum (Minimum)
Brick	74%	74%	56%	25%	100%
Split Faced CMU	26%	26%	44%	75%	75%

Recommendation – This project is located in I-1 Zoning District and is 500’ from a major thoroughfare. The project is therefore considered Region 3 with respect to the Façade Ordinance. As shown above all facades are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project.

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 the printed name below.

Douglas R. Necci, AIA

FIRE REVIEW

May 18, 2018

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

RE: Novi Tech Center 6&7

PSP# 18-0075 – Preliminary Site Plan
JSP# 17-86

Project Description:

Build 2x - 24,861 S.Q.F.T. buildings off of Seeley Rd.

Comments:

- **Corrected from 4/3/18** - Fire hydrant Spacing is 300' from fire hydrant to fire hydrant. (Not as the crow flies). City ordinance 11-68(F)(1)c.
- **Corrected from 4/3/18** – FDC(s) **MUST** be within 100' from a fire hydrant. IFC 912.2.3.
- **Corrected from 4/3/18** - FDC location(s) for both buildings APPROVED.
- Secondary emergency gate access detail should be included on prints. Construction must follow Novi City ordinance 99-124.11
- All roads **MUST** meet City of Novi weight requirements of 35 ton. (Novi City Ordinance 15-17 503.2.3).
- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins.

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department

APPLICANT RESPONSE LETTER



47075 Five Mile Road

Plymouth, MI 48170

P: (734) 335-7160

F: (734) 667-1313

July 5, 2018

City of Novi
45175 Ten Mile Road
Novi, Michigan 48375
Attn: Ms. Lindsay Bell, Planner

Subject: **Novi Tech Center 6 & 7**
25540 Seeley Road
NE ¼ Section 24
JSP 17-86

Dear Ms. Bell,

Thank you for recommending Preliminary Site plan approval on the subject project. This letter will summarize our request for certain waivers that may be granted by the Planning Commission and our rationale for doing so. Additionally, there are a number of comments relative to Final Site Plan approval which we will briefly address but in general we do not anticipate any issues preventing full compliance.

Plan Center Review June 11, 2018:

Recommendation

The applicant is willing to provide for the changes requested by the Landscape Review in order to obtain the positive recommendation. As part of this submittal package, we have included a marked-up version of the submitted site plan that indicates how we will address these requested changes. This marked-up version was agreed to by the Landscape Reviewer prior to our last submission. We have also included revised drawings showing how those changes were implemented.

Ordinance Requirements

1. Side Yard Setback (Sec. 3.6.2.F.ii)

Response: The applicant intends to seek a variance from the Zoning Board of Appeals at the August 14th meeting for the 45-foot deviation from the setback requirement.

2. Parking Lot Screening (Sec. 3.6.2.P)

Response: We have revised our plans, which have been included with this submission, to include a taller berm with a minimum 4' high opaque fence at the crest of the berm, allowing for adequate height per ordinance.

3. Earth Berm and Plantings (Sec. 3.14.5.E) – [Waiver Requested](#)

Response: The applicant is seeking a waiver for the items in this section that do not meet the ordinance.

4. Storage and Use of Material (Sec. 3.14.13)

Response: The applicant hereby understands that an updated hazardous materials checklist shall be provided at the time tenants are determined.

5. Accessory Structures (Sec. 4.19.2)

Response: The applicant hereby agrees to label all transformers and generators on the site plan on plan submittals to follow, as well as provide proper screening for them.

6. Other Reviews

Response: Comments pertaining to each of the engineering, landscape, woodlands, traffic, façade, and fire reviews are addressed in the attached review packet.

The total cost of the proposed building and site improvements is approximately \$5,500,000. During construction, approximately 65-70 construction jobs will be created. While the permanent jobs created by tenants occupying these spaces is yet to be determined, we would estimate that approximately 100-125 permanent jobs will be created by the anticipated growth of our potential tenants needing to expand into these buildings.

Should the City of Novi have any additional issues that you feel should be addressed in advance of the July 11, 2018, Planning Commission meeting please contact me. Otherwise, assuming a favorable decision by the PC, Hillside Investments intends to move forward immediately with this project.

Thank you again for your kind assistance with this review and submission process.

Sincerely,
Hillside Investments

David Hardin

cc. Nowak & Fraus Engineers
MGA Architecture



PLAN REVIEW CENTER REPORT

June 11, 2018

Planning Review

Novi Tech Center 6 & 7

JSP 17-86

PETITIONER

Hillside Investments

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	24	
Site Location	East of Seeley Road and North of Grand River Avenue; 25540 Seeley Road	
Site School District	Novi Community School District	
Site Zoning	I-1: Light Industrial District	
Adjoining Zoning	North	MH: Mobile Home District
	East	I-1: Light Industrial District
	West	I-1: Light Industrial District
	South	I-1: Light Industrial District
Current Site Use	Vacant	
Adjoining Uses	North	Highland Hills Estates community
	East	Novi Technology Center
	West	Fuel Storage; U-Haul Truck Rentals
	South	Vehicle Storage – Temporary SLU
Site Size	8 Acres	
Plan Date	5-15-18	

PROJECT SUMMARY

The applicant is proposing two new speculative buildings, each 24,861 square feet (total 49,722 sf), as an extension of the existing Novi Tech Center development to the east. The development would have a primary access via Seeley Road on the west, and secondary access provided to the existing Novi Tech Center. The proposed development contains 184 parking spaces, loading docks and trash enclosure behind the buildings on the south, and Stormwater Management Pond on the northeast corner.

RECOMMENDATION

Approval of the ***Preliminary Site Plan is recommended.*** The plan mostly conforms to the requirements of the Zoning Ordinance, however the Landscape Review has identified issues that need to be addressed before a positive recommendation can be made. **As the applicant has indicated a willingness to correct these issues, they should be addressed in the applicant response letter to be forwarded to the Planning Commission. Planning Commission's approval of Special Land Use, Preliminary Site Plan, Woodland Permit and Storm Water Management Plan approval is required.**

After Planning Commission's approval, the plan would also require approvals for certain deviations from the Zoning Board of Appeals.

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. Side Yard Setback (Sec. 3.6.2.F.ii): When adjacent to a residential district, parking in the side yard shall not occupy more than 50% of the area and must be setback no less than 100 feet from the residential district. The applicant has proposed parking within 55 feet of the residential district to the north. ***The applicant has indicated they will seek a variance from the Zoning Board of Appeals for the 45 foot deviation from the setback requirement.***
2. Parking Lot Screening (Sec. 3.6.2.P): When a non-residential use in the I-1 District abuts a residential district, a 10-15 foot high berm with 6 foot crest width is required, with landscaping to provide 80% opacity in winter and 90% in summer (Section 5.5.3.A.ii). **Although the applicant is proposing a berm, it is shown as 5-6 foot in height with a 5 foot crest. A Planning Commission waiver for deviations from the standards are required.**
3. Earth Berm and Plantings (Sec 3.14.5.E): For I-1 Districts adjacent to any residential district, earth berms and plantings are required. Berms should be continuous undulating serpentine form, maximum slope ratio of 3 feet horizontal to 1 foot vertical, flat crest minimum of 6 feet wide; no less than 10 feet high; and planted to achieve 80% opacity in winter and 90% in summer within 2 years. **See above.**
4. Storage and Use of Material (Sec. 3.14.3): Storage of hazardous materials shall comply with city ordinances and applicant shall complete a City of Novi Hazardous Materials Checklist. *The applicant has provided the hazardous materials checklist, however since the tenant is still unknown this checklist will need to be updated once the tenants are known.*
5. Accessory Structures (Sec. 4.19.2): Accessory structures are to be located in the rear yard and shall meet the setback requirements of an accessory building (not closer than 6 feet from interior side or rear lot line). There is an unlabeled square adjacent to the dumpster. **Label the item and if it is a transformer or generator it will need to be properly located and screened.**
6. **Other Reviews**
 - a. Engineering Review: **Engineering recommends approval.** See letter for additional details.
 - b. Landscape Review: Landscape is **not** currently recommending approval. **Additional comments to be addressed before a positive recommendation can be issued. See letter for detailed comments.**
 - c. Woodlands Review: **ECT recommends approval with conditions.** See Woodland letter for additional details. **Provide requested information in your applicant response letter for the benefit of the Planning Commission's review of the Woodland Permit request.**
 - d. Traffic Review: **Traffic recommends approval** with conditions to be addressed in the Final Site Plan submittal. See letter for additional details.
 - e. Facade Review: Façade review recommends approval.
 - f. Fire Review: **Fire recommends approval** with the conditions. See letter for further details.

NEXT STEP: PLANNING COMMISSION MEETING

All reviews are recommending approval except for Landscape. This site plan has been scheduled for public hearing before the Planning Commission on July 11, 2018 per the applicant's request. Staff recommends addressing pending issues prior to the meeting. Please provide via email the following **no later than noon on July 5, 2018** if you wish to keep this schedule.

1. Original 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**. You may also include a revised copy of a site plan that shows the Landscaping changes needed to receive a positive recommendation.
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant.

ZONING BOARD OF APPEALS MEETING

If the Planning Commission approves the site plan, the applicant should then seek a Zoning Board of Dimensional Variance for items listed earlier in the review. The application can be found at this [link](#). Please contact Kate Oppermann at 248-347-0459 for meeting and deadline schedule.

