



GATSBY'S PATIO AND FAÇADE RENOVATION JSP24-14

JSP24-14 GATSBY'S PATIO AND FAÇADE RENOVATION

Public hearing at the request of Tower Built LLC for Special Land Use and Preliminary Site Plan approval for the exterior renovation of the existing Gatsby's Restaurant. The subject property is approximately 1.09 acres and is located at 45701 Grand River Avenue, on the south side of Grand River Avenue and west of Taft Road in the I-1, Light Industrial District.

Required Action

Approve or Deny the Special Land Use and Preliminary Site Plan request along with any applicable waivers.

REVIEW	RESULT	DATE	COMMENT
Planning	Approval recommended	7-30-24	<ul style="list-style-type: none">• As a non-conforming use in the I-1 District, special land use approval is required to expand
Engineering	Approval recommended	7-29-24	<ul style="list-style-type: none">• Items to be addressed in Final Site Plan submittal
Landscape	Approval recommended	7-23-24	<ul style="list-style-type: none">• Items to be addressed in Final Site Plan submittal
Traffic	Approval recommended	7-25-24	<ul style="list-style-type: none">• Waiver to allow painted end islands in the parking lot in lieu of raised curb islands
Façade	Approval recommended	7-26-24	<ul style="list-style-type: none">• Section 9 Waiver to allow the underage of brick, overage of various types of metal siding and painted CMU, and painting of existing brick
Fire	Approval recommended	7-10-24	Meets Fire Department Standards

Motion sheet

Approval – Special Land Use Permit

In the matter of JSP24-14 Gatsby's Patio and Facade motion to **approve** the Special Land Use Permit request, based on and subject to the following:

a. Relative to other feasible uses of the site:

1. The proposed use will not cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service *(as the modifications to the existing business will not result in significant additional traffic);*
2. The proposed use will not cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area *(no impacts to utilities are anticipated);*
3. The proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats *(no impacts to existing natural features are proposed as the changes are made in previously paved areas);*
4. The proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood *(there are no residents in close proximity, and the restaurant has been in this location for a long time);*
5. The proposed use is consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use *(as it fulfills the Master plan objective to sustain existing businesses in the City of Novi);*
6. The proposed use will promote the use of land in a socially and economically desirable manner *(as it allows a long-standing businesses to invest in the City of Novi and will improve its appearance along Grand River);*
7. The proposed use is listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and 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 is the expansion of a non-conforming use in the I-1 District).*

b. In addition, the following factors have been considered:

1. *Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances.*
2. *Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses.*

3. *The expansion or alteration shall not go beyond the limits of the parcel of property upon which such use existed at the time it became lawfully nonconforming.*
 4. *The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14.*
 5. *Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming.*
 6. *The expansion or alteration shall not hinder the future development of surrounding properties in accordance with the Master Plan.*
- c. 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 submittal;
- 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 – Preliminary Site Plan

In the matter of JSP24-14 Gatsby's Patio and Facade, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. A Section 9 façade waiver to allow for the underage of brick (10-20% proposed, 30% minimum required), an overage of metal panels of various types, an overage of CMU (to be painted) on the east and south facades (70% proposed, 15% permitted), and the painting of existing brick. This waiver is granted because the rendering and sample board indicate carefully coordinated colors and visual integration, and the proposed design represents a significant improvement to the overall aesthetic value of the building. Additionally, the red color of the existing brick would likely not result in the intended color using stain, and is relatively obscured at the base of the building. The applicant shall submit manufacturer's literature indicating the coating is intended for the application on brick at the time of Final Site Plan.
- b. Traffic waiver (Section 5.3.12) to allow painted end islands rather than raised islands as shown on the site plan, *because this is an existing condition and only minor changes to the parking lot are proposed, which is hereby granted;*
- 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.)

- OR -

Denial – Special Land Use Permit

In the matter of JSP24-14 Gatsby's Patio and Facade motion to **deny** the Special Land Use Permit ... *because [insert any reasons, such as those suggested below]*

a. Relative to other feasible uses of the site:

1. The proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, acceleration/deceleration lanes, off street parking, off-street loading/unloading, travel times, and thoroughfare level of service.
2. The proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.
3. The proposed use is not compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses, and wildlife habitats.
4. The proposed use is not compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
5. The proposed use is not consistent with the goals, objectives, and recommendations of the City's Master Plan or Land Use.
6. The proposed use will not promote the use of land in a socially and economically desirable manner.
7. The proposed use is not listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

b. In addition, the following factors have been considered:

1. *Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances.*
2. *Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses.*
3. *The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the*

expansion and shall be in compliance with the performance standards of Section 5.14.

4. Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming.

c. (additional reasons here if any)

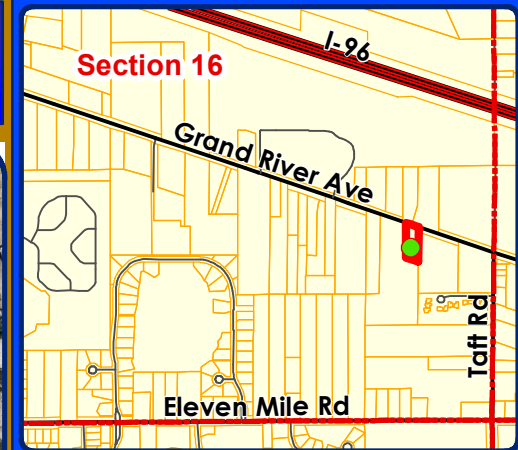
– AND –


Denial – Preliminary Site Plan

In the matter of JSP24-14 Gatsby's Patio and Facade 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.)

MAPS
Location
Zoning
Future Land Use
Natural Features

JSP24-14 GATSBY'S PATIO AND FACADE LOCATION



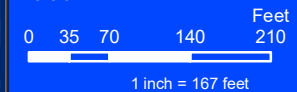
 Subject Area



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: 8/21/24
Project: GATSBY'S PATIO
Version #: 1

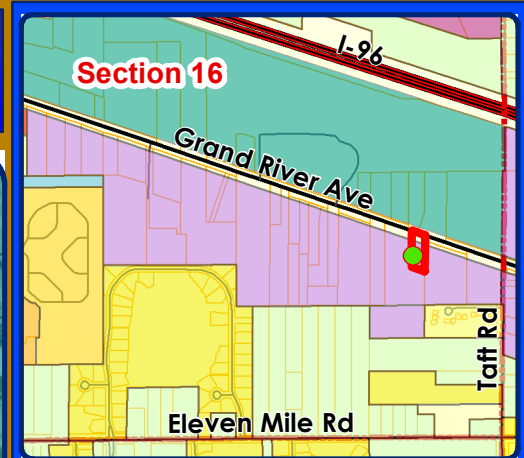
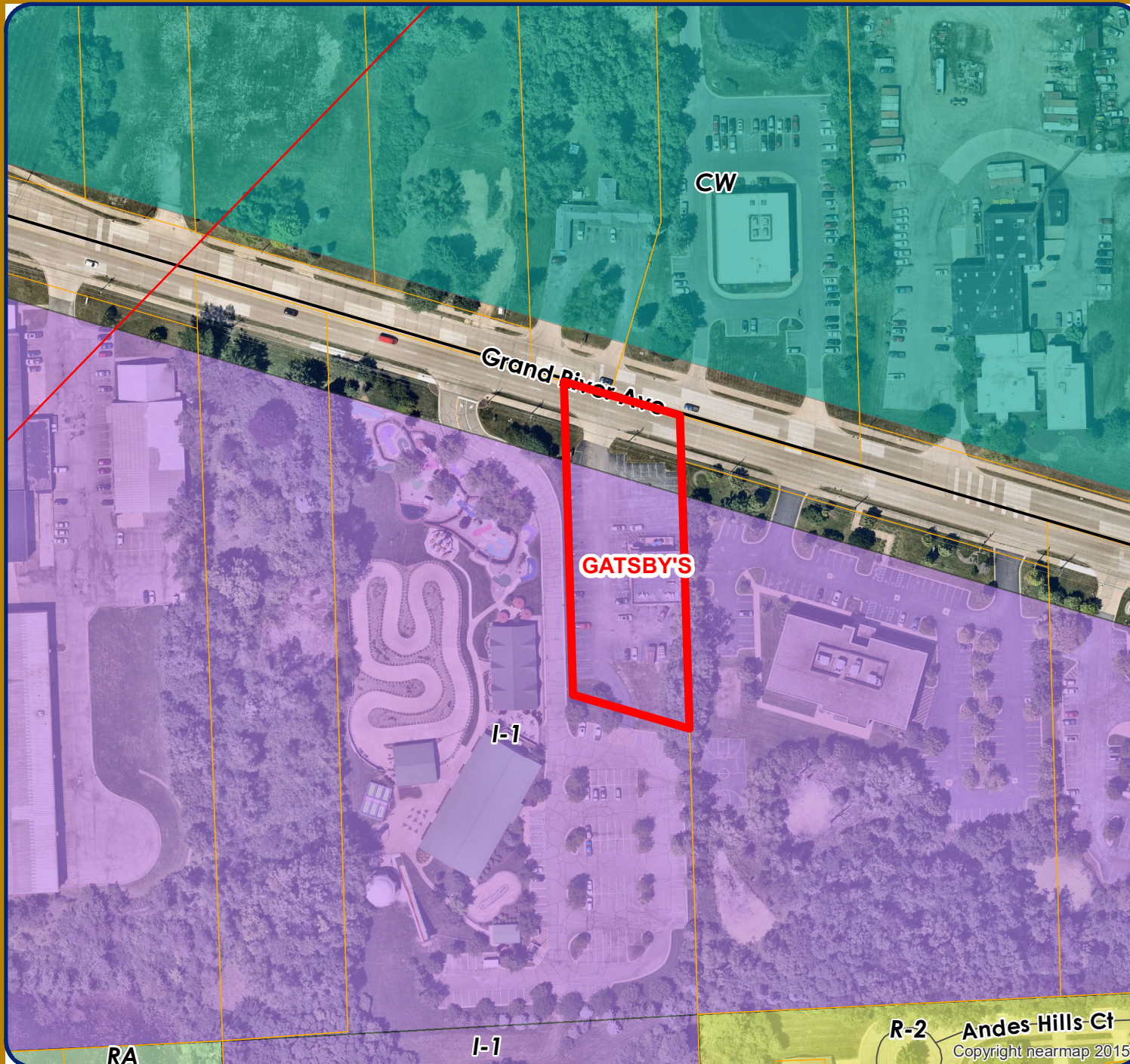


MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Andes Hills Ct
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JSP24-14 GATSBY'S PATIO AND FACADE ZONING



Legend

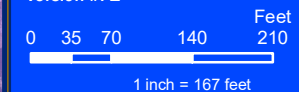
- R-A: Residential Acreage
- CW: City West
- RT: Two-Family Residential
- R-1: One-Family Residential District
- R-2: One-Family Residential District
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-3: General Business District
- I-1: Light Industrial District
- OS-1: Office Service District
- OST: Office Service Technology
- Subject Area