FINAL SITE PLAN SUBMITTAL

After receiving the Preliminary Site Plan approval, please submit the following for Final Site Plan review and approval:

1. Seven copies of Final Site Plan addressing all comments from Preliminary review
2. Response letter **addressing all comments and refer to sheet numbers where the change is reflected**
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. [Other Agency Checklist](#)
8. [Hazardous Materials Packet](#) (Non-residential developments)
9. [Non-Domestic User Survey](#) (Non-residential developments)
10. [No Revision Façade Affidavit](#) (if no changes are proposed for Façade)
11. Legal Documents as required
12. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

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

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

STAMPING SET APPROVAL

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval.

SITE ADDRESSING

A new address may be required for this project. 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 by clicking on this [link](#). Please contact the Ordinance Division 248.735.5678 in the Community Development Department with any specific questions regarding addressing of sites.

STREET AND PROJECT NAME

This project does not require approval from the Street and Project Naming Committee. Please contact Hannah Smith (248-347-0579) in the Community Development Department for additional information.

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 lbell@cityofnovi.org.



Lindsay Bell, Planner



PLANNING REVIEW CHART

Review Date: June 11, 2018
Review Type: Preliminary Site Plan
Project Name: Novi Tech Center 6&7
Plan Date: May 15, 2018
Prepared by: Lindsay Bell, Planner
E-mail: lbell@cityofnovi.org **Phone:** 248.347.0484

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

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan <i>(adopted July 26, 2017)</i>	Industrial Research Development and Technology	Office/Warehouse	Yes	
Area Study	The site does not fall under any special category	NA	NA	
Zoning <i>(Effective January 8, 2015)</i>	I-1: Light Industrial District	No Change	Yes	
Uses Permitted (Sec 3.1.18.B & C)	Principal Uses Permitted Special Land Uses	Two Office/Warehouse buildings – each 24,861 sf	Yes	<i>Professional office buildings permitted; Research & development or Warehouse uses subject to Section 4.45 (treated as special land use when adjacent to residential, subject to Planning Commission approval with public hearing and noise impact statement)</i>
Uses Not Permitted (Sec. 3.1.18)	Processing of raw material for shipment in bulk form to be used at another location	Not proposed	NA	
Height, bulk, density and area limitations (Sec 3.1.18)				
Frontage on a Public Street. (Sec. 5.12)	Frontage on a Public Street is required	Frontage on Seeley Road (non-residential collector)	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Access to Major Thoroughfare (Sec. 5.13)	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive <i>OR</i> access driveway on other street type is not across street from existing or planned single-family uses	Access to Seeley Road; across from non-res uses	Yes	
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	8 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)	Not provided	NA	
Building Height (Sec. 3.1.18.D)	25 ft. (Sec. 3.14.5.C)	20 ft.	Yes	
Building Setbacks (Sec 3.1.18.D)				
Front (west)	40 ft.	~189 ft.	Yes	Provide dimensions on plans - closest line of building to lot line - dimensions have been added
Rear (east)	20 ft.	~196 ft.	Yes	
Side (north)	100 ft. (See 3.6.2.H.b)	~137 ft.	Yes	
Side (south)	20 ft.	~37 ft.	Yes	
Parking Setback (Sec 3.1.18.D) & Refer to applicable notes in Sec 3.6.2				
Front (west)	40 ft. (See 3.6.2.E)	153 ft.	Yes	Provide setback dimensions on plans. Parking on North side does not meet code - ZBA Variance will be requested Noted
Rear (east)	20 ft.	162 ft.	Yes	
Side (north)	100 ft. (See 3.6.2.F.ii)	55 ft.	No	
Side (south)	20 ft.	20 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	Parking proposed in front yard - Meets (8 acres) - Provided - Provided (less	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	50% of the area between min. front yard setback & bldg. setback, - must be screened by brick wall or landscaped berm - lighting compatible with surrounding neighborhood	than 50%) Front yard parking screened by existing woodland trees to be preserved		Waiver for berm/wall would be supported by staff with preservation of trees - berm height increased to 8' with 4' minimum opaque fence. Waiver requested
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: i. shall not occupy more than 50% of side yard area abutting residential ii. parking setback no less than 100 ft from res district	MH-1 Residential adjacent to the north – additional conditions apply No calculations shown ~55 feet proposed	No	Provide parking area calculation of northern side yard Will provide ZBA variance required for setback Noted
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.	137 ft proposed	Yes	
Wetland/ Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	No wetlands on site	NA	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. When abutting a residential district, a screening wall or berm/landscape planting screen shall be observed	Landscaped berm proposed but not 10 ft in height	No	See Landscaping comments – Waiver for shorter berm required. - berm height increased to 8' with 4' minimum opaque fence. Waiver requested

Item	Required Code	Proposed	Meets Code	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		NA	
Parking and Loading Requirements				
Number of Parking Spaces Business offices or professional offices (Sec.5.2.12.D)	For buildings up to 100,000 SF 1 space for 222 SF GLA Total Office: 49,722 GSF @ 80% usable = 39,778 Required Parking: 179 Spaces	Total Proposed = 184	Yes	
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	27 ft. drives 9 ft. x 17 ft. with 4" curb along landscaping and 7' sidewalks	Yes	Drive aisles could be 24' to provide additional 3' of setback on north side Noted
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	Significant 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	Yes	Show dimensions/areas of end islands Will add
Barrier Free Spaces <i>Barrier Free Code</i>	For 184 spaces, 6 barrier free required	10 barrier free proposed	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	2 van spaces	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Sign locations shown on plan and in sign detail	Yes	Provide sign quantity table as well Will provide
Minimum number of Bicycle Parking <i>(Sec. 5.16.1)</i>	Five (5) percent of 179 required automobile spaces: 9 spaces required	Total of 10 spaces shown in 2 locations	Yes	
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - 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 	<p>1 location shown for each building</p> <p>No bike rack design shown</p>	Yes No	Show bike rack detail Will provide
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	<p>Parking space width: 6 ft.</p> <p>One tier width: 10 ft.</p> <p>Two tier width: 16 ft.</p> <p>Maneuvering lane width: 4 ft.</p> <p>Parking space depth: 2 ft. single, 2 ½ ft. double</p>	Bicycle parking layout is shown sheet SP-4	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	Entire area south of building interior side yard labeled loading/unloading (22,200 sf)	Yes	
Accessory Structures				
Dumpster <i>(Sec 4.19.2.F)</i>	<ul style="list-style-type: none"> - 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 Spaces 	Dumpster shown in proper location on southern edge of parcel, outside of parking setback	Yes	Label rectangle shape on the west side of the dumpster enclosure – unclear what it is Will label as Transformer Pad

Item	Required Code	Proposed	Meets Code	Comments
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 	Dumpster enclosure shown on sheet SP-6	Yes	See façade review
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	Rooftop equipment screened behind corrugated metal panels	Yes	See façade review for comments
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.	Rooftop equipment screened behind corrugated metal panels	Yes	See façade review for comments
Transformer/ Generator	Provide location of any proposed transformers/ generators etc.	No transformers or generators shown	No	Accessory structures to be located in the rear yard and screened with landscaping – identify any on site plan Will provide
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.	Noted on sheet SP-4	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	Not adjacent to Freeway ROW	NA	
Adjacent to Residential District - Special Conditions (Sec 3.14.5)				
Wall of Building Facing Residential district	No truck well, loading dock or door on wall of building facing the res district - Driveways should be	Truck door and loading area on south of building, away from	Yes	

Item	Required Code	Proposed	Meets Code	Comments
(Sec 3.14.5.A)	designed to discourage semi-trailer traffic access to portion of lot adjacent to residential	Residential – No Truck Traffic sign posted at northern drive entrance		
Refuse pick-up, outside storage of materials, and off-street parking (Sec 3.14.5.B)	<ul style="list-style-type: none"> i. No outside storage of any materials, equipment, trash or waste permitted, except dumpsters may be permitted where properly screened. Refuse pick-up shall be limited to the hours of 7:00 a.m. to 5:00 p.m., prevailing time. ii. All off-street parking and areas used for vehicular repair, delivery, loading/unloading and transport shall be not closer than one-hundred (100) feet from the boundary of a residential district and effectively screened by landscaping, walls or berms 	<p>Note provided on sheet SP-4</p> <p>Loading areas located on south side of site behind building</p>	Yes	
Maximum building height (Sec 3.14.5.C)	Max height of building on lot adjacent to residential district is 25 ft, unless there is a street, road, highway between them	20 ft proposed	Yes	
Exterior Lighting of Building Wall Facing Residential (Sec 3.14.5.D)	No floodlighting of building façade that faces a residential district. Lighting of doorways is not precluded.	Not shown		Clarify whether floodlighting proposed on north façade No floodlighting provided
Earth Berm and Plantings (Sec 3.14.5.E)	<p>For I-1 Districts adjacent to any residential district earth berm and plantings are required:</p> <ul style="list-style-type: none"> - Continuous undulating serpentine form - Maximum slope ratio of 3 ft horizontal to 1 ft vertical - Flat crest minimum of 6 ft wide - No less than 10 ft high - Opacity to be 80% in winter and 90% in summer within 2 years - See landscape chart for additional planting requirements 	<p>Berm proposed</p> <ul style="list-style-type: none"> - Not undulating due to narrow area available - 3:1 slope proposed - 5' flat top proposed - 4'+ fence to be installed at crest - Landscaping proposed 	Yes	Waiver may be needed for certain elements not meeting requirements Waiver requested
Windows & Doors (Sec 3.14.5.F)	Windows and doors of non-office use areas of structures in an I-1 district may not be left	Note provided on sheet SP-4	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	open			
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.			More details needed on proposed uses/tenants – technology/research & dev expected. Will provide
Long term truck parking Sec 3.14.3.B	No long term delivery truck parking on site			
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		No	Provide verification of conformance Will provide
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.	Checklist not provided	No	Add note to the plan that tenants shall comply with any city ordinances regarding toxic or hazardous materials. Will be added to sheet SP-4
Hazardous material checklist Sec 3.14.3.E	Compliance of 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>6' sidewalk on Seeley Rd shown</p> <p>5' sidewalk shown along driveway entrance</p>	Yes	
Pedestrian Connectivity	- Whether the traffic circulation features within the site and parking areas	Internal sidewalks shown to parking lots	Yes	Connect sidewalk crossing with striping from driveway sidewalk to

Item	Required Code	Proposed	Meets Code	Comments
	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.			building sidewalk Will provide
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	
Lighting Plan (Sec. 5.7.A.i)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Not Provided	No	Landscaping not shown on lighting plan; Clarify light fixture symbols – not readable on the plan Will provide and clarify
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 shown on building elevations	Yes	
Lighting Plan (Sec.5.7.2.A.ii)	Specifications for all proposed & existing lighting fixtures	Not provided	No	Provide Spec details for all lighting fixtures Will provide
	Photometric data	Provided	Yes	
	Fixture height	Not provided	No	Show fixture/mounting height in table Will show
	Mounting & design	Not provided	No	
	Glare control devices (Also see Sec. 5.7.3.D)	Not provided	No	
	Type & color rendition of lamps	LED	Yes	Show hours of operation Will show
	Hours of operation	Not provided	No	
	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)	Not shown	No	Show fixture/mounting height in table Will show
Standard Notes (Sec. 5.7.3.B)	- Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted	Not shown	No	Provide notes on the plan Will provide

Item	Required Code	Proposed	Meets Code	Comments
	- Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation			
Security Lighting (Sec. 5.7.3.H) 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.	Not shown	No	Clarify security lighting Will clarify
Average Light Levels (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	Not shown	No	Provide calculations Will provide
Type of Lamps (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	LED	Yes	
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	Appears to comply	Yes	Provide minimum levels proposed in table on sheet P-1 Will provide
	Loading/unloading areas: 0.4 min	Appears to comply	Yes	
	Walkways: 0.2 min	Appears to comply	Yes	
	Building entrances, frequent use: 1.0 min	Appears to comply	Yes	
	Building entrances, infrequent use: 0.2 min	Appears to comply	Yes	
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	West & East property line < 1 fc South property line > 1 fc	Yes No	Adjust lighting on South to not exceed 1 fc at property line Will adjust
Cut off Angles (Sec. 5.7.3.L)	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	Illumination on northern property 0.0 fc	Yes	
Other Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Preliminary Site Plan submittal	A lighting plan is provided	Yes	<u>Refer to Lighting chart comments for additional compliance requests</u>

Item	Required Code	Proposed	Meets Code	Comments
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	
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).		No	Provide requested information for Planning Commission's consideration Will provide
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Novi Tech 6 & 7 may require approval		Contact Hannah Smith at 248-347-0475 to schedule a meeting with the Committee
Development/ Business Sign	Signage if proposed requires a permit. Can be considered during site plan review process or independently.	None shown	NA	For sign permit information contact Maureen Underhill 248-735-5602.

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.



PLAN REVIEW CENTER REPORT

June 11, 2018

Engineering Review

Novi Tech Center Unit 6 & 7

JSP17-0086

Applicant

Hillside Investments

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: East of Seeley Road, north of Grand River Avenue
- Site Size: approximately 8 acres
- Plan Date: 0/15/2018
- Design Engineer: Nowak & Fraus

Project Summary

- Construction of two office/research buildings, approximately 24,861 square feet each, with associated parking.
- Public water main exists along the east side of Seeley Road, and east and south of the site on existing developments.
- Public sanitary sewer exists along the west side of Seeley Road, and east of the site in existing development.
- Storm water would be collected by a single storm sewer collection system detained on site in a proposed storm water basin.

Recommendation

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

Comments:

General

1. Revise the plan set to reference at least one city established benchmark. An interactive map of the City's established survey benchmarks can be found under the 'Map Gallery' tab on www.cityofnovi.org. City benchmark 2421 appears to be nearest to the site. **Will revise**

2. A right-of-way permit will be required from the City of Novi for work in the Seeley Road right-of-way. **Noted**
3. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards. **Will provide**
4. Provide a note that compacted sand backfill shall be provided for all utilities within the influence of paved areas, and illustrate on the profiles. **Will provide**
5. 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. **Will provide**
6. Provide the City's standard detail sheets for water main (5 sheets-rev. 02/16/2018), sanitary sewer (3 sheets- rev. 02/16/2018), storm sewer (2 sheets-rev. 02/16/2018), and paving (2 sheets-rev. 03/05/2018 with the printed Stamping Set submittal (these sheets are not required with Final Site Plan and should NOT be printed with the Final Site Plan submittal). These details can be found on the City's website at this location: <http://cityofnovi.org/Government/City-Services/Public-Services/Engineering-Division/Engineering-Standards-and-Construction-Details.aspx> **Will provide**
7. A letter from either the applicant or the applicant's engineer must be submitted with the Preliminary Site Plan submittal highlighting the changes made to the plans addressing each of the comments in this review.

Water Main

8. Provide a profile for all proposed water main 8-inch and larger. **Will provide**
9. Relocate water main to be at least 6 feet off the curb line. It is preferred to keep the water main out of paved areas where possible. **Will relocate**
10. Verify location of existing water main stub to the south. Off-site water main may be required. **Will field verify**
11. Remove the call out of 12-foot water main easement on sheet SP-7. All water main must be in 20-foot water main easement, as shown on the plans. **Done**
12. 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. **Will provide**
13. Remove the water main basis of design from sheet SP-7. **Will remove**

Sanitary Sewer

14. Provide a note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26. **Will provide**

15. Provide a note on the Utility Plan and sanitary profile stating that sanitary leads shall be buried at least 5 feet deep where under the influence of pavement. **Will provide**
16. Provide a testing bulkhead immediately upstream of the sanitary connection point. Additionally, provide a temporary 1-foot deep sump in the first sanitary structure proposed upstream of the connection point, and provide a secondary watertight bulkhead in the downstream side of this structure. **Done**
17. Revise sanitary sewer easement to be around the 8-inch main only, 6-inch leads will be private. **Will revise**
18. Provide access easement to the sanitary sewer monitoring manholes. Show the access easement from the public right-of-way on the plans. **Will provide**
19. The Sanitary Sewer Basis of Design should use a peaking factor of 4.0 for design population less than 500 people. **Will revise**
20. Provide seven (7) signed sealed sets of revised utility plans along with the MDEQ permit application (01/18 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification 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. Also, the MDEQ can be contacted for an expedited review by their office. **Will provide**

Paving & Grading

21. Curbing and walks adjacent to the end of 17-foot stalls shall be 4-inch height as shown. Standard 6-inch height curb shall be provided adjacent to 19-foot stalls and at landscape islands and along drive aisles. **Will revise both below**
 - a. Revise curb height at the east side of the site.
 - b. Curb height should transition from 4-inch to 6-inch height along the length of last parking space in any row of parking and/or at landscape islands.
22. Refer to City standard paving details. Remove any conflicting or redundant details from sheet SP-5. **Will remove**
23. Any retaining wall exceeding 4 feet in height, as measured from the bottom of the footing to the top of the wall, will require a building permit. **Noted**

Storm Sewer

24. A minimum cover depth of 3 feet shall be maintained over all storm sewers. **Noted**
25. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin. **Will provide**
26. Inlets are only permitted in paved areas and when followed by a catch basin within 50 feet. **Noted**
27. 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. **Will label**
28. Illustrate all pipes intersecting storm structures on the storm profiles. **Noted**

29. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures. **Will provide**

Storm Water Management Plan

30. Revise the detention volume table to indicate the elevation of first flush storage above the low water elevation. Also show the first flush storage elevation on the basin cross section on sheet SP-8. **Will revise**
31. Revise outlet calculations to show how h(avg) is calculated and to release the bank full volume under 40 hours. **Will revise**
32. A 4-foot wide safety shelf is required one-foot below the permanent water surface elevation within the basin. **Noted**
33. Remove the note of placing wire mesh over 1-inch holes. **Will remove**
34. Provide an access easement for maintenance over the storm water detention system and any pretreatment structure(s). Also, include an access easement to the outlet structure and pre-treatment structure(s) from the public road right-of-way. **Will provide**

Off-Site Easements

35. Any 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.
 - a. Off-site drainage easement may be required for storm water discharge on adjacent parcel. **Noted**
 - b. A cross-access easement with the parcel to the east will be required with the proposed driveway connection between the parcels. **Noted**
 - c. A portion of the storm drainage access easement will be off-site. **Noted**
 - d. Off-site temporary construction agreement for water main connection to the south, if required. **Noted**

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

1. 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).
2. Draft copies of any off-site 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 being executed.

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

3. 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.
4. 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.
5. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed on the site must be submitted to the Community Development Department.
6. Draft copy of access easement for sanitary sewer monitoring manholes.
7. A draft copy of the warranty deed for the additional 10 foot width right-of-way along Seeley Road must be submitted for acceptance by the City.
8. Executed copies of any required off-site utility easements must be submitted to the Community Development Department.

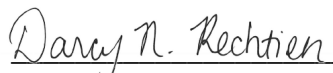
The following must be addressed prior to construction:

9. 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).
10. 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. There is no fee for this permit.
11. 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.
12. 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.
13. A permit for work within the right-of-way of Seeley Road 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.
14. 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.

15. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the Water and Sewer Senior Manager after the sanitary sewer plans have been approved.
16. Construction Inspection Fees, to be determined once the construction cost estimate is submitted, must be paid prior to the pre-construction meeting.
17. 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 Community Development.
18. A street sign financial guarantee in an amount to be determined (\$400 per traffic control sign proposed) must be posted at Community Development.
19. Permits for the construction of each retaining wall exceeding 4 feet in height 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 Rechtien at (248) 735-5695 with any questions.



Darcy N. Rechtien, P.E.
Plan Review Engineer



PLAN REVIEW CENTER REPORT

May 24, 2018

Preliminary Site Plan - Landscaping

Novi Tech Center 6 & 7

Review Type

Preliminary Landscape Review

Property Characteristics

- Site Location: 25540 Seeley Road
- Site Acreage: 8.0 acres
- Site Zoning: I-1
- Adjacent Zoning: North: MH, East, South, West: I-1
- Plan Date: 5/15/2018

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 revised Preliminary/Final Site Plan submittal. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This review and the accompanying Landscape Chart is a summary and not intended to substitute for any Ordinance.

Recommendation:

The project is **not recommended for approval**. There remain several significant shortcomings in the plans that would require waivers that are not supported by staff. Most of the problems could be dealt with successfully by the applicant to the extent that the waivers that would remain could be supported by staff, but at this point the waiver requirements are too large to be supportable.

Landscape Waivers Required:

1. Lack of berm height or alternate screening between Industrial property and Residential property to the north – **additional height has been added to berm**
2. Deficiency in parking lot perimeter landscaping - **Perimeter landscape has been added**
3. Deficiency in percentage of building frontage with foundation landscaping on south sides of Building 1 and 2 – **waiver requested on plan**

If the plan is not revised to remove all of these waivers, please include a complete list of all landscape waivers requested, along with their impact (number of trees not provided, linear feet of insufficient berm, etc.), along with justification for the waivers on the landscape plan.

Ordinance Considerations

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

Provided

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

1. Provided.
2. No overhead utility lines are in the immediate vicinity of the project.

Existing Trees (Sec 37 Woodland Protection, Preliminary Site Plan checklist #17 and LDM 2.3 (2))

1. A tree survey is provided and woodland replacement calculations are provided.
2. 125 replacements will be planted on the site. A deposit to the tree fund will be made for all other replacements (162).
3. **Please replace the Bald Cypress as replacement trees.** On May 7, 2018 City Council approved revisions to the Woodland Replacement Chart, which included the removal of Bald Cypress from the list. *Bald Cypress has been replaced with Eastern Larch.*
4. **The applicant is encouraged to consider proposing a retaining wall, which could be boulders, to reduce the number of existing healthy trees lost to site grading at the west end of the parking lot.** *Berm has been revised to reduce impact on existing trees.*

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

1. Property abuts mobile home park to the north so a landscaped berm, 10-15 feet tall, is required between the industrial property and the residential property.
2. The top of the proposed berm is only 1-2 feet taller than the estimated finished floor elevations of the adjacent homes. The berm is about 5-6' tall, compared to the property line elevation but, as measured from the homes, is only about 1-2' tall. The berm is heavily landscaped with a mix of evergreens and deciduous trees.
3. A landscape waiver for the lack of the berm height is required. Please work to make the berm taller to minimize the extent of the waiver. *As noted above, berm height has been increased, no waiver is needed.*
4. **Please also provide denser screening between the industrial and residentially zoned properties.** *The plantings have been supplemented with a 4 foot high opaque fence along the crest.*
5. A berm does not need to be provided between the north property line and the preserved woods at the west end of the property.

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

1. No berm along the right-of-way is required in the greenbelt because the parking is not adjacent to the right-of-way.
2. The required canopy and subcanopy trees are provided. **If the applicant wishes to, the preserved trees can be used to meet the requirement instead of new trees.** *Existing trees have been utilized to fulfill the frontage buffer requirement.*

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

The required trees are provided.

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

1. Based on the vehicular use area, 2788 sf of island area and 14 trees are required. 4,120 sf of island area and 19 trees are provided.
2. All islands with trees in them need to meet the minimum requirements of being 10 feet wide with 200sf landscape area per tree planted in them. 4 interior islands have trees in them but their area is not labeled. **Please label their area in SF, include them in the calculation of area provided, and enlarge them if necessary to be at least 200sf in area.** *Interior islands been labeled and included in the calculations. Two islands adjacent to the northern greenbelt are slightly below the required 200 s.f., but adjacent to a larger greenspace.*

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

1. The perimeter indicated in the calculation does not appear to include all paving frontages that require perimeter landscaping, and long stretches of pavement have no perimeter canopy trees.
2. **Please revise the calculation to include all areas highlighted in pink in the attached images and provide trees along the stretches with no perimeter trees.** The layout may need to be modified to provide room for the required perimeter trees along the south edge of the drive and loading area, which are the most important areas for perimeter trees.

Perimeter planting calculations have been revised and all plantings provided. These plantings have been identified on the plan with a (P) in the plant label.

3. Existing trees within 15 feet of the back of curb can be counted toward the perimeter requirement.

4. **A landscape waiver is required for any trees that are missing.** Without solid justification for the waiver, it would not be supported by staff. **All required perimeter plantings have been provided.**

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

The loading zones are completely screened from the residential community to the north. There is only partial screening from the industrial property to the south. No additional screening is required, however.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Based on the building perimeters, less paved access points, 6272 sf of foundation landscaping is required for each building. 6401 sf is provided for Building 1 and 6283 sf is provided for Building 2. All landscaping is located at the base of the buildings.
2. At least 60% of the Building 1 frontage facing Seeley Road must be landscaped. 110/122 (90%) is landscaped.
3. At least 75% of the total building perimeter should be landscaped with at least a 4 foot wide strip of landscaping area. Only about 67% of the building foundation has landscaping, primarily due to the lack of any landscaping in the loading areas.
4. While it would be desired to have the coverage meet or exceed 75%, per the requirement, *a landscape waiver for the deficiency would be supported by staff as the loading area configuration provides for maximum screening of the loading zone from the residential property.* **A waiver will be requested for the deficiencies noted on the plans.**

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

1. Provided
2. **70% of the species used are native to Michigan.**
3. **As noted above, please substitute a different species for the Bald Cypress used as woodland replacement trees if replacement credits are desired. As noted above the Bald Cypress has been replaced with Eastern Larch.**

Planting Notations and Details (LDM)

1. Provided.
2. Please revise per notes on the Landscape Chart.

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)

All proposed landscaping must be provided with sufficient water to become established and survive over the long term. Please note how this will be accomplished if an irrigation plan is not provided. If an irrigation system will be used, the plan should be included with Final Site Plans. An irrigation plan will be provided as a part of final site plan approval. This is noted on the plan

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))

Tree fencing is provided around all trees to be saved near areas of disturbance.

Corner Clearance (Zoning Sec 5.9)

1. Trees are shown outside of the clear zone at Seeley Road.
2. **Please show the clear vision zone boundaries on the Landscape Plan to assist with landscape installation. Clear vision triangle has been added to the entrance**

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.

A handwritten signature in black ink that reads "Rick Meader". The signature is written in a cursive, flowing style.

Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART – Preliminary Site Plan

Review Date: May 24, 2018
Project Name: JSP17 – 0086: NOVI TECH CENTER 6 & 7
Plan Date: May 15, 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"=30'	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	No		<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: I-1</u> <u>North: MH</u> <u>East, South, West:</u> I-1	Yes	
Survey information (LDM 2.c.)	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Sheet SP-1, SP-2	Yes	
Existing plant material Existing woodlands or	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be 	<ul style="list-style-type: none"> ▪ Trees shown on Sheets SP-1, SP-2 	Yes	1. A number of trees are being removed

Item	Required	Proposed	Meets Code	Comments
wetlands (LDM 2.e.(2))	<ul style="list-style-type: none"> saved or removed. Plan shall state if none exists. 	<ul style="list-style-type: none"> Removals shown on Sheets L1, L2 		<p>in the front greenbelt. As these are dead or in poor health, this is acceptable.</p> <p>2. See ECT review for a more detailed review of woodlands.</p> <p>3. The applicant is encouraged to consider using a retaining wall along the west edge of the parking lot to minimize the number of trees removed in that area.</p>
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> As determined by Soils survey of Oakland county Show types, boundaries 	SP-4, L1, L2	Yes	
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Parking space and island widths provided on Sheet SP-4	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	Please make all utility lines a bit darker on Landscape Plans so tree-utility conflicts can easily be found and fixed <i>noted</i>
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Proposed grading on Sheets SP-4, SP-5, Landscape plans.	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 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Areas near building and islands will be sodded, the remainder seeded.	Yes	
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 	<ul style="list-style-type: none"> All islands labeled are sufficient. Some islands with 	No	<p>1. Please label SF of all islands with trees.</p> <p>2. Please increase area</p>

Item	Required	Proposed	Meets Code	Comments
	unpaved area per tree planted in an island <ul style="list-style-type: none"> ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	trees do not show their areas in SF		of all islands with trees as necessary to meet requirements <i>Islands increased and sizes noted</i>
Curbs and Parking stall reduction /	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Spaces are 17' long	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	15 is maximum bay length	Yes	
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No trees are too close	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	Yes	Yes	Please actually show the zone boundaries on the landscape plan. <i>Clear zones shown</i>
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"> • $A = x \text{ sf} * 7.5\% = A \text{ sf}$ • $50,000 * 7.5\% = 3750 \text{ sf}$ 	NA		
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> • $B = x \text{ sf} * 1\% = B \text{ sf}$ • $(x - 50000) * 1\% = B \text{ sf}$ 	NA		
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"> ▪ $A = x \text{ sf} * 5\% = A \text{ sf}$ ▪ $A = 50000 * 5\% = 2500 \text{ sf}$ 			
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	<ul style="list-style-type: none"> ▪ $B = 0.5\% * x \text{ sf} = B \text{ SF}$ ▪ $B = (107625 - 50000) * 0.5\% = 288 \text{ sf}$ 			
All Categories				
C = A+B Total square footage of landscaped islands	$2500 + 288 = 2788 \text{ SF}$	4,120 sf	Yes	1. Please label each island with a tree with its area in SF. <i>Noted</i>