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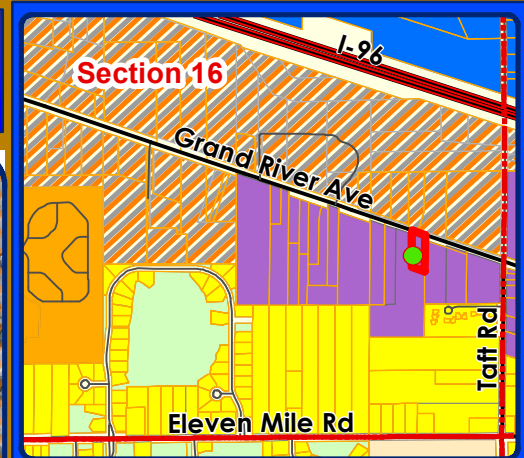
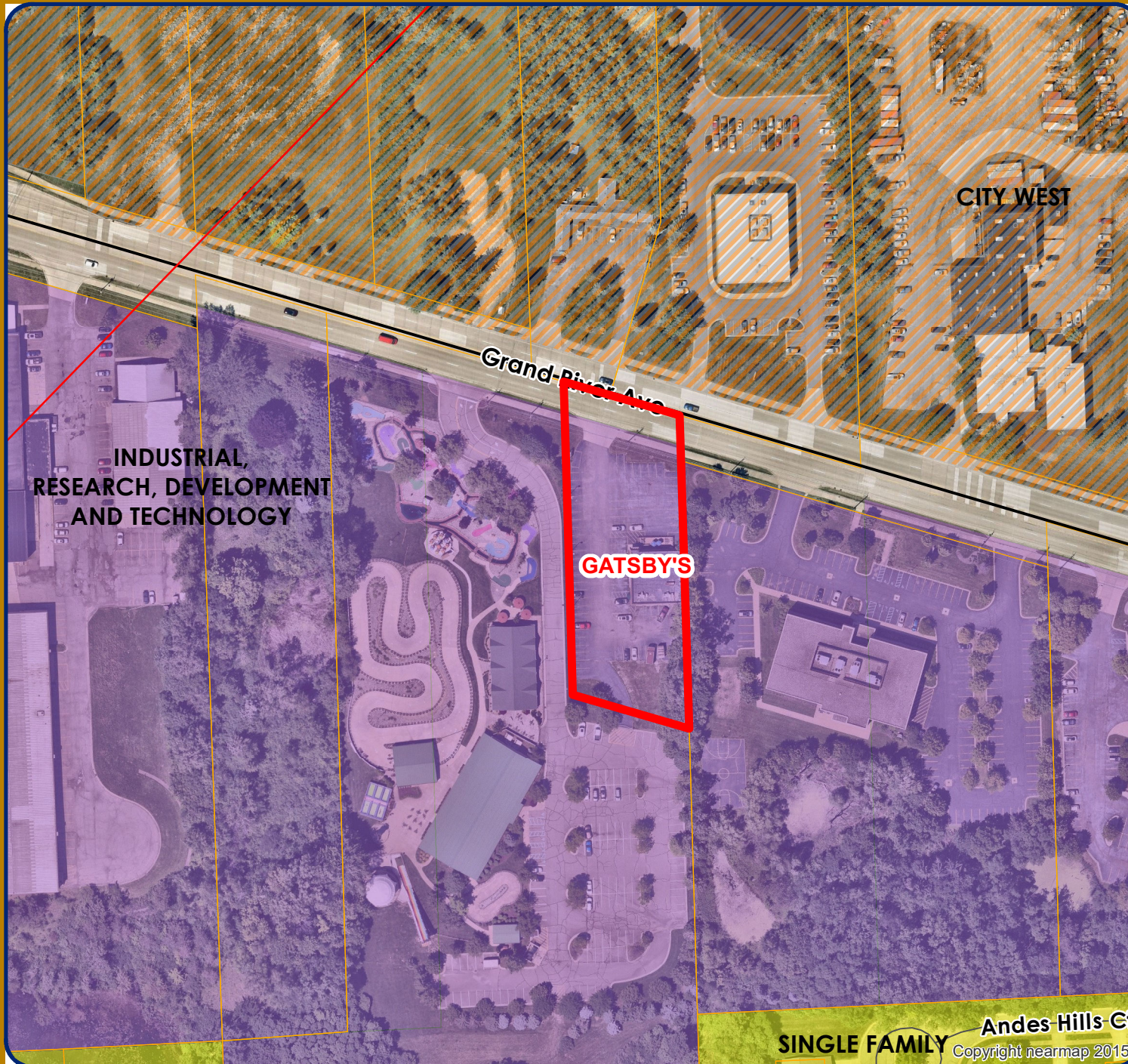


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JSP24-14 GATSBY'S PATIO AND FACADE

FUTURE LAND USE



Legend

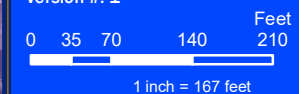
- Single Family
- Multiple-Family Residential
- Office, Research, Development and Technology
- Industrial, Research, Development and Technology
- City West
- Educational Facility
- Private Park
- Subject Area



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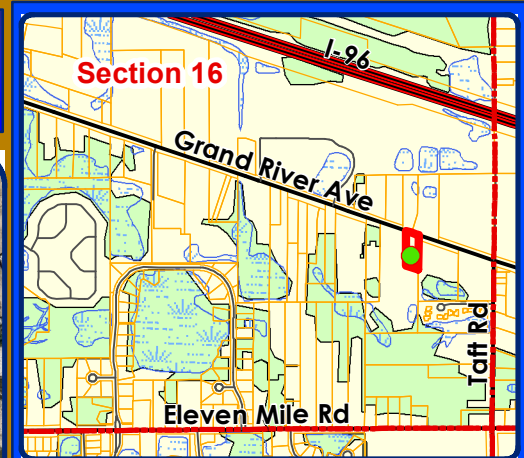
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JSP24-14 GATSBY'S PATIO AND FACADE NATURAL FEATURES



Legend

- WETLANDS
- WOODLANDS
- Subject Area



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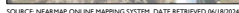
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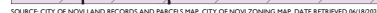
SITE PLAN & BUILDING ELEVATIONS



SCALE: 1" = 1,000'±



SCALE: 1" = 100'±



SCALE: 1" = 100'±

CITY OF NOVI, OAKLAND COUNTY, MICHIGAN

TOWER BUILT, LLC.
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IDINELLO@TOWERBUILT.COM

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555 S. OLD WOODWARD AVENUE, SUITE 12L
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[illegible]

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ward, Suite 12L, Birmingham 248.247.1115

LEGAL DESCRIPTION

PARCEL ID# 22-16-451-06

THE LAND SITUATED IN THE CITY OF NOVI, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

T1N, R8E, SEC 16 PART OF NE 1/4 OF SE 1/4 BEG AT PT DIST N 89-53-10 E 252.47 FT & N 00-59-30 E 429.53 FT & S 71-06-50 E 170.63 FT FROM SW COR THEREOF, TH N 00-59-30 E 360.00 FT, TH S 71-06-50 E 139.10 FT, TH S 00-59-30 W 360.00 FT, TH N 71-06-50 W 139.10 FT TO BEG EXC PART IN GRAND RIVER AVE

**ALL WORK SHALL CONFORM TO THE
CURRENT CITY OF NOVI STANDARDS
& SPECIFICATIONS**



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PLAN REFERENCE MATERIALS:

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
- ALTA / NPSF LAND TITLE SURVEY PREPARED BY KIEWIT, DATED 11/05/2012
 - ARCHITECTURAL PLANS PREPARED BY 213 DESIGN WORKS, LLC, DATED 05/16/2014
 - GENERAL MAP PROVIDED BY ARIZONA ONLINE MAPPING SYSTEM, DATE RETRIEVED 08/18/2014
 - LOCATION MAP PROVIDED BY USGS TOPOGRAPHICAL MAP, DATE RETRIEVED 08/18/2014
2. ALL REFERENCE MAPS LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

SHEET INDEX

DRAWING TITLE	SHEET
COVER SHEET	C-1
DEMOLITION PLAN	C-2
SITE PLAN	C-3
GRADING PLAN	C-4
UTILITY & STORMWATER MANAGEMENT PLAN	C-5
SOIL EROSION & SEDIMENT CONTROL PLAN	C-6
LANDSCAPING PLAN	C-7
LANDSCAPING DETAILS	C-8
CONSTRUCTION DETAILS	C-9

ADDITIONAL SHEETS

DRAWING TITLE	SHEET
ALTA / NSPS LAND TITLE SURVEY	1 OF 1



SCALE:	AS SHOWN	PROJECT ID: DET-220268
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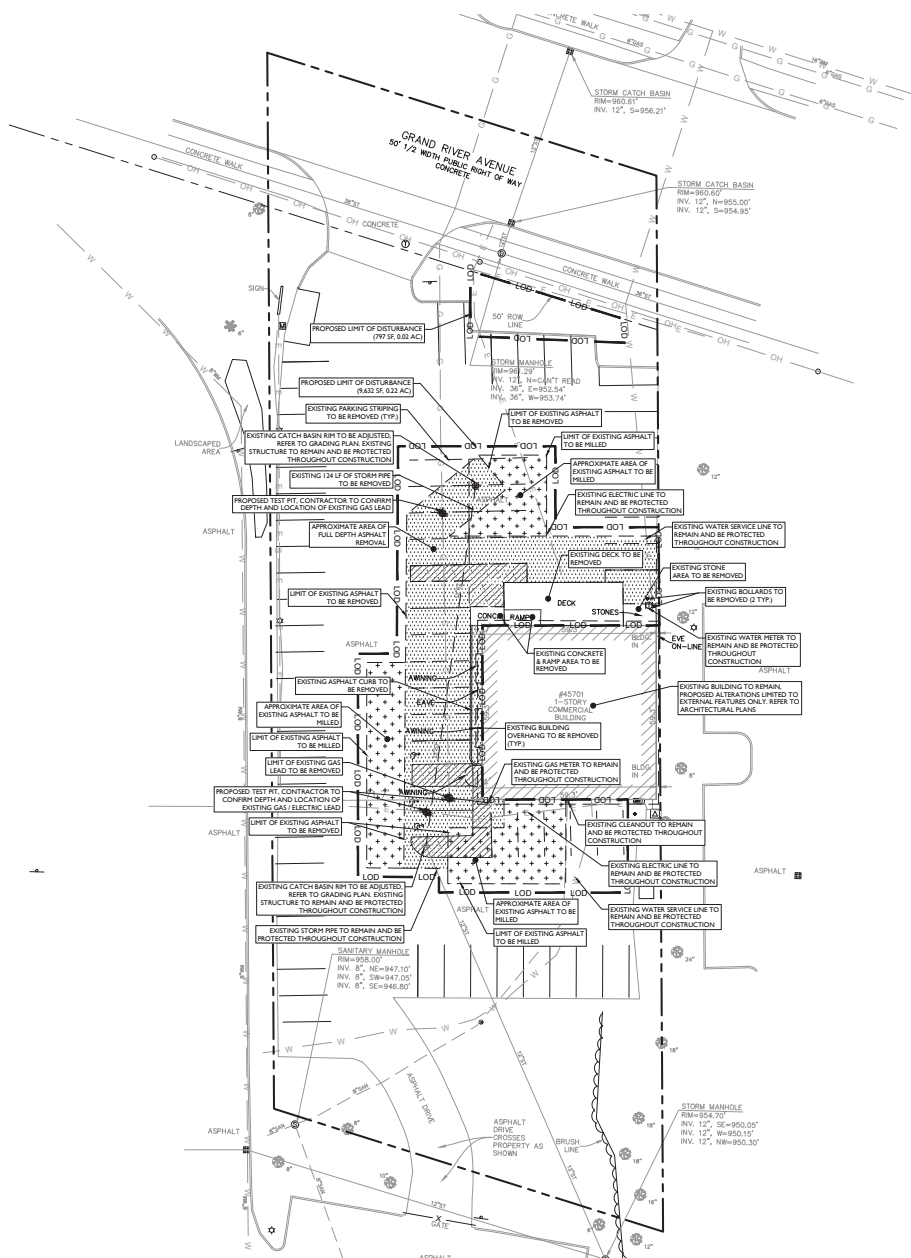
TITLE:

COVER SHEET

DRAWING

C-1

1. EXISTING DRIVE CROSSING CONTAINING ALL CONCRETE, ASPHALT, AND BRUSH SHALL BE REMOVED AND RECONSTRUCTED TO BE AS SHOWN.



SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LIMIT OF DISTURBANCE
---	AREA OF FULL DEPTH ASPHALT REMOVAL
---	AREA OF ASPHALT TO BE MILLED
---	PROPOSED TEST PIT

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED / DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC, IF SIGNIFICANT DISCREPANCIES ARE DISCOVERED BETWEEN THIS PLAN AND FIELD CONDITIONS



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DEMOLITION NOTES

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TO THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW CANAN, CONNECTICUT, AND THE STATE OF CONNECTICUT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW CANAN, CONNECTICUT, AND THE STATE OF CONNECTICUT.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SIGNS, TESTING AS REQUIRED, AND ANY DAMAGE AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTES/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.
6. IF DEWATERING IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, THEN A DEWATERING PLAN MUST BE SUBMITTED TO THE ENGINEERING DIVISION FOR REVIEW.



NO	DATE	DESCRIPTION
1	08/14/2024	FOR SETBACK & SPECIAL LAND USE APPROVAL
2	08/14/2024	FOR SETBACK & SPECIAL LAND USE APPROVAL

NOT APPROVED FOR CONSTRUCTION

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Gatzky's

**PROPOSED EXTERIOR ALTERATIONS
& OUTDOOR SEATING AREA**

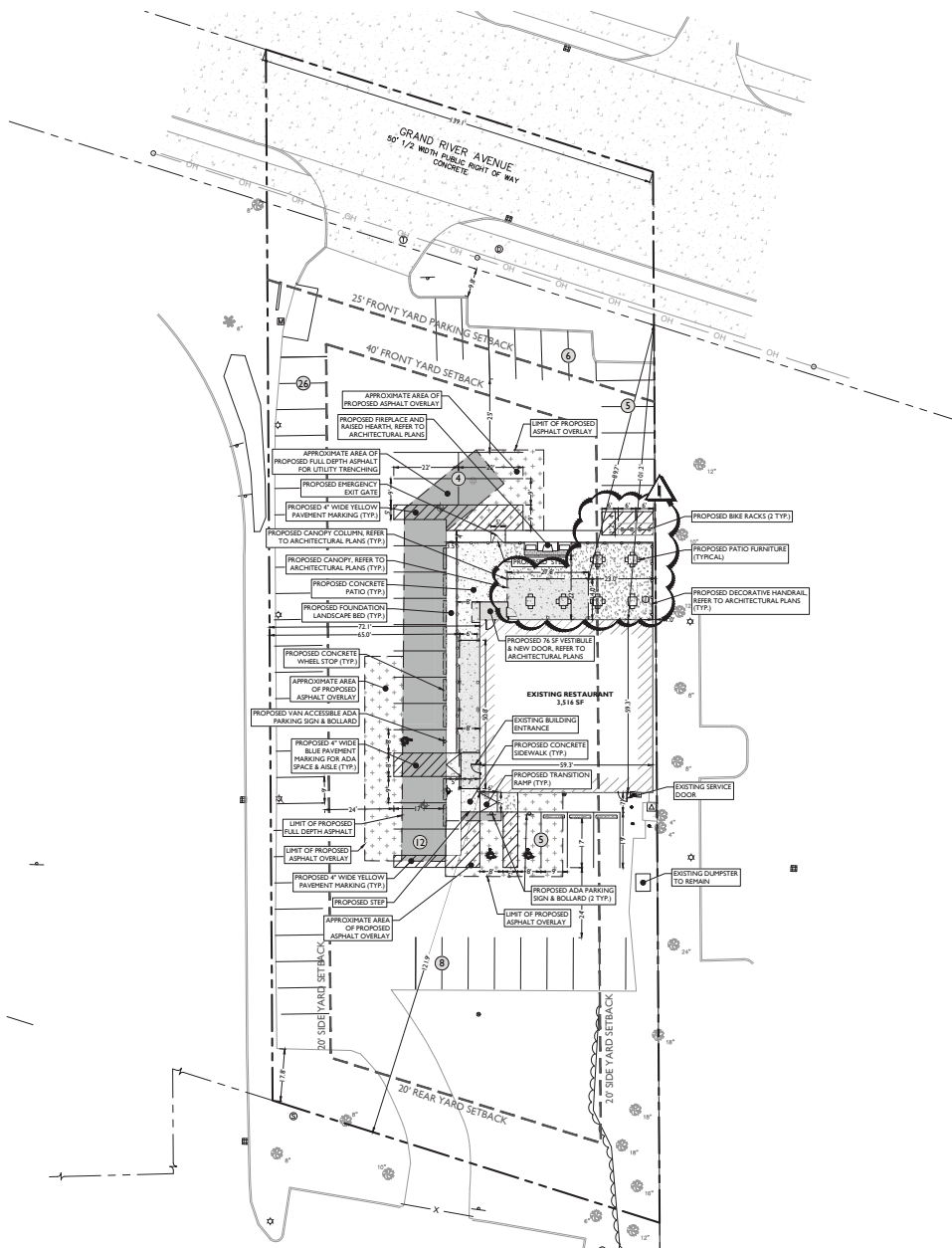
PANEL 80-23-14-01-01-01
CITY OF NEW CANAN, CONNECTICUT

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-202304

TITLE: DEMOLITION PLAN

DRAWING: C-2



LAND USE AND ZONING			
PARCEL ID: 23-14-451-047			
CURRENT ZONE: LIGHT INDUSTRIAL DISTRICT (I-1)			
REZONE: CITY WEST DISTRICT			
PROPOSED USE	REMITTED USE	EXISTING	PROPOSED
RESTAURANT (ST. DOWN)			
ZONING REQUIREMENT	REQUIRED		
MINIMUM LOT AREA	N/A	47,633 SF (1.0R AC)	NO CHANGE
MINIMUM LOT WIDTH	N/A	139.1 FT	NO CHANGE
MINIMUM PARKING LOT LANDSCAPE COVERAGE	1,348 SF	5.5% (EN)	NO CHANGE
MAXIMUM BUILDING HEIGHT	40 FT	40 FT	NO CHANGE
MINIMUM FRONT YARD SETBACK	40 FT	101.3 FT	89.7 FT
MINIMUM FRONT PARKING SETBACK	25 FT	9.8 FT (EN)	NO CHANGE
MINIMUM SIDE YARD SETBACK	20 FT	1.0 FT (EN)	NO CHANGE
MINIMUM SIDE YARD PARKING SETBACK	20 FT	0.7 FT (EN)	NO CHANGE
MINIMUM REAR YARD SETBACK	20 FT	121.9 FT	NO CHANGE
MINIMUM REAR YARD PARKING SETBACK	20 FT	17.8 FT (EN)	NO CHANGE

(EN) EXISTING NON-CONFORMITY
(N) NEARLY FROM RIGHT-OF-WAY LINE

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 52.12 C5	RESTAURANT - 1 SPACE PER 2 OCCUPANTS UNDER MAXIMUM OCCUPANCY PLUS ONE SPACE PER 2 EMPLOYEES DURING MAXIMUM SHIFT (124 OCCUPANTS) 1 SPACE / 2 OCCUPANTS + (7 EMP) 1 SPACE / 2 EMP = 66 SPACES	66 SPACES
§ 53.2	20' PARKING CORRIDORS 9 FT X 19 FT W/ 24 FT	9 FT X 17 FT W/ 24 FT AISLE
§ 54.2	LOADING 10 SP PER 1 FT OF FRONTAGE	TO OCCUR OFF HOURS

- (1) § 48.4 - FOR PLANS SHOWING MORE THAN TWENTY (20) SEATS WITHIN THE OUTDOOR SEATING AREA, REQUIREMENTS FOR OFF-STREET PARKING SHALL BE COMPLIED FOR THE OUTDOOR RESTAURANT
(2) § 53.2 - STALL WIDTH MAY BE REDUCED TO 17 FT

OUTDOOR SEATING SHALL BE PERMITTED BETWEEN MARCH 1ST AND NOVEMBER 30TH WITH FURNITURE AND FIXTURES INCLUDING, BUT NOT LIMITED TO, TABLES, CHAIRS AND WASTE RECEPTABLES REMOVED FROM THE EXTERIOR PREMISES AFTER NOVEMBER 30TH. OUTDOOR SEATING SHALL NOT BE THE PRIMARY SEATING OF THE RESTAURANT

PROPOSED PATIO FURNITURE SHALL COMPLY WITH ALL APPLICABLE CITY STANDARDS OR REGULATIONS.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED SIGN ON ROLLAD
---	PROPOSED BUILDING
---	PROPOSED BUILDING CANOPY
---	PROPOSED CONCRETE
---	PROPOSED FULL DEPTH ASPHALT
---	PROPOSED ASPHALT OVERLAY
---	PROPOSED BUILDING DOORS

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY AND MAINTAIN THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK, INCLUDING OPERATIONS, LAYOUT, ETC. PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. CORRECTION OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDUSTRY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC, AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES, ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
- THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
- THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC, WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE LATEST EDITION.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE REIMBURSEMENT OF STREET CLOSING PERMIT.
- THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
- SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION, IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.
- CONTRACTOR TO PROVIDE SMOOTH TRANSITIONS BETWEEN ALL EXISTING AND PROPOSED LIMITS OF PAVEMENT AND CURB.
- ALL NEW PAVEMENT SHALL BE IN ACCORDANCE WITH THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED PAVEMENT SHALL ALSO BE BY THE CITY OF NOVI STANDARDS AND SPECIFICATIONS.
- PROPOSED 4" THICK SIDEWALK SHALL HAVE 3/4" AGGREGATE BASE.
- ALL WORK SHALL CONFORM TO THE CURRENT CITY OF NOVI STANDARDS AND SPECIFICATIONS.
- SIGN 12" X 6" OR SMALLER SHALL BE MOUNTED ON A GALVANIZED 2 1/2" U-CORNER POST.