Item	Required	Proposed	Meets Code	Comments
				2. The area provided can be decreased as long as the required endcap islands and islands to break up bays are provided.
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> ▪ 2788/200 = 14 Trees 	19 trees	Yes	
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf ▪ 2825/35 = 81 trees ▪ Trees need to be deciduous canopy trees within 15 feet of the back of curb to count as a perimeter canopy tree. ▪ Up to 25% of the requirement can be evergreen trees if used to assist with screening from adjacent properties. 	<ul style="list-style-type: none"> ▪ 58 trees ▪ There are currently some significant stretches with no perimeter landscaping, which is not acceptable. 	No	<ol style="list-style-type: none"> 1. It appears that all required perimeter has not been included in the calculation. Access drives to and from the site, areas around outer edges of parking and inner edges greater than 20 feet from the building, and the southern edge of the loading area should all be included. See the attached image. All edges highlighted in pink should be included as perimeter and be landscaped with canopy trees. 2. Please show lines used to calculate perimeter on the inset illustration provided. <i>noted</i> 3. Please correct calculations and provide all required trees along parking lot and access drive edges. <i>corrected</i> 4. Existing trees within 15 feet of the back of curb can be counted toward the perimeter requirement. 5. Replacement trees cannot be used in

Item	Required	Proposed	Meets Code	Comments
				place of the required perimeter trees. 6. A landscape waiver will be required for all required trees not provided. <i>Trees provided, no waiver is necessary</i>
Parking land banked	▪ NA	None		
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)	Landscaped berm 10-15 feet tall with a 6 foot crest is required between the site and the residential property to the north.	<ul style="list-style-type: none"> ▪ Due to the topography, the landscaped berm is approximately 5 feet above the property line but only 1 to 2 feet above the homes' finished floor elevations. ▪ The berm is heavily landscaped with a mix of evergreens and deciduous trees. 	No – berm is not tall enough	<ol style="list-style-type: none"> 1. A landscape waiver is required for any deficiency in the berms' height. 2. Please provide justification for waiver request. 3. It appears that the berm could be made at least 2-3 feet taller by grading the entire area between the property line and the parking lot. Please explore this. 4. If the required berm height is not provided, please work to provide denser screening without creating unhealthy growing conditions for the trees. <i>Berm height has been increased and supplemented with a 4' height opaque fence</i>
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))	As the parking is not adjacent to the right-of-way (it is at least 120 feet away), no berm is required.	None	Yes	No landscape waiver is required.
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. 	Yes	Yes	
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	No overhead utilities are in the vicinity of the proposed berm. They are north of the property line.		
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	No walls are proposed.	TBD	
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)	Parking not adjacent to right-of-way: 25 ft	Min 120 ft	Yes	
Min. berm crest width	None	None	No	
Minimum berm height (9)	None	None	No	
3' wall	(4)(7)	No		
Canopy deciduous or large evergreen trees Notes (1) (10)	<ul style="list-style-type: none"> ▪ Not adjacent to Pkg: 1 per 60 ft ▪ (318-24)/60 = 5 trees 	5 trees	Yes	If the applicant wishes, existing trees to remain in the 120 foot deep greenbelt could be used to meet this requirement. <i>Existing used to satisfy requirement</i>
Sub-canopy deciduous trees Notes (2)(10)	<ul style="list-style-type: none"> ▪ Not adjacent to Pkg: 1 per 40 ft ▪ (318-24)/40 = 7 trees 	7 trees	Yes	If the applicant wishes, existing trees to remain in the 120 foot deep greenbelt could be

Item	Required	Proposed	Meets Code	Comments
				<i>Existing used to satisfy requirement</i>
Canopy deciduous trees in area between sidewalk and curb <i>(Novi Street Tree List)</i>	<ul style="list-style-type: none"> 1 tree per 45 lf (318-99/45 = 5 trees) 	5 trees	Yes	
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 <i>(LDM 1.d.(2))</i>	<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 <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		Buildings and trees located between the buildings screen the loading area from the residential area to the north.	Yes	
Transformers/Utility boxes <i>(LDM 1.e from 1 through 5)</i>	<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 	One transformer appears to be proposed next to the dumpster. It is screened satisfactorily.	Yes	If any additional utility boxes are added to the site, screening shrubs per the standard detail are required.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. 1: (1006-100-122)lf x 8ft = 6272 SF 2: (1006-100-122)lf x 8ft = 6272 SF 677/1006 (67%) is landscaped for both buildings 	1: 6401 sf 2: 6283 sf	Yes/No	<ol style="list-style-type: none"> A landscape waiver will be required to not provide landscaping along at least 75% of the building frontage. Based on the building layout and isolation of the loading areas, this waiver would be supported by staff.
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	110/122 feet (90%) of the building frontage facing Seeley will be landscaped.	Yes	<i>a waiver is requested for the deficiencies, noted on the plan</i>

Item	Required	Proposed	Meets Code	Comments
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<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 	75% of the basin rims will be landscaped with large native shrubs.	Yes	
Phragmites Control (Sec 5.5.6.C)	<ul style="list-style-type: none"> Any and all populations of Phragmites australis on site shall be included on tree survey. Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	A survey of Phragmites on the site and plan for its removal are presented on Sheet L1.	Yes	
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	Fall 2019	Yes	Installation should occur before Nov 15. Please add this to the note. Noted
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> 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.	A note indicates that all landscape areas shall be irrigated.		<ol style="list-style-type: none"> Please add irrigation plan or information as to how all plants, including those on the berm and around the detention pond, will be watered sufficiently for establishment and long-term survival. Noted If xeriscaping is used, please provide information about plantings included.

Item	Required	Proposed	Meets Code	Comments
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		<ul style="list-style-type: none"> ▪ Yes ▪ 16 of 23 species used (70%) are native to Michigan. ▪ Tree list diversity is satisfactory 	Yes	
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	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	
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	Please add note near property lines stating this. Noted
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Woodland Replacement Tree Species (Sec 37)	Only species included on the Woodland Replacement Tree	Bald Cypress	No	1. On May 7, 2018, City Council approved revisions to the

Item	Required	Proposed	Meets Code	Comments
	Chart may be used for replacement credits.			Woodland Tree Replacement Chart. One of these changes was the removal of Bald Cypress from the list of species that can be used as a woodland replacement. 2. Please refer to the attached revised chart in selecting a substitute for the Bald Cypress. Revised
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	No		No trees outside of woodlands/wetlands are being saved.
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	<ul style="list-style-type: none"> • 2.5" canopy trees • 6' evergreen trees • Additional credits for upsizing replacement trees are not allowed. 		Yes	
Plant size credit (LDM3.c.(2))	NA	No		
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No invasive species are proposed	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	NA		
Collected or Transplanted trees (LDM 3.f)		No		
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	

Item	Required	Proposed	Meets Code	Comments
<p>NOTES:</p> <ol style="list-style-type: none"><li data-bbox="120 338 1463 401">1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.<li data-bbox="120 405 1430 495">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.<li data-bbox="120 499 1479 562">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.				



ECT No. 180363-0100

June 7, 2018

Ms. Barbara McBeth, AICP
City Planner
Community Development Department
City of Novi
45175 West Ten Mile Road
Novi, MI 48375

Re: Novi Tech Center 6 & 7 (JSP17-0086)
Woodland Review of the Preliminary Site Plan (PSP18-0075)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Novi Tech Center 6 & 7 project prepared by Nowak & Fraus Engineers dated May 15, 2018 and stamped "Received" by the City of Novi Community Development Department on May 17, 2018 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37. ECT conducted a woodland evaluation for the property on June 5, 2018.

ECT currently recommends approval of the Preliminary Site Plan for Woodlands. The Applicant shall address the items noted in the Woodland Comments Section of this letter prior to receiving Woodland approval of the Final Site Plan.

The following woodland related items are required for this project:

Item	Required/Not Required/Not Applicable
Woodland Permit	Required
Woodland Fence	Required
Woodland Conservation Easement	Required

The proposed development is located east of Seeley Road, north of Grand River Avenue and south of the I-696/275 expressway in Section 24. The Plan includes the construction of two (2) 24,861 square foot office/research buildings, parking and utilities and a stormwater detention facility.

Based on our review of the Plan, Novi aerial photos, Novi GIS, City of Novi Official Wetlands and Woodlands Map (see Figure 1), and on-site evaluation this proposed project site contains areas indicated as Regulated Woodlands as well as Regulated Wetlands. The area of regulated woodland encompasses approximately the western half of the site.

It should be noted that the area mapped as regulated wetland is located in the northeast corner of the site. An existing stormwater detention area is located just off of the site to the east. Based on an assessment of aerial photos as well as our on-site evaluation, it does not appear as though the proposed site contains wetlands. No further wetland review of this Plan is necessary.