NO	DATE	ISSUE	DESCRIPTION
1	8/11/2024	FOR REVIEW & SPECIAL LAND USE APPROVAL	
2	8/11/2024	FOR REVIEW & SPECIAL LAND USE APPROVAL	

NOT APPROVED FOR CONSTRUCTION

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engineering & design

Birmingham, MI - New York, NY - Salem, MA
Princeton, NJ - Tampa, FL - Raleigh, NC
www.stonefielddesign.com

555 S. Old Woodward Suite 22L, Birmingham, MI 48009
Phone 248.347.1115

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PROPOSED EXTERIOR ALTERATIONS & OUTDOOR SEATING AREA

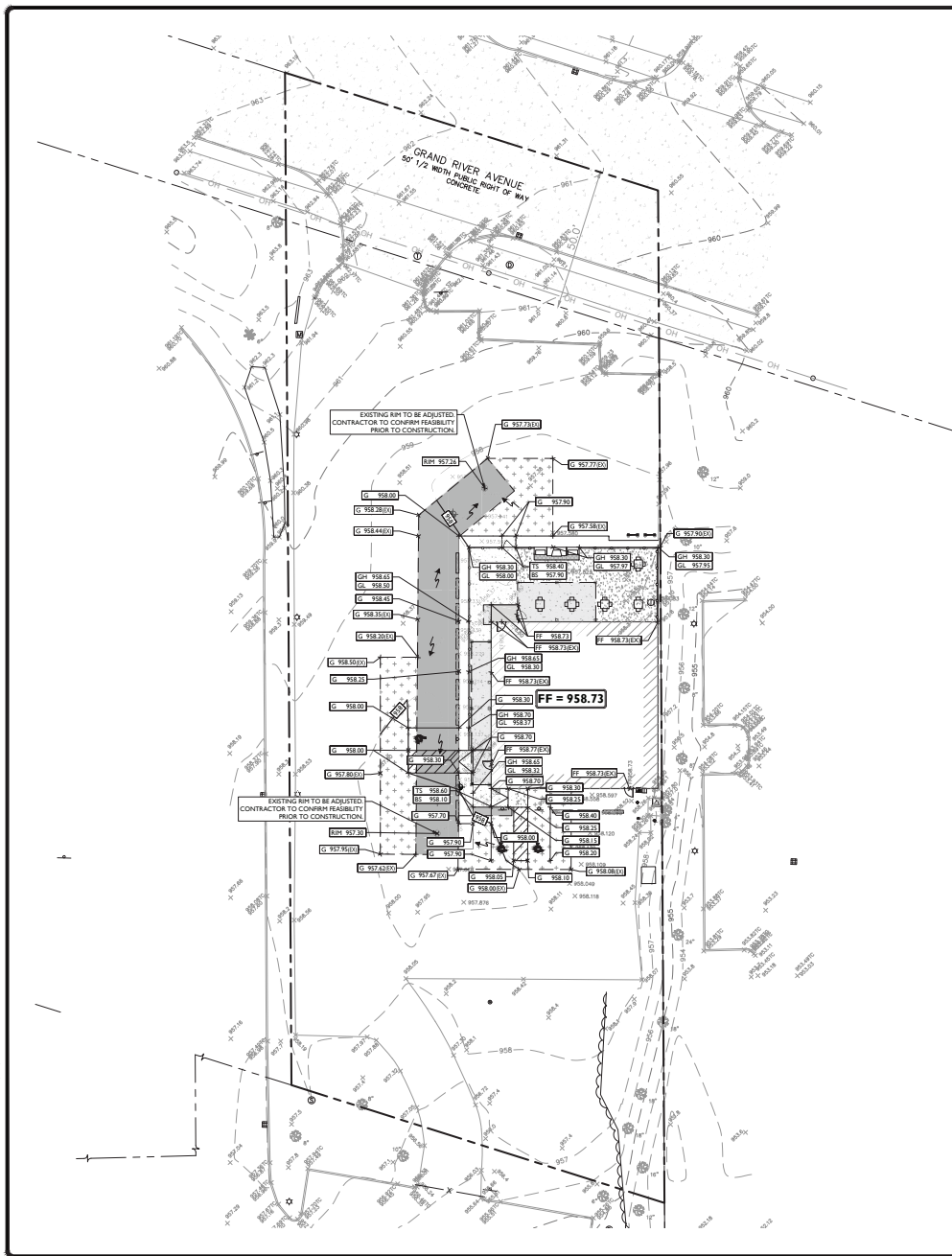
PARCEL ID: 23-14-451-047
CITY OF NOVI
OAKLAND COUNTY, MICHIGAN

STONEFIELD
engineering & design

SCALE: 1" = 20' PROJECT ID: DET-230234

TITLE: SITE PLAN

DRAWING: C-3



BENCHMARK

SITE BENCHMARK
ARROW ON HYDRANT $\pm 105'$ S. OF SW PROPERTY CORNER.
ELEVATION = 959.68' (NAVD 88)

CITY BENCHMARK #1642
X ON NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED
25 FEET NORTH OF GRAND RIVER IN FRONT OF FAIRLANE MOTEL.
ELEVATION = 962.54' (NAVD 88)

SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADE SPOT SHOT
	EXISTING GRADE SPOT SHOT
	PROPOSED TOP OF STEP / BOTTOM OF STEP SPOT SHOT
	PROPOSED GRADE HIGH / GRADE LOW SPOT SHOT
	PROPOSED FINISHED FLOOR SPOT SHOT
	EXISTING FINISHED FLOOR SPOT SHOT
	PROPOSED DIRECTION OF DRAINAGE FLOW

ADA NOTES

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AREAS.

2. THE CONTRACTOR SHALL PROVIDE COMPACT SIGNAGE AT ALL ADA PARKING SPACES AND ACCESS AREAS.

3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM .50% ROLLING SLOPE WITHIN THE ADA PARKING SPACES AND ACCESS AREAS.

4. WITHIN THE ACCESSIBLE PATH OF TRAVEL, SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH OF TRAVEL. THE CONTRACTOR SHALL PROVIDE TO INSURE THE ACCESSIBLE PATH OF TRAVEL IS .50% SLOPE IN ANY DIRECTION.

5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM .25% SLOPE WITHIN THE ACCESSIBLE PATH OF TRAVEL.

6. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE NOT LIMITED TO THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE WALK-UP AND DOWN AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL.

7. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 48 INCHES CLEARANCE OF 48 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE.

8. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8 INCHES UNIFORM RAMP SLOPE THROUGHOUT THE ACCESSIBLE PATH OF TRAVEL.

9. WITHIN THE ACCESSIBLE PATH OF TRAVEL, WHERE PROVIDED, CURBS ARE REQUIRED. CURBS ARE REQUIRED AT THE TOP OF THE RAMP FOR RAMP SLOPE GREATER THAN 1:12.

10. WHERE A RAMP SLOPE IS GREATER THAN 1:12, A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP.

11. WHERE A RAMP SLOPE IS GREATER THAN 1:12, THE CLEAR WIDTH OF THE RAMP SHALL BE GREATER THAN 8 INCHES WITHIN A HANDRAIL. THE CLEAR WIDTH OF THE RAMP SHALL BE GREATER THAN 36 INCHES WITHIN AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6 INCHES SHALL BE GREATER THAN 36 INCHES WITHIN AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6 INCHES SHALL NOT RISE MORE THAN 3 INCHES IN ELEVATION WITHOUT A LANDING AREA BETWEEN THE RISES.

12. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE AND BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.

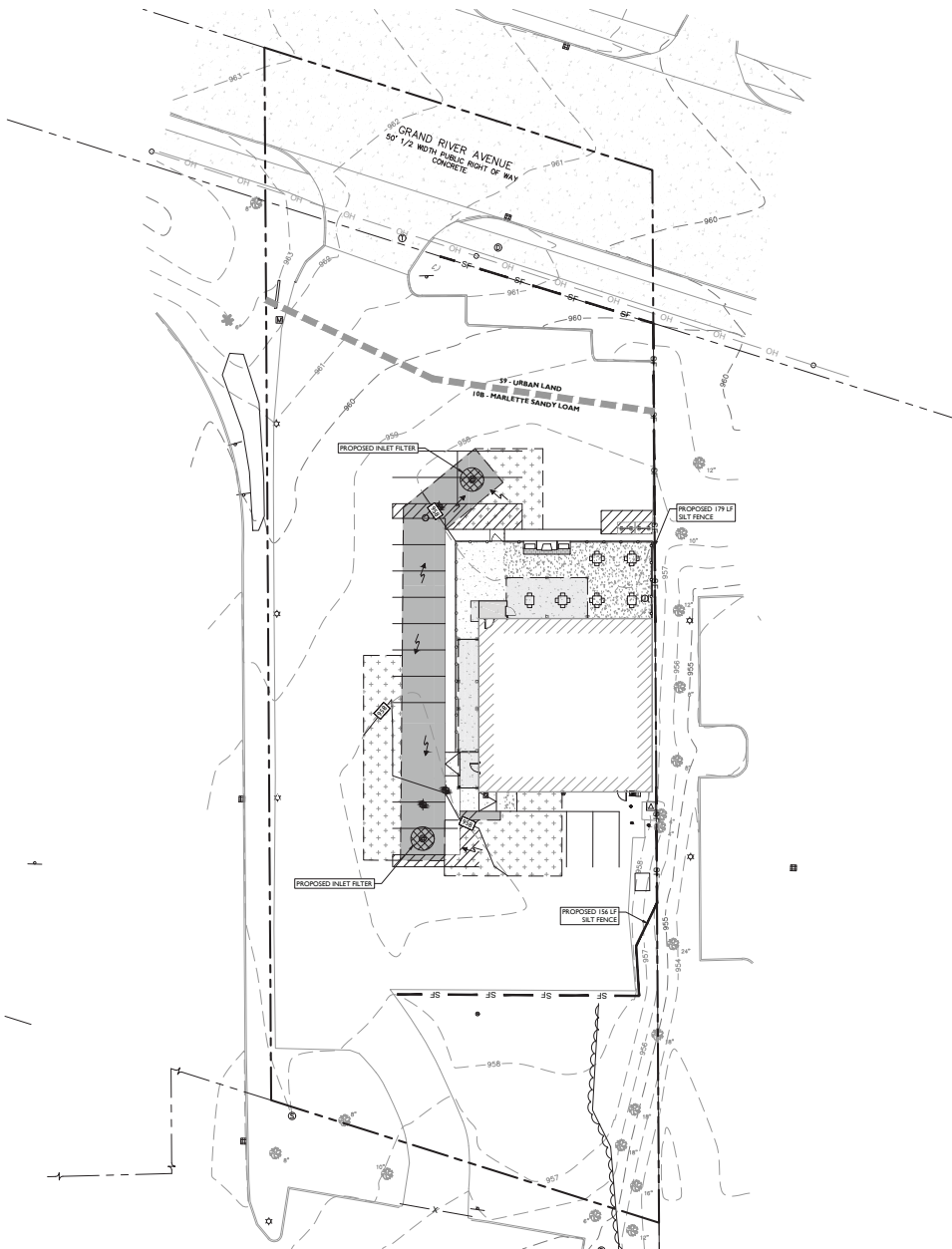
13. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE WITHIN THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.