2200 Commonwealth
Blvd., Suite 300
Ann Arbor, MI
48105

(734)
769-3004

FAX (734)
769-3164

The purpose of the Woodlands Protection Ordinance is to:

- 1) *Provide for the protection, preservation, replacement, proper maintenance and use of trees and woodlands located in the city in order to minimize disturbance to them and to prevent damage from erosion and siltation, a loss of wildlife and vegetation, and/or from the destruction of the natural habitat. In this regard, it is the intent of this chapter to protect the integrity of woodland areas as a whole, in recognition that woodlands serve as part of an ecosystem, and to place priority on the preservation of woodlands, trees, similar woody vegetation, and related natural resources over development when there are no location alternatives;*
- 2) *Protect the woodlands, including trees and other forms of vegetation, of the city for their economic support of local property values when allowed to remain uncleared and/or unharvested and for their natural beauty, wilderness character of geological, ecological, or historical significance; and*
- 3) *Provide for the paramount public concern for these natural resources in the interest of health, safety and general welfare of the residents of the city.*

What follows is a summary of our findings regarding on-site woodlands associated with the proposed project.

On-Site Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 5, 2018. ECT's in-office review of available materials included the City of Novi Regulated Woodland map and other available mapping. As noted above, approximately the western ½ of the project site is mapped as City of Novi Regulated Woodlands on the official City of Novi Regulated Wetland and Watercourse Map (see Figure 1). The area included within the project's limits of disturbance contains a mix of vegetation types. A good portion of this site has been and continues to be shrubby, somewhat-disturbed, open field character as well as tree stands and understory within the western portion of the site.

An existing tree list (*List of Surveyed Trees*) has been completed for the site and is included as Sheets SP-3. This Plan identifies tree tag numbers, diameter-at-breast-height (DBH), common name, condition, and removal status. The *Tree Inventory List* (on Sheet SP-3) should be updated to include the number of Woodland Replacement Tree credits required for each tree being removed.

The tree survey is included on Sheets SP-1 and SP-2. The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the *Woodland Plans* to the existing tree diameters in the field. ECT found that the Plan appears to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The highest quality woodlands on site are found in the western portion of the property. In general, the majority of the on-site trees are black walnut (*Juglans nigra*) and eastern cottonwood. Other tree species observed on the property include: box elder (*Acer negundo*), black cherry (*Prunus serotina*), American elm (*Ulmus americana*), Norway maple (*Acer platanoides*), red maple (*Acer rubrum*), Siberian elm (*Ulmus pumila*), and several other species.

In terms of habitat quality and diversity of tree species, the overall subject site consists of fair quality trees. In terms of a scenic asset, wildlife habitat, windblock, noise buffer or other environmental asset, the forested area located on the subject site is considered to be of fair quality. As noted above, the western portion of the site is mapped as Regulated Woodland on the City of Novi's Regulated Woodland Map.

City of Novi Woodland Review Standards & Woodland Permit Requirements

Based on Section 37-29 (*Application Review Standards*) of the City of Novi Woodland Ordinance, the following standards shall govern the grant or denial of an application for a use permit required by this article:

No application shall be denied solely on the basis that some trees are growing on the property under consideration. However, the protection and conservation of irreplaceable natural resources from pollution, impairment, or destruction is of paramount concern. Therefore, the preservation of woodlands, trees, similar woody vegetation, and related natural resources shall have priority over development when there are location alternatives.

In addition,

“The removal or relocation of trees shall be limited to those instances when necessary for the location of a structure or site improvements and when no feasible and prudent alternative location for the structure or improvements can be had without causing undue hardship”.

The City of Novi regulates all trees 8-inches diameter-at-breast-height (DBH) and greater that are located within the areas delineated as regulated woodlands on the City-Regulated Woodlands Map. The City also regulates any individual tree greater than or equal to 36-inches DBH, irrespective of whether such tree is within a regulated woodland. Proposed woodland impacts will require a Woodland Permit and the regulated trees shall be relocated or replaced by the permit grantee.

Proposed Woodland Impacts and Replacements

Based on the *Replacement Summary* information on the *Tree Preservation Plan* (Sheet L1), there appear to be a total of 174 Regulated Trees proposed for removal requiring 287 Woodland Replacement credits. The applicant does not appear to specifically indicate the total number of trees surveyed vs. the total number of trees located within the City of Novi Regulated Woodland boundary. This information should be provided on the Plan. It appears as if a total of thirty-three (33) regulated trees are being preserved on the western side of the site.

As noted above, a *Replacement Summary* list has been included on the *Tree Preservation Plan* (Sheet L1). The Applicant has noted the following:

- | | |
|--|---|
| • Total Surveyed Trees | Not provided (Please indicate on Plan) ADDED |
| • Less Dead or Off-site Trees | Not provided (Please indicate on Plan) ADDED |
| • Total Regulated Trees | 207 Estimated (Not Provided, please indicate on Plan) |
| • Regulated Trees Removed: | 174 (84% Estimated) |
| • Regulated Trees Preserved: | 33 (16% Preservation) |
| • Stems to be Removed 8” to 11”: | 92 x 1 replacement (Requiring 92 Replacements) |
| • Stems to be Removed 11” to 20”: | 60 x 2 replacements (Requiring 120 Replacements) |
| • Stems to be Removed 20” to 30”: | 13 x 3 replacements (Requiring 39 Replacements) |
| • Stems to be Removed 30”+: | 9 x 4 replacements (Requiring 36 Replacements) |
| • Subtotal Replacement Trees Required: | 287 |

The Plan notes that a total of 125 Woodland Replacement Credits will be planted on-site. The remaining 162 required Woodland Replacement Credits will be paid to the City of Novi Tree Fund. The onsite Woodland Replacement trees are proposed to consist of 98 deciduous trees that will count at a 1-to-1

replacement ratio and be 2.5-inch caliper diameter (minimum). In addition, the Plan proposed a total of 40 evergreen trees that will count at a 1.5-to-1 replacement ratio and be 6-feet (minimum) in height.

The Landscape Plans (Sheets L3 and L4) indicate that the applicant proposes the following trees species as Woodland Replacement material:

- American hornbeam (*Carpinus caroliniana*)
- Common (northern) hackberry (*Celtis occidentalis*)
- Espresso Kentucky Coffee Tree (*Gymnocladus dioica* 'Espresso')
- Black tupelo (*Nyssa sylvatica*)
- White pine (*Pinus strobus*)
- Urban Pinnacle Burr Oak (*Quercus macrocarpa* 'Urban Pinnacle') – Please propose 'straight species'
- Shawnee Brave bald cypress (*Taxodium disticum* 'Shawnee Brave') – No longer acceptable as Woodland Replacement Trees species **Changed to Eastern Larch**

It should be noted the Urban Pinnacle Burr Oak shall not be used as a Woodland Replacement tree species. The 'straight species', *Quercus macrocarpa*, can be used if this is commercially available. In addition, Bald cypress has recently been removed from the City of Novi Woodland Tree Replacement Chart. Please provide substitute material that is consistent with this chart on the Final Site Plan.

The majority of the proposed Woodland Replacement Trees are to be located along the berm area to the north of the buildings, around the detention basin, and in the southeast corner of the site. Approximately twenty-three (23) of the proposed Woodland Replacement Trees are located adjacent to the proposed buildings.

Woodland Comments

ECT recommends that the applicant address the items noted below in the Final Site Plan submittal:

1. A significant number of trees are proposed for removal for the proposed site construction. The applicant is urged to preserve as many of the existing trees as practical and incorporate them in to the site development concept. **Plan has been revised to cut berm short and preserve existing trees along western edge of property.**
2. The *Tree Inventory List* (on Sheet SP-3) should be updated to include the number of Woodland Replacement Tree credits required for each tree being removed. **Added**
3. The applicant does not appear to specifically indicate the total number of trees surveyed vs. the total number of trees located within the City of Novi Regulated Woodland boundary. This information should be provided on the Plan. Please indicate the following on subsequent site plan submittals:
 - a. Total Trees Surveyed **Added**
 - b. No. of Trees within the Regulated Woodland Boundary **Added**
 - c. No. of Trees outside of the Regulated Woodland Boundary **Added**

4. It should be noted that when a proposed tree to be removed has multiple trunks, each multi-stemmed tree's caliper inch diameter shall be totaled and then divided by 8 to determine the required number of Woodland Replacement trees. The result shall be rounded up to determine the number of replacement credits required. For example, a multi-stemmed tree with 10", 12" and 13" trunks

$(10+12+13=34$ divided by 8 = 4.25. Therefore, rounding to the next full number, five (5) replacement credits would be required.

For example, Tree No. 1342 (2-stem black cherry, 14" and 8") will require three (3) Woodland Replacement credits. The applicant shall review and revise the Plan, as necessary.

Calculations have been revised

5. The Woodland Replacement Tree material should be tabulated on the *Landscape Plans*. Specifically, the total number of each of the tree species being planted as Woodland Replacement Trees should be tabulated (i.e., how many hornbeams are being planted as Woodland Replacement Trees, how many white pine trees, etc.).
All proposed plant labels are uniquely identified to specifically call out what requirement they are meeting
6. Urban Pinnacle Burr Oak shall not be used as a Woodland Replacement tree species. The 'straight species', *Quercus macrocarpa*, can be used if this is commercially available. In addition, Bald cypress has recently been removed from the City of Novi Woodland Tree Replacement Chart (see attached). Please provide substitute material that is consistent with this chart on the Final Site Plan.
Substitute materials have been provided
7. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees. The applicant shall demonstrate that the all proposed woodland replacement trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. These easement areas shall be indicated on the Plan.
8. A Woodland Replacement financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree credit value of \$400. The Plan shall clearly indicate the types, sizes, quantities and locations of all proposed Woodland Replacement trees. Currently this financial guarantee will be \$50,000 (125 on-site Woodland Replacement credits x \$400/credit).
9. Based on a successful inspection of the installed on-site Woodland Replacement trees, the Woodland Replacement financial guarantee will be returned to the Applicant. A Woodland Maintenance financial guarantee in the amount of twenty-five percent (25%) of the original Woodland Replacement financial guarantee shall then be provided by the applicant. This Woodland Maintenance financial guarantee will be kept for a period of 2-years after the successful inspection of the on-site woodland replacement tree installation. This financial guarantee will be \$12,500 (0.25 x \$50,000).
10. The Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site. The Plan shall clearly indicate how many Woodland Replacement Credits will be required to be paid to the City of Novi Tree Fund.
11. Replacement material should not be located 1) within 10' of built structures or the edges of utility

Novi Tech Center 6 & 7 (JSP17-0086)
Woodland Review of the Preliminary Site Plan (PSP18-0075)
June 7, 2018
Page 7 of 11

easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.

Novi Tech Center 6 & 7 (JSP17-0086)
Woodland Review of the Preliminary Site Plan (PSP18-0075)
June 7, 2018
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Recommendation

ECT currently recommends approval of the Preliminary Site Plan for Woodlands. The Applicant shall address the items noted in the *Woodland Comments* Section of this letter prior to receiving Woodland approval of the Final Site Plan.

If you have any questions regarding the contents of this letter, please contact us.

Respectfully submitted,

ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner
Sri Komaragiri, City of Novi Planner
Rick Meader, City of Novi Landscape Architect
Hannah Smith, City of Novi Planning Assistant

Attachments: Figure 1 – City of Novi Regulated Wetland & Woodland Map
Site Photos
Woodland Tree Replacement Chart



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

Project name:
JSP17-0086 Novi Tech Center 6&7 Preliminary
Traffic Review

From:
AECOM

Date:
June 5, 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: Novi Tech Center 6&7 Preliminary 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, Hillside Investments, is proposing a development titled the “Novi Technology Center” on a vacant parcel located on the east side of Seeley Road north of Grand River Avenue. The development building totals 49,722 square feet (SF). The proposed building is designated for office/research use.
2. Seeley Road is under the jurisdiction of the City of Novi.
3. The applicant has proposed a tie-in to the existing development located east of the parcel.
4. The site is currently under I-1 (Industrial) zoning.
5. Summary of traffic-related waivers/variances:
 - a. There are not any traffic-related waivers or variances required/requested by the applicant at this time.

TRAFFIC IMPACTS

1. The applicant has indicated that approximately 80 percent of the facility will be dedicated to office space. The trip generation estimates below were performed in a conservative manner using the land-use of general office for the entirety of both buildings. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 10th Edition, as follows:

ITE Code: 710 – General Office Building
Development-specific Quantity: 49,722 SF
Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips	Estimated Peak-Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	73	63	100	No
PM Peak-Hour Trips	59	50	100	No
Daily (One-Directional) Trips	539	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 has proposed a site access point off of Seeley Drive. The turning radii of the proposed driveway is in compliance with City standards. The 24 foot width of the driveway is within the acceptable range as shown in Figure IX.1 of the City's standards. The applicant should consider increasing the width to the standard 30 feet.
- The applicant has proposed a connection to the site located to the east of the development. The proposed radius is 10 feet which does not meet the standard 15 feet. **Will revise**
- The applicant is not required to provide a taper lane or turn lane into the development based on the estimated trips generated by the development and the derived two-way traffic volume of Seeley Drive from SEMCOG (~2,400 vehicles per day). Note that the AADT count is from the year 2007.
- The applicant should provide sight distance for the driveway located at Seeley Drive according to Figure XIII-E in the City's Code of Ordinances. **Will provide**
- The applicant should provide driveway spacing dimensions according to Section 11-216.d.1.d and Figure IX.12 of the City's Code of Ordinances. Note that the Seeley Road posted speed limit is 30 mph. **Will provide**

INTERNAL SITE OPERATIONS

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

- General Traffic Flow
 - The applicant should provide confirmation (through vehicle turning radii) that the trash collection areas are accessible to service vehicles. Additionally, the trash collection areas may block access to through traffic during collection times. The applicant could consider relocation of the trash collection area or indicate that there is enough width for trucks to maintain access to the overhead truck doors. **Will provide confirmation**

- b. The aisle widths and turning radii throughout the development are generally in compliance with or in excess of City standards.
 - i. The applicant has indicated outside 49 foot radii near the corners of the building. Fire generally requires a minimum outside radius of 50 feet. The applicant should confirm acceptability with Fire or update the radii as appropriate. **Will confirm**

2. Parking Facilities

- a. The applicant should revise the regular parking spaces provided from 173 to 174. **Will revise**
- b. The applicant is required to provide one space for every 222 SF of usable floor area, totaling 179 parking spaces.
- c. The applicant has provided 184 total parking spaces, 10 of which are barrier free spaces.
- d. The applicant has proposed 17 foot long parking spaces throughout the site.
- e. The applicant should review and update, as applicable, the proposed curb heights throughout the site.
 - i. Four inch curbs are required when in front of 17 foot long spaces and six inch curbs are required when in front of 19 foot long spaces. For example, the row of 17 foot long parking spaces at the east end of the site should have four inch curbs and not the proposed six inch curbs. The applicant should reference Section 5.3.2 of the City's Zoning Ordinance for a complete list of parking dimension requirements. **Noted**
 - 1. In the instances of 17 foot parking spaces, the applicant should indicate a clear two foot overhang in front of the space.
 - ii. Six inch curbs are required for all landscaped areas not in front of a 17 foot long parking space. The applicant should review throughout the site and update accordingly. Reference Section 5.5.3.C.ii.a in the City's Zoning Ordinance for more information. **Noted**
- f. The proposed dimensions for landscaped parking end islands and parking peninsulas are in compliance with City standards; however, the applicant should note that end islands should be three feet shorter than the adjacent parking space and update as applicable. Further clarification is provided in Section 5.3.12 of the City's Zoning Ordinance. **Will note**
 - i. Several parking peninsulas appear to be three feet shorter than the adjacent parking space. The peninsulas could be extended to the full parking space length, but *end islands* should be three feet shorter. **Noted**
- g. The applicant is required to provide a minimum of six accessible handicap spaces, one of which is required to be van accessible (based on providing six spaces).
 - i. The applicant has provided 10 accessible parking spaces and two of the spaces are van accessible.
 - ii. The proposed dimensions of the accessible parking spaces are in compliance with City standards.
- h. The applicant is required to provide nine bicycle parking spaces. The applicant has indicated 10 bicycle parking spaces, split into two locations with five spaces at each location.
 - i. The proposed bicycle parking layout meets the requirements in Section 5.16.6 of the City's Zoning Ordinance.
 - ii. The access aisle to the bicycle parking areas are in compliance with City standards.

3. Sidewalk Requirements

- a. The applicant has provided a six foot sidewalk on Seeley Road in compliance with the City's Non-Motorized Master Plan.
- b. The label for the proposed sidewalk ramp at the westerly crosswalk does not appear to be pointing at the ramp hatching. Please revise and ensure that the level landing is adjacent to the roadway and crosswalk. **Will revise**
- c. The applicant should provide sidewalk ramps for the sidewalk on Seeley Road at the site driveway. **Will provide**
- d. The internal site sidewalk around the building is 7.5 feet wide. The applicant should add dimensions for the sidewalks that lead into the building. **Will add**
- e. The applicant should provide details for any proposed sidewalk ramps and detectable warning surfaces.
 - i. The applicant has provided a ramp near all accessible parking spaces.

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.
 - a. The applicant should include signing and pavement marking details as soon as possible for review, and at the latest, within the final site plan submittal. **Will provide**
 - b. The applicant should include a sign quantity table indicating the quantity, size and MMUTCD designation of any proposed sign on site. **Will provide**
 - c. The applicant should indicate which barrier free parking signs include the van accessible R7-8p plaque. **Noted**
 - d. The applicant should update the barrier-free parking sign detail to indicate a bottom height of seven feet from **finished grade**, since not all signs are to be installed in pavement. **Noted**
 - e. The applicant should add the following notes to the plans: **Will add these notes**
 - i. All roadside signs should be installed two feet from the face of the curb to the near edge of the sign.
 - ii. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
 - iii. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
 - iv. Standard parking striping is required to be white in color and accessible parking striping is required to be blue in color. All parking striping shall be four inches in width. A white stripe must be placed adjacent to a blue stripe in the case of an accessible parking space bordering a standard parking space.
 - f. The applicant should reference the MMUTCD for international symbol for accessibility details and include a detail and/or notes within the plan. **Noted**

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

Sincerely,

AECOM



Maureen N. Peters, PE
Senior Traffic/ITS Engineer



Paula K. Johnson, PE
Senior Traffic Engineer



June 6, 2018

Façade Review Status Summary:
Full Compliance, Section 9 Waiver Not Required

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

Re: **FACADE ORDINANCE REVIEW - Revised Facade**
Novi Tech Center 6 & 7, JSP17-0086
 Façade Region: 3, Zoning District: I-1,
 Building Area: 24,861 SF

Dear Ms. McBeth;

The following is the Façade Review for Preliminary Site Plan Approval of the above referenced project based on the revised drawings prepared by MGA Architects, dated 5/9/18. 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. Note that the percentages of materials on the north and east elevations has changed since our prior review.

Façade Region 3	West (Front)	South	East	North	Ordinance Maximum (Minimum)
Brick	74%	74%	56%	25%	100%
Split Faced CMU	26%	26%	44%	75%	75%

Recommendation – This project is located in I-1 Zoning District and is 500’ from a major thoroughfare. The project is therefore considered Region 3 with respect to the Façade Ordinance. As shown above all facades are in full compliance with the Façade Ordinance. A Section 9 Waiver is not required for this project.