14. THE CONTRACTOR SHALL INCREASE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE THERE IS A CHANGE BETWEEN 1/4 INCHES AND 1/2 INCHES, THE CONTRACTOR SHALL INCREASE THAT THE TOP 1/4 INCH CHANGE IN ELEVATION BE WITHIN 1/4 INCHES OF THE 1/4 INCH CHANGE IN ELEVATION AND 1/4 INCHES HORIZONTAL (GL SLOPE).

15. THE CONTRACTOR SHALL INCREASE THAT THE TOP 1/4 INCH CHANGE IN ELEVATION BE WITHIN 1/4 INCHES OF THE 1/4 INCH CHANGE IN ELEVATION AND 1/4 INCHES HORIZONTAL (SEPARATION) ALONG THE ACCESSIBLE PATH.

16. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE (HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL MAINTAIN A MAXIMUM 2.00% SLOPE (HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH.

[illegible]



LEGAL DESCRIPTION

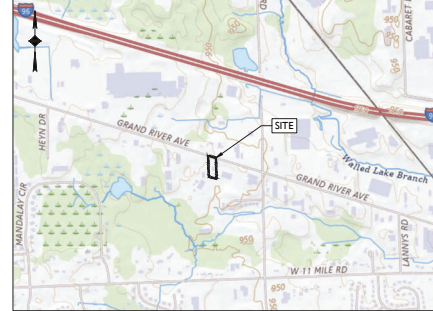
PARCEL ID# 22-16-451-047

THE LAND SITUATED IN THE CITY OF NOV, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

T1N, R1E, SEC 16 PART OF NE 1/4 OF SE 1/4 H88G AT PT DOT N 89-53-10 E 332.47 FT & N 80-39-30 E 429.32 FT & S 71-46-50 E 179.61 FT FROM SW COR THENCE TH N 60-39-30 E 360.00 FT, TH S 71-46-50 E 179.10 FT, TH S 00-59-30 W 360.00 FT, TH N 71-46-50 W 139.10 FT TO BEG EXC PART IN GRAND RIVER AVE.

PARCEL AREA

17,544 SQUARE FEET = 1.396 ACRES



LOCATION MAP

SCALE: 1" = 1,000'

QUANTITY TABLE

MATERIAL	QUANTITY
SILT FENCE	335 LF

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	MARLETTE SANDY LOAM, 1 TO 8 PERCENT SLOPES
PERCENT OF SITE COVERAGE	75.0%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	7-30 INCHES
SOIL PERMEABILITY	0.30 TO 0.57 IN / HR
DEPTH TO WATER TABLE	ABOUT 30 TO 72 INCHES

SOIL CHARACTERISTICS CHART

TYPE OF SOIL	URBAN LAND
PERCENT OF SITE COVERAGE	24.0%
HYDROLOGIC SOIL GROUP	C
DEPTH TO RESTRICTIVE LAYER	UNKNOWN
SOIL PERMEABILITY	UNKNOWN
DEPTH TO WATER TABLE	UNKNOWN

SEQUENCE OF CONSTRUCTION

1. INSTALL SILT FENCE WHERE NECESSARY (1 DAY)
2. ROUGH GRADING AND TEMPORARY SEEDING (10 DAYS)
3. EXCAVATE AND INSTALL UNDERGROUND DRAINAGE PIPING AND STRUCTURES (10 DAYS)
4. INSTALL INLET FILTERS (1 DAY)
5. BUILDING CONSTRUCTION AND SITE IMPROVEMENTS (30 DAYS)
6. LANDSCAPING IMPROVEMENTS AND FINAL SEEDING (7 DAYS)
7. REMOVE SOIL EROSION MEASURES (1 DAY)

NOTE: THE DURATION IS APPROXIMATE AND ARE INTENDED TO ACT AS A GENERAL GUIDE TO THE CONSTRUCTION. TIMELINE, ALL DURATIONS ARE SUBJECT TO CHANGE BY CONTRACTOR. CONTRACTOR SHALL PHASE CONSTRUCTION ACCORDINGLY.

BENCHMARK

SITE BENCHMARK
SECTORY ON PROSPECT 110' S, 1' E OF SW PROPERTY CORNER.
ELEVATION = 909.68' (NAVD 88)

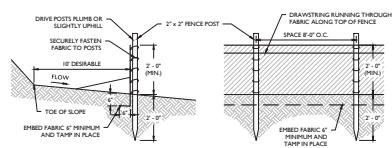
CITY BENCHMARK #142
1' ON NORTHWEST PLATES, BOLT OF FIRE HYDRANT LOCATED
25 FEET NORTH OF GRAND RIVER IN FRONT OF FAIRLANE HOTEL.
ELEVATION = 904.54' (NAVD 88)

SYMBOL

---	PROPERTY BOUNDARY
- - - -	ADJACENT PROPERTY BOUNDARY
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED SILT FENCE
---	PROPOSED INLET PROTECTION FILTER

SOIL EROSION AND SEDIMENT CONTROL NOTES

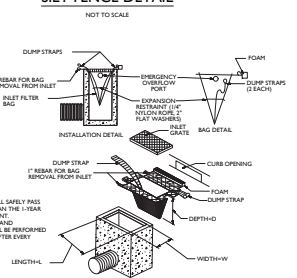
1. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL IN COMPLIANCE WITH LOCAL, STATE AND FEDERAL AIR QUALITY STANDARDS.
3. THE CONTRACTOR IS RESPONSIBLE TO INSPECT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER A PRECIPITATION EVENT GREATER THAN 1 INCH. THE CONTRACTOR SHALL MAINTAIN AN INSPECTION LOG ON SITE AND DOCUMENT CORRECTIVE ACTION TAKEN THROUGHOUT THE COURSE OF CONSTRUCTION AS REQUIRED.
4. IF DRAINAGE IS ANTICIPATED OR ENCOUNTERED DURING CONSTRUCTION, A DRAINAGE PLAN MUST BE SUBMITTED TO THE CITY OF NOV ENGINEERING DIVISION FOR REVIEW.
5. THE CONTRACTOR IS RESPONSIBLE TO GRADE AND STABILIZE DISTURBED AREAS DUE TO THE INSTALLATION OF PUBLIC UTILITIES.
6. VEGETATION SHALL BE ESTABLISHED WITHIN 5 DAYS OF FINAL GRADE, OR WHENEVER DISTURBED AREAS WILL REMAIN UNCHANGED FOR 30 DAYS OR GREATER. THREE TO FOUR (3-4) INCHES OF TOPSOIL WILL BE USED WHERE VEGETATION IS REQUIRED.
7. SLOPES STEEPER THAN 1V:1H (45°) SHALL BE STABILIZED WITH EROSION CONTROL BLANKET.
8. DUST CONTROL SHALL BE A RESPONSIBILITY OF THE CONTRACTOR.



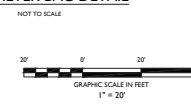
NOTES

1. SECURELY FASTEN GEOTEXTILE TO FENCE POST BY USE OF WIRE TIE, HOE RING, STAPLE OR POCKET. FOUR TO SIX FASTENERS PER POST.
2. GEOTEXTILE FABRIC TO BE EMBEDDED 6" (MIN) AND TAMP IN PLACE.
3. SECURELY FASTEN END OF GEOTEXTILE TO FENCE POST BY WRAPPING BACK END OF THE GEOTEXTILE AROUND THE POST TWICE AND ATTACHING AS SHOWN IN NOTE #1 ABOVE. WRAPPING OF GEOTEXTILE SHALL NOT OCCUR AT CORNERS.
4. SET SILT FENCE WITHIN PROJECT LIMITS. 10' IS DESIRABLE.

SILT FENCE DETAIL



INLET FILTER BAG DETAIL



NO.	REVISION	DATE	BY	ISSUE
1	03/10/24			FOR REVIEW & SPECIAL LAND USE APPROVAL
2	03/10/24			FOR REVIEW & SPECIAL LAND USE APPROVAL

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**PROPOSED EXTERIOR ALTERATIONS
& OUTDOOR SEATING AREA**

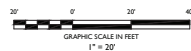
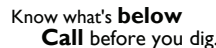
PARCEL ID: 22-16-451-047
CITY OF NOV
OAKLAND COUNTY, MICHIGAN

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-232334

TITLE: **SOIL EROSION & SEDIMENT CONTROL PLAN**

DRAWING: **C-6**





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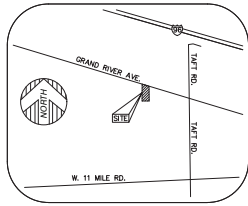
SCALE: 1" = 20' PROJECT ID: DET-23234

TITLE:

LANDSCAPING PLAN

DRAWING:

C-7



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 3 STALLS
STANDARD PARKING = 16 STALLS

PARCEL AREA

47,653± SQUARE FEET = 1.09± ACRES

BASIS OF BEARING

NORTH 89°57' EAST, BEING THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4, AS DESCRIBED.

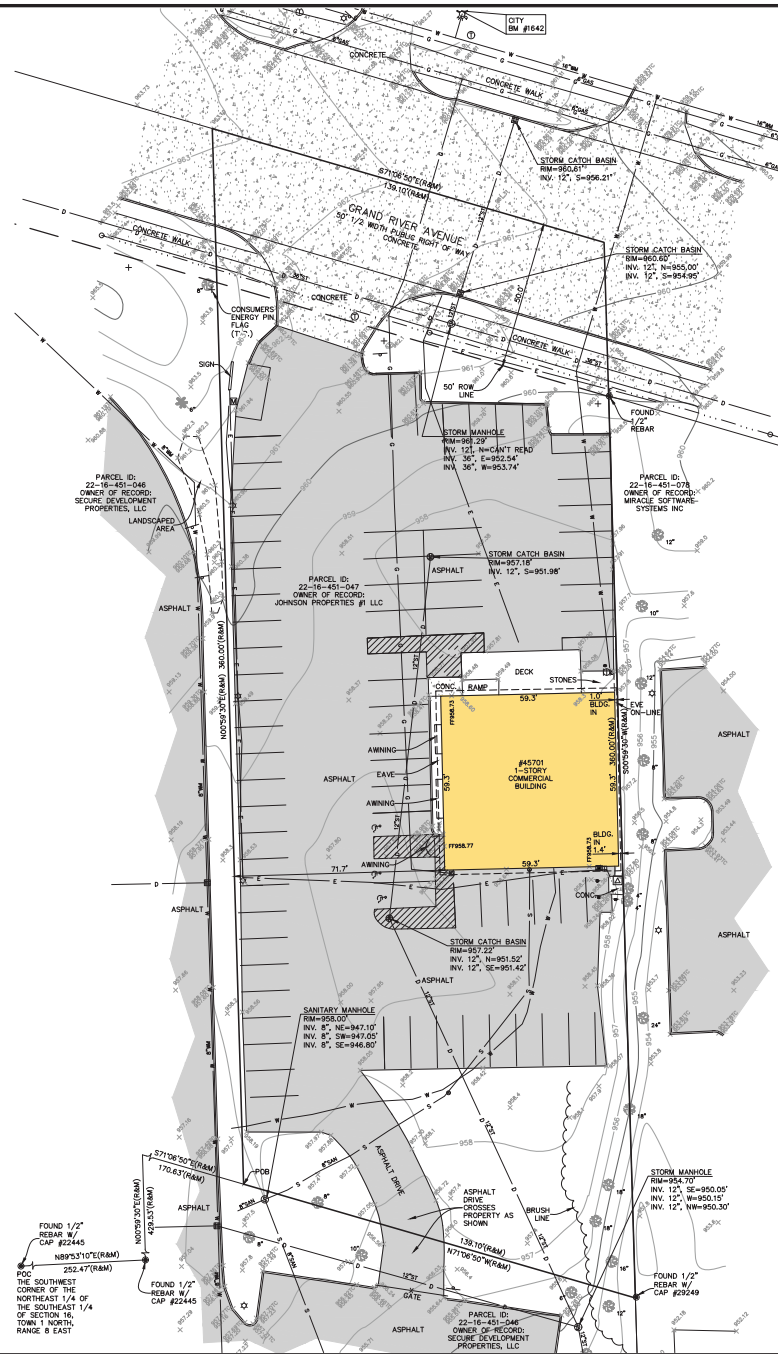
BENCHMARK

576 BENCHMARK
ARROW ON HYDRANT 5105' S. OF SW PROPERTY CORNER.
ELEVATION = 959.67' (NAVD 83)

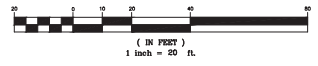
CITY BENCHMARK #1642
X ON NORTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED 25 FEET NORTH OF GRAND RIVER IN FRONT OF FAIRLANE MOTEL.
ELEVATION = 962.54' (NAVD 83)

LEGEND

●	FOUND MONUMENT (AS NOTED)
(RAM)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
■	ELECTRIC METER
□	ELECTRIC PANEL
△	TRANSFORMER
○	UTILITY POLE
■	GAS METER
○	TELEPHONE MANHOLE
■	CABLE TV RISER
○	CLEANOUT
○	SANITARY MANHOLE
○	ROUND CATCH BASIN
■	SQUARE CATCH BASIN
○	STORM DRAIN MANHOLE
■	FIRE HYDRANT
■	WELL
○	BOLLARD
○	LIGHTPOST/LAMP POST
○	MAIL BOX
○	SINGLE POST SIGN
○	HANDICAP PARKING
○	DECIDUOUS TREE (AS NOTED)
○	CONIFEROUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	ADJONER PARCEL LINE
---	RIGHT-OF-WAY
---	BUILDING
---	BUILDING OVERHANG
---	ASPHALT CURB
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	TREE / BRUSH LINE (AS NOTED)
---	OVERHEAD UTILITY LINE
---	ELECTRIC LINE
---	GAS LINE
---	SANITARY LINE
---	STORM LINE
---	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
■	BUILDING AREA
■	ASPHALT
■	CONCRETE



GRAPHIC SCALE



PROPERTY DESCRIPTION

THE LAND SITUATED IN THE CITY OF NOW, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

TIN. 896. SEC. 16 PART OF THE 1/4 OF SE 1/4 OF SE 1/4 BEG AT PT DOT N 89-53-10 E 252.47 FT & N 00-59-30 E 429.53 FT & S 71-26-50 E 170.63 FT FROM SW COR. THEREON, TH N 00-59-30 E 360.00 FT, TH S 71-26-50 E 138.10 FT, TH S 00-59-30 W 360.00 FT, TH N 71-26-50 W 538.10 FT TO BEG EXC PART IN GRAND RIVER AVE.

TITLE REPORT NOTE

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:

OTHER AREA (ZONE X): AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C060F, DATED 9/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR'S CERTIFICATION

TO STONEFIELD ENGINEERING AND DESIGN:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 11/28/22.

DATE OF PLAN OR MAP: 11/28/22.

DRAFT

ANTHONY T. SYKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
Tsyko@ken-tec-survey.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN
GRAND RIVER AVENUE, NOV, MICHIGAN,
45701
TOWN 1 NORTH, RANGE 6 EAST

DATE	BY	REVISION	DATE
11/28/22	AT		
11/28/22	AT		
NOVEMBER 28, 2022	AT		
22-03233	AT		



EXISTING RESTAURANT
(TO REMAIN UNCHANGED)

PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

MASONRY SPECIFICATIONS:

1. MASONRY WORK SHALL BE IN ACCORDANCE WITH A.C.I. 530-08, AND SPECIFICATIONS FOR MASONRY STRUCTURES A.C.I. 530.1-89. CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90 GRADE N, TYPE I FOR HOLLOW CONCRETE MASONRY UNITS AND ASTM C-90 GRADE N, TYPE I FOR SOLID CONCRETE MASONRY UNITS. BRICK SHALL MEET THE LATEST REVISIONS OF ASTM C-90, GRADE N.
2. MORTAR SHALL CONFORM TO ASTM C-770, TYPE M OR S, MINIMUM COMPRESSIVE STRENGTH FC=8000 PSI AT 28 DAYS.
3. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM FRESH STRENGTH OF 5000 PSI.
4. EXPANSION JOINTS FOR BRICK MASONRY SHALL BE PLACED AT 30' TO 36' O.C. MAXIMUM.
5. CONTROL JOINTS FOR CONCRETE MASONRY SHALL BE PLACED AT 24' O.C. MAXIMUM UNLESS NOTED OTHERWISE (UNCL).
6. CONCRETE BLOCK WALLS SHALL HAVE FOUR-D-WALL OR EQUIVALENT TRUSS-TYPE HORIZONTAL REINFORCING INSTALLED AT EVERY OTHER COURSE. HORIZONTAL WIRE REINFORCEMENT SHALL BE # 5 GA. WIRE WITH ASTM A641 GALVANIZED COATING UNLESS NOTED OTHERWISE. WALLS WITH VERTICAL REINFORCEMENT SHALL HAVE ONLY 1-ADJACENT TYPE REINFORCEMENT. DO NOT EXTEND HORIZONTAL REINFORCING THROUGH CONTROL JOINTS.
7. INSTALL VERTICAL REINFORCING (AS NOTED ON PLANS) IN THE CENTER OF BLOCK CORNER AND ABOUT IN MIDDLE OF FOUR FOOT HEIGHTS. REINFORCING STEEL SHALL BE ASTM A63 GRADE 60. LAP AND TIE BAR SPLICES SHALL BE PLACED IN ACCORDANCE WITH A.C.I. 530-02, SECTION 8.5.1.
8. BRICK WORK SHALL HAVE PROPER TIES TO THE STRUCTURE, FLASHING, DRAINAGE, ETC., IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS OF THE BRICK INSTITUTE OF AMERICA AND THE IRC 2003, R102 AND R103.
9. THE MASONRY CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF TEMPORARY SHORING AND FALSEWORK REQUIRED TO WITHSTAND UNLOADS AND TEMPORARY CONSTRUCTION LOADS. WORK PERFORMED SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
10. STEEL BEAMS BEARING ON MASONRY WALLS SHALL HAVE A 1/2" X 1/2" X 3/8" BEARING PLATE WITH TWO 1/2" DIAMETER X 4" LONG HEADED STUDS UNCL. THE TOP THREE COURSES OF BLOCK BELOW THE BEARING SHALL BE GRouted SOLID. STEEL LINTELS SUPPORTING MASONRY FROM THE BOTTOM FLANGE SHALL HAVE A CONTINUOUS 3/8" STEEL PLATE WELDED TO THE BOTTOM FLANGE AS REQUIRED.
11. PRECAST MASONRY LINTELS BEARING ON MASONRY SHALL HAVE 8" MINIMUM BEARING AT EACH END.

CONCRETE SPECIFICATIONS:

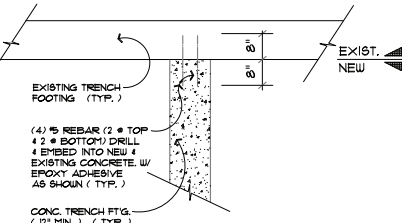
1. CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF A.C.I. 308, LATEST EDITION. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS EXCEPT AS NOTED BY SUPPLEMENTAL REQUIREMENTS.
 2. CONCRETE SHALL HAVE A MINIMUM OF 3000 PSI, 28 DAY COMPRESSIVE STRENGTH, UNLESS NOTED OTHERWISE (UNCL). OUT LBS. OF CEMENT PER CUBIC YARD MINIMUM (AS BACKED) A WATER/CEMENT RATIO NOT TO EXCEED 6 GALLONS PER BAG. FOUNDATION WALLS SHALL HAVE 4% AIR ENTRAINMENT. EXTERIOR CONCRETE SLABS SHALL HAVE A MINIMUM OF 4000 PSI, 28 DAY COMPRESSIVE STRENGTH, AND 4% AIR ENTRAINMENT.
 3. THE USE OF ADDITIVES SUCH AS FLY ASH OR CALCIUM CHLORIDE IS NOT ALLOWED WITHOUT PRIOR REVIEW FROM THE ENGINEER.
 4. THE CONCRETE CONTRACTOR SHALL SUBMIT THE DESIGN MIX OF EACH TYPE FOR REVIEW BY THE ENGINEER AND ARCHITECT PRIOR TO PLACEMENT.
- REINFORCING STEEL SPECIFICATIONS:**
1. REINFORCING BARS, COUPLERS, AND TIES SHALL CONFORM WITH ASTM-A63 GRADE 60 REQUIREMENTS AND SHALL BE FREE OF RUST, DIRT AND FUEL.
 2. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM-A105 AND BE POSITIONED AT THE MID HEIGHT OF SLABS UNCL.
 3. REINFORCING SHALL BE PLACED AND SECURELY TIED IN PLACE SUFFICIENTLY AHEAD OF PLACING OF CONCRETE TO ALLOW INSPECTION AND CORRECTION, IF NECESSARY, WITHOUT DELAYING THE CONCRETE PLACEMENT.
 4. EXTEND REINFORCING BARS A MINIMUM OF 36" AROUND CORNERS AND LAP BARS AT SPLICES A MINIMUM OF 24" UNCL.
 5. WELDING OF REINFORCING STEEL IS NOT ALLOWED.