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. **Will be screened**

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 the printed name below.

Douglas R. Necci, AIA

May 18, 2018

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

RE: Novi Tech Center 6&7

PSP# 18-0075 – Preliminary Site Plan
JSP# 17-86

Project Description:

Build 2x - 24,861 S.Q.F.T. buildings off of Seeley Rd.

Comments:

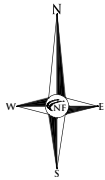
- **Corrected from 4/3/18** - Fire hydrant Spacing is 300' from fire hydrant to fire hydrant. (Not as the crow flies). City ordinance 11-68(F)(1)c.
- **Corrected from 4/3/18** – FDC(s) **MUST** be within 100' from a fire hydrant. IFC 912.2.3.
- **Corrected from 4/3/18** - FDC location(s) for both buildings APPROVED.
- Secondary emergency gate access detail should be included on prints. Construction must follow Novi City ordinance 99-124.11
Noted
- All roads **MUST** meet City of Novi weight requirements of 35 ton. (Novi City Ordinance 15-17 503.2.3). **Noted**
- **All** fire hydrants **MUST** in installed and operational prior to any building construction begins. **Noted**

Recommendation:

APPROVED WITH CONDITIONS

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department



GENERAL SEED NOTE:
 ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDRO-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2000 LB PER ACRE). IN AREAS SUBJECT TO FROST, SEEDS LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIOGRADABLE BROSN BLANKET AND STATED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
 SEEDING INSTALLATION SHALL OCCUR ONLY:
 SPRING: APRIL TO JUNE
 FALL: AUGUST 15 TO OCTOBER 15

GENERAL SOD NOTE:
 ALL LAWN AREAS DESIGNATED TO BE SODDED, SHALL BE SODDED WITH A BLENDED DURABLE BLUEGRASS SOD, TYPICALLY GROWN IN THE REGION. ALL TOP SHALL BE PLACED ON A MINIMUM 3" PREPARED TOPSOIL, AND WATERED DAILY UNTIL ESTABLISHED. IN AREAS SUBJECT TO FROST, SODDED LAWN SHALL BE STABILIZED WHERE NECESSARY, AND LAID PERPENDICULAR TO SLOPE. SOD INSTALLATION SHALL OCCUR ONLY:
 SPRING: APRIL TO JUNE
 FALL: AUGUST 15 TO OCTOBER 15



NOWAK & FRAUS ENGINEERS
 4677 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

SEAL



PROJECT
 Novi Technology Center
 25540 Seeley Rd.

CLIENT
 Hillside Investments
 47075 Five Mile Road
 Plymouth, MI 48170
 Contact: Dave Hardin
 Ph: (248) 904-5724

PROJECT LOCATION
 Part of the NE 1/4
 of Section 24
 T-1 North, R-8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Landscape Plan

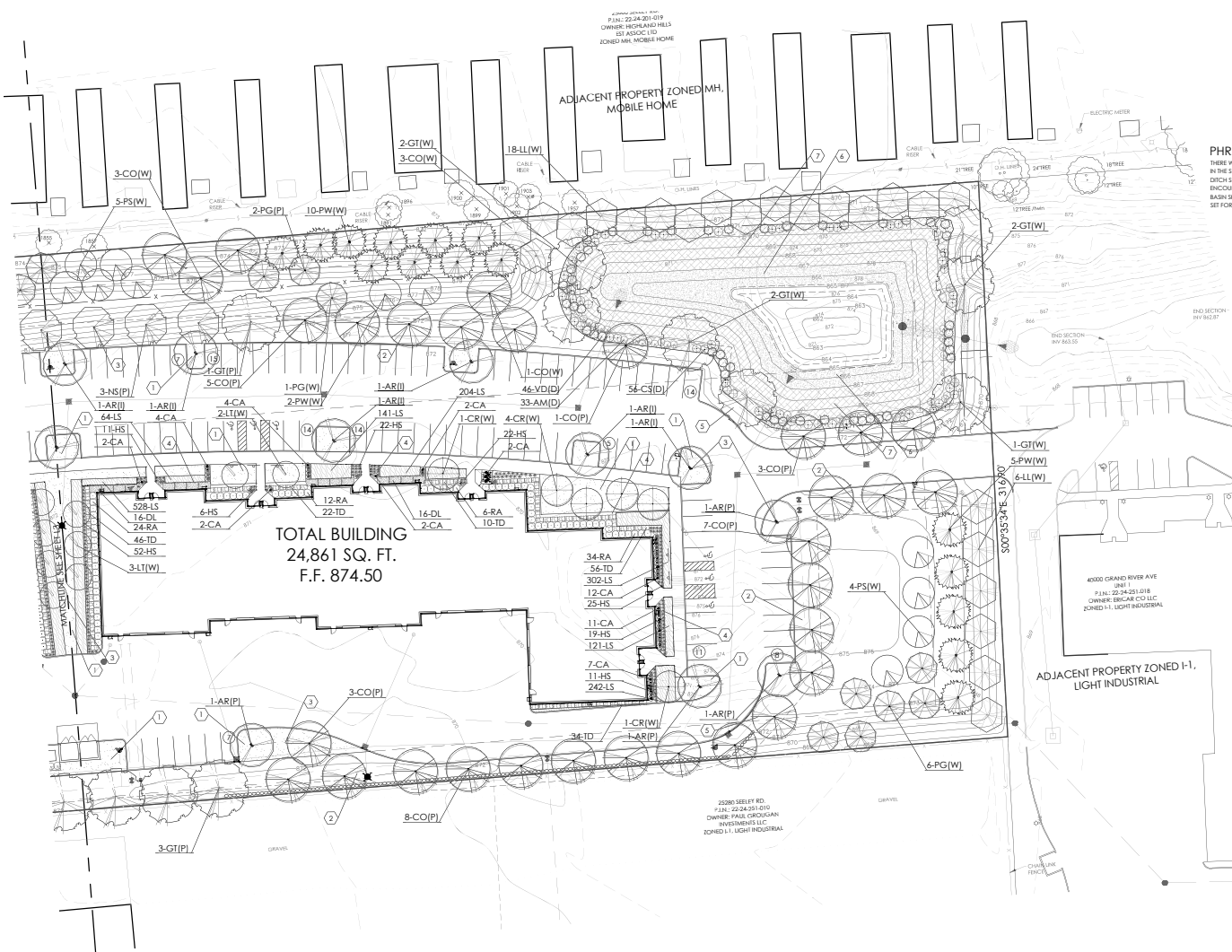


DATE	ISSUED / REVISED
05/15/18	REVISED PER CITY REVIEW
04/29/18	REVISED PER CITY REVIEW

GROUND COVER KEY

- 1 TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
- 2 RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 3 4" DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
- 4 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
- 5 POSSIBLE SNOW DEPOSITION AREA, TO BE COORDINATED WITH REMOVAL SERVICE
- 6 DETENTION BASIN SEED MIX, SOWN AT A RATE OF 35 LB/A/C
- 7 LOW GROW SEED MIX

DRAWN BY:
 G. Ostrowski
 DESIGNED BY:
 G. Ostrowski
 APPROVED BY:
 G. Ostrowski
 DATE:
 March 23, 2018
 SCALE: 1" = 30'
 30 15 0 15 30 45
 NFE JOB NO. SHEET NO.
K141 L4



PHRAGMITES REMOVAL NOTE:
 THERE WAS A SMALL POPULATION OF PHRAGMITES AUSTRALS IDENTIFIED OFF-SITE IN THE SEELEY ROAD RIGHT-OF-WAY DITCH, BUT NONE ON-SITE. THE R.O.W. DITCH SHALL BE TREATED PER AECED REQUIREMENTS. ANY PHRAGMITES POPULATIONS ENCOUNTERED AS A RESULT OF THE OFF-SITE OUTFLETING TO THE EXISTING DETENTION BASIN SHALL BE INSTALLED AND ERADICATED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE AECED.

LOW-GROW LAWN MIX:
 ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE HYDROSEEDED WITH LOW-GROW LAWN SEED MIX AT A RATE OF 5 LB/S/1,000 S.F.
 SEED AVAILABLE FROM:
 NATURESCAPE LLC
 (734) 517-6874
 * MIX IS COMPREHENSIVE OF:
 22.5% PENNLANN RED FESCUE
 22.5% CREEPING RED FESCUE
 21.7% CHEWINGS FESCUE
 11.8% VICTORY 14 CHEWINGS FESCUE
 9.8% SPARTAN HEAD FESCUE
 3.9% ADAM SHEETS FESCUE

DETENTION BASIN SEED MIX
 *CONTAINING AT LEAST 12 WILDFLOWERS AND 3 GRASSES

WILDFLOWERS:	GRASSES:
NEW ENGLAND ASTER	BIG BLUESTEM
PALE INDIAN PLANTAIN	CANADA WILD RYE
ROCKET	DARK GREEN BULGRASS
OX EYE SUNFLOWER	INDIAN GRASS
ORANGE BLACKBERRY	PIEMONT CORN GRASS
GREAT BLUE LOBELIA	
CARDINAL FLOWER	
BERGAMOT (BEEBAUM)	
YELLOW CORNFLOWER	
GREEN-HEADED CONEFLOWER	
BLACK-EED SUSAN	
CUPPLAIT	
CHICK-WEED	
BLUE VERVAIN	
CULVERS ROOT	
IRONWEED	

RECOMMENDED SEEDING RATE: 35 LB/A/C
 SEED MIX AVAILABLE:
 NATURESCAPE, LLC
 P.O. BOX 122
 MANICORVILLE, MI 48158
 T 517-624-9674

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