SOIL BEARING REQUIREMENTS:

1. ALL TOP SOIL, ORGANIC AND VEGETATIVE MATERIAL SHOULD BE REMOVED PRIOR TO CONSTRUCTION. ANY REQUIRED FILL SHALL BE CLEAN, GRANULAR MATERIAL COMPACTED TO AT LEAST 98% OF MAXIMUM DRY UNIT WEIGHT AS DETERMINED BY ASTM D-1557.
2. FOUNDATIONS BEARING ON EXISTING SOILS ARE DESIGNED FOR A MINIMUM ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF UNCL. THE ALLOWABLE SOIL BEARING CAPACITY MUST BE VERIFIED BY A REGISTERED SOIL ENGINEER PRIOR TO THE START OF CONSTRUCTION AND IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
3. NOTIFY THE ENGINEER/ARCHITECT IF THE ALLOWABLE SOIL BEARING CAPACITY IS LESS THAN 1500 PSF SO THAT THE FOUNDATIONS CAN BE REDESIGNED FOR THE NEW ALLOWABLE BEARING CAPACITY.

SPECIAL INSPECTIONS NOTE:

A PART OF THE GUIDELINES OF PROCEDURES SET FORTH IN THE 2008 MICHIGAN BUILDING CODE, SPECIAL INSPECTIONS AND VERIFICATIONS OF MATERIALS, CONNECTIONS AND INSTALLATION BE REQUIRED. THESE INSPECTIONS WILL BE REQUIRED TO PROVIDE PRE-CONSTRUCTION MONITORING OF THE CONSTRUCTION PROCESS AS DETAILED IN SECTION 1704 OF THE MICHIGAN BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WHICH INSPECTIONS WILL BE REQUIRED BY THE LOCAL BUILDING OFFICIAL PRIOR TO CONSTRUCTION.



FOUNDATION CONNECTION DETAIL

NO SCALE

2:13
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[PROJECT INFORMATION]

[LOCATION]
"Gentry"
43701 Grand River Ave,
Novi, MI 48374
[PROJECT CONTACTOR]

Tower Built
52975 Van Dyke Ave.
Shelby Township, MI 48316
586.277.1030

[PROJECT ENGINEER]

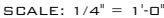
Robert A. Wols Structural Engineering
14899 Towering Oaks Drive
Shelby Township, MI 48315
586.770.8814



CONSTRUCTION SCHEDULE	
07/14/2022	01/01 - PRELIMINARY FLOORPLAN PROPOSED & AS-BUILT TOLERANCES
08/01/2022	01/02 - FLOORPLAN & ELEVATION ALTERATIONS
08/08/2022	01/03 - FLOORPLAN & ELEVATION ALTERATIONS
08/22/2022	01/04 - STRUCTURAL REVIEW
09/01/2022	01/05 - CONSTRUCTION DRAWINGS
09/10/2022	01/06 - CONSTRUCTION DRAWINGS
09/16/2024	01/07 - CONSTRUCTION DRAWINGS

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(project number)

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(Sheet Number) (OF)



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05/17/2022	05/01/2022	05/01/2022	05/01/2022	05/01/2022	05/01/2022
	05/02/2022	05/02/2022	05/02/2022	05/02/2022	05/02/2022
	05/03/2022	05/03/2022	05/03/2022	05/03/2022	05/03/2022
	05/04/2022	05/04/2022	05/04/2022	05/04/2022	05/04/2022
	05/05/2022	05/05/2022	05/05/2022	05/05/2022	05/05/2022
05/17/2022	05/17/2022	05/17/2022	05/17/2022	05/17/2022	05/17/2022
	05/18/2022	05/18/2022	05/18/2022	05/18/2022	05/18/2022
	05/19/2022	05/19/2022	05/19/2022	05/19/2022	05/19/2022
	05/20/2022	05/20/2022	05/20/2022	05/20/2022	05/20/2022
	05/21/2022	05/21/2022	05/21/2022	05/21/2022	05/21/2022

NOTE: TEMPERED GLASS
UTILIZE TEMPERED GLASS WITHIN 24" TO EITHER VERTICAL EDGE OF A DOOR.

NOTE: PANIC BARS
PROVIDE PANIC BARS ON ALL EXITS FROM DINING AREA AS REQUIRED PER 209 MEC TABLE 4096.2.1

NOTE: EMERGENCY LIGHTING
INSTALL ILLUMINATED EXIT SIGNS OVER EXIT DOORS. DIRECTIONAL EXIT SIGNS MAY ALSO BE REQUIRED TO PROPERLY IDENTIFY THE PATHWAY LEADING TO THE EXIT THEREBY. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHALL FOR PROVIDE EMERGENCY LIGHTING AS DESIGNATED BY THE FIRE MARSHALL TO ILLUMINATE THE EXIT ACCESS IN CASES OF A COMMERCIAL POWER OUTAGE. ELECTRICAL CONTRACTOR SHOULD CONTACT THE FIRE MARSHALL FOR PROPER PLACEMENT OF EMERGENCY LIGHTING UNITS. ADDITIONAL UNITS MAY BE NEEDED.
PROVIDE LOCK OPEN DEVICES ON ALL CIRCUIT BREAKERS PROTECTING EMERGENCY LIGHT AND EXIT LIGHT CIRCUITS. ALL DOORS TO HAVE A MAX. THRESHOLD OF 1/2" IN HT.

NOTE: EXIT
ALL EXIT DOORS MUST BE OPERABLE FROM INSIDE WHEN LOCKED IN ONE MOTION WITHOUT A KEY REQUIRED.
PROVIDE 5'-0" X 6'-0" CLEAR AREA W/ MAX 1/4" PER FOOT SLOPE AWAY FROM BUILDING (TYP. AT ALL EGRESS DOORS). MAXIMUM SLOPE ON SIDEWALK RAMP IS 1:20 AND MINIMUM WIDTH FRONT APPROACHES TO PUSH SIDE OF SWINGING DOORS. EQUIPPED WITH A LATCH SHAFT AND PAINTED TO COMPLEMENT THE DESIRED AESTHETIC.
ALL TILE WITHIN MEANS OF EGRESS TO BE SLIP-RESISTANT.

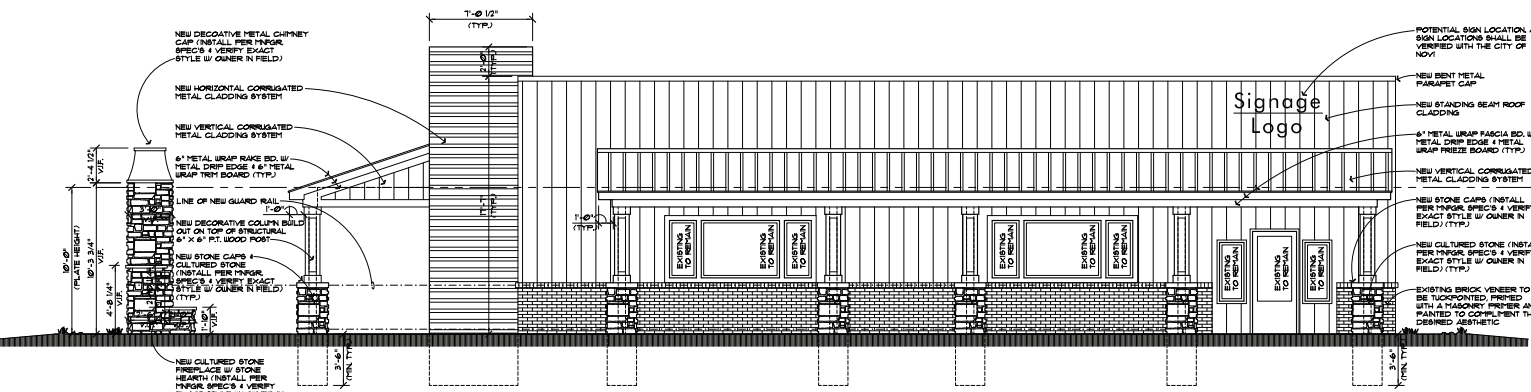
NOTE: FIRE EXTINGUISHER
TYPE: APPROVED ABC DRY CHEMICAL OR EQUIVALENT WITH MINIMUM 2A RATING EXTINGUISHERS TO BE COMPATIBLE WITH THE HAZARD PROTECTED.
AMOUNT: LIGHT HAZARD, AN ADEQUATE NUMBER TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 15 FEET BETWEEN OR TO EXTINGUISHERS. ORDINARY HAZARD: A MINIMUM OF TWO REQUIRED TO PROVIDE A MAXIMUM NORMAL TRAVEL DISTANCE OF 15 FEET BETWEEN OR TO EXTINGUISHERS.
MOUNTING: EXTINGUISHERS SHALL BE INSTALLED ON HANGERS OR IN THE BRACKETS SUPPLIED, OR IN APPROVED TYPE EXTINGUISHER CABINETS UNLESS THE EXTINGUISHERS ARE OF WHEELED TYPE.
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EXTINGUISHERS SHALL BE INSTALLED SO THAT THE TOP OF THE EXTINGUISHER IS NOT MORE THAN FIVE FEET ABOVE THE FLOOR.

NOTE: GYPSUM BOARD
ALL GYPSUM BOARD MATERIALS AND ACCESSORIES TO CONFORM TO TABLE 2506.2

MATERIAL	STANDARD
GYPSUM SHEATHING	ASTM C79
GYPSUM WALL BOARD	ASTM C36
JOINT REIN. TAPE & COMPOUND	ASTM C474 & C475
NAILS FOR GYPSUM BOARD	ASTM C84
STEEL SCREWS	ASTM C844 C1002
STEEL STUDS NON LOAD BEARING	ASTM C646
WATER-RESISTANT GYPSUM BOARD BACKING	ASTM C620

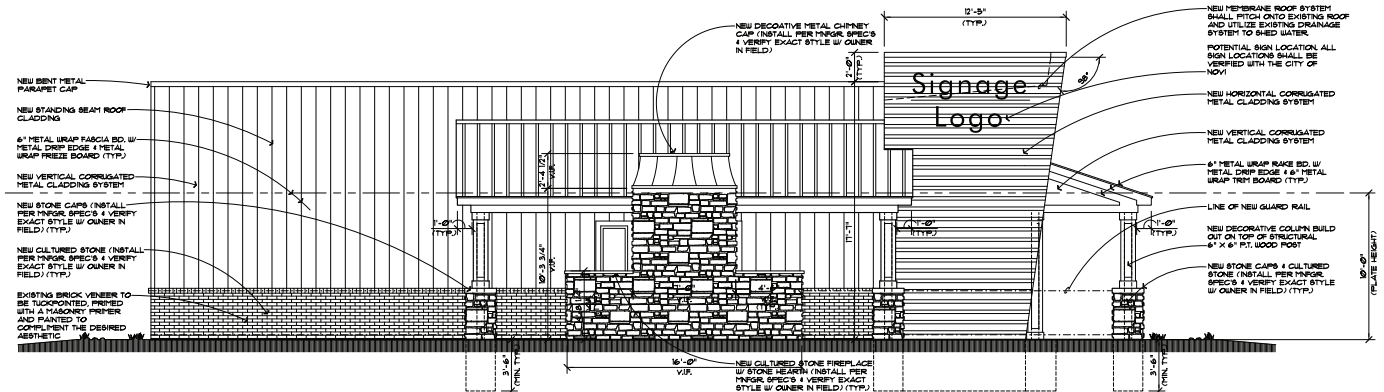
NOTE: FIRE-RES. JOINT SYSTEM
AN APPROVED FIRE-RATED JOINT SYSTEM SHALL BE SECURELY INSTALLED IN ACCORDANCE WITH THE LISTING CRITERIA IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO ACCOMMODATE EXPECTED BUILDING MOVEMENTS AND TO RESIST THE PASSAGE OF FIRE AND HOT GASES. FIRE-RESISTANT JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH SECTION T13.

WALL LEGEND	
	NEW INTERIOR WALL, 5/8" GYP. BD. AT EACH SIDE OF METAL STUDS @ 16" O.C.
	EXISTING WALL TO REMAIN, PROTECT DURING CONSTRUCTION.
	EXISTING WALL TO BE REMOVED.
	NEW EXTERIOR WALL, BLOCK C.M.U. SEE NOTES PER CONDITION.



PROPOSED RIGHT SIDE - WESTERN ELEVATION

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS.
USE CALCULATED DIMENSIONS ONLY.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL & STATE CODES / ORDINANCES.



PROPOSED FRONT - NORTHERN ELEVATION

SCALE: 1/4" = 1'-0"
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USE CALCULATED DIMENSIONS ONLY.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL & STATE CODES / ORDINANCES.

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[Sheet Number] [OF]



01-01 - PRELIMINARY FLOORPLAN, PROPOSED & AS-BUILT ALTERATIONS	01-02 - FLOORPLAN & ELEVATION ALTERATIONS	01-03 - FLOORPLAN & ELEVATION ALTERATIONS	01-04 - STRUCTURAL REVIEW	01-05 - CONSTRUCTION DRAWINGS	01-06 - CONSTRUCTION DRAWINGS B
02-01 - 02/14/2022	02-02 - 02/14/2022	02-03 - 02/14/2022	02-04 - 02/14/2022	02-05 - 02/14/2022	02-06 - 02/14/2022

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[project number]

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[Sheet Number] [OF]

NOTE: GYPSUM BOARD
ALL GYPSUM BOARD MATERIALS AND ACCESSORIES TO CONFORM TO TABLE 2506.2

MATERIAL	STANDARD
GYPSUM SHEATHING	ASTM C78
GYPSUM WALL BOARD	ASTM C36
JOINT REIN. TAPE & COMPOUND	ASTM C474 & C475
NAILS FOR GYPSUM BOARD	ASTM C34
STEEL SCREWS	ASTM C844 C10002
STEEL STUDS NON LOAD BEARING	ASTM C645
WATER-RESISTANT GYPSUM BOARD BACKING	ASTM C620

NOTE: TEMPERED GLASS
UTILIZE TEMPERED GLASS WITHIN 24" TO EITHER VERTICAL EDGE OF A DOOR.

NOTE: PANIC BARS
PROVIDE PANIC BARS ON ALL EXITS FROM DINING AREA AS REQUIRED PER 2015 IBC TABLE 1006.2.1

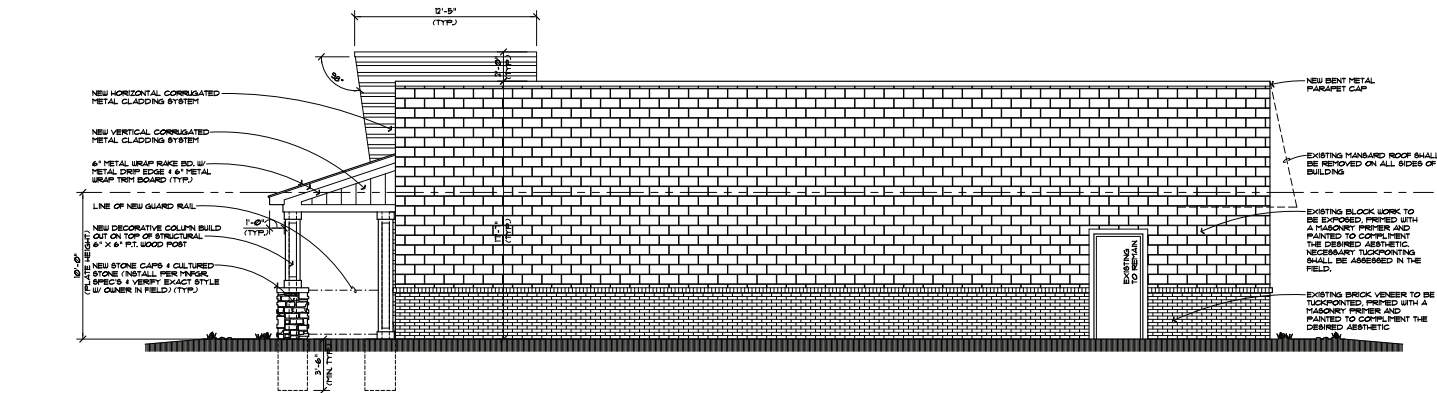
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MAXIMUM SLOPE ON SIDEWALK RAMP IS 1:20 AND MINIMUM WIDTH
FRONT APPROACHES TO PUSH SIDE OF SWINGING DOORS, EQUIPPED WITH A CLOSURE AND A LATCH, SHALL HAVE MANEUVERING SPACE THAT EXTENDS 12' X 48" BEYOND THE
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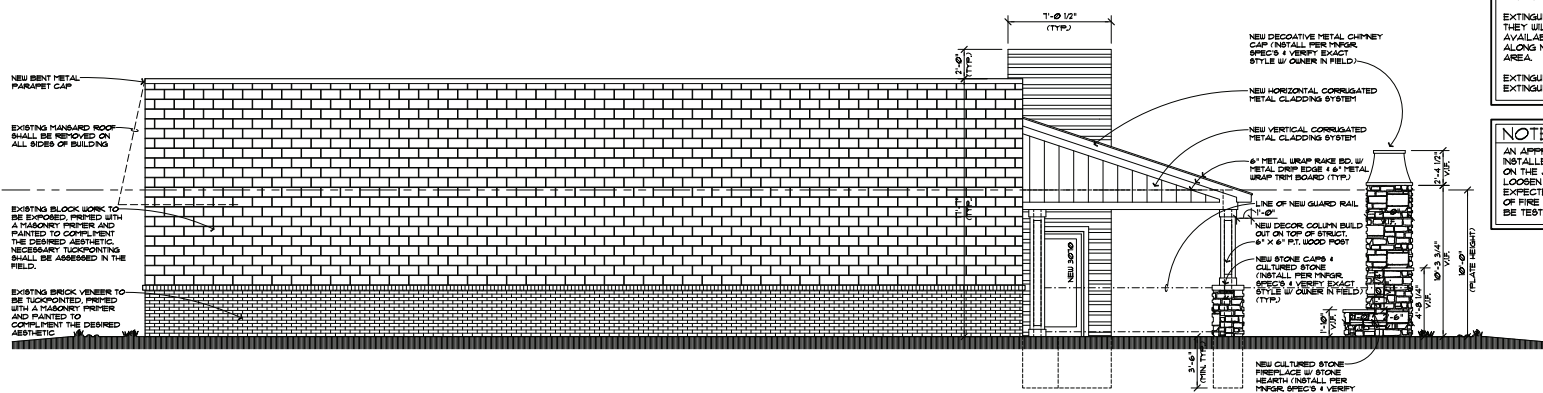
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WALL LEGEND	
	NEW INTERIOR WALL, 5/8" GYP. BD. AT EACH SIDE OF METAL STUDS @ 16" O.C.
	EXISTING WALL TO REMAIN, PROTECT DURING CONSTRUCTION.
	EXISTING WALL TO BE REMOVED.
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PROPOSED REAR - SOUTHERN ELEVATION

SCALE: 1/4" = 1'-0"
DO NOT SCALE DRAWINGS.
USE CALCULATED DIMENSIONS ONLY.
ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL & STATE CODES / ORDINANCES.



PROPOSED LEFT SIDE - EASTERN ELEVATION

SCALE: 1/4" = 1'-0"
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PROJECT INFORMATION |

[LOCATION]

"Gatsby's"
45701 Grand River Ave.,
Novi, MI 48374

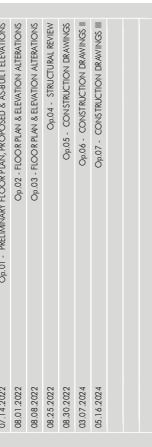
[PROJECT CONTRACTOR]

Tower Built
52975 Van Dyke Ave.
Shelby Township, MI 48316
586.277.1030

[PROJECT ENGINEER]

Robert A. Walz Structural Engineering

14899 Towering Oaks Drive
Shelby Township, MI 48315
586.770.6814



220360

(project number)

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SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS.
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[PROJECT INFORMATION]

[LOCATION]

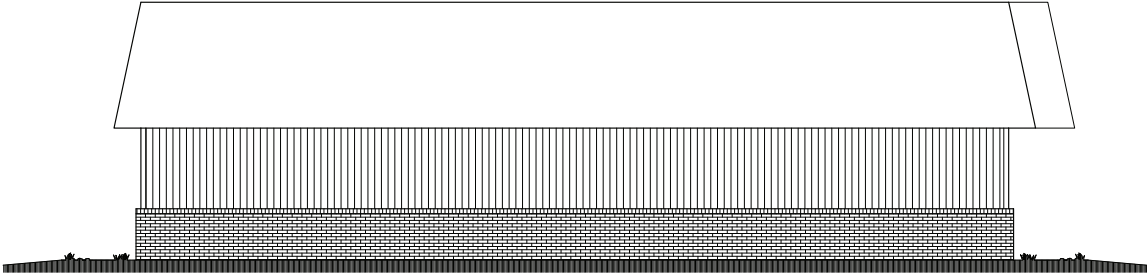
"Ordinary"
45701 Grand River Ave,
Novi, MI 48374

[PROJECT CONTACT/ACTOR]

Tower Bull
52975 Van Dyke Ave.
Shelby Township, MI 48316
586.277.1030

[PROJECT ENGINEER]

Robert A. Wals Structural Engineering
14899 Towering Oaks Drive
Shelby Township, MI 48315
586.770.8814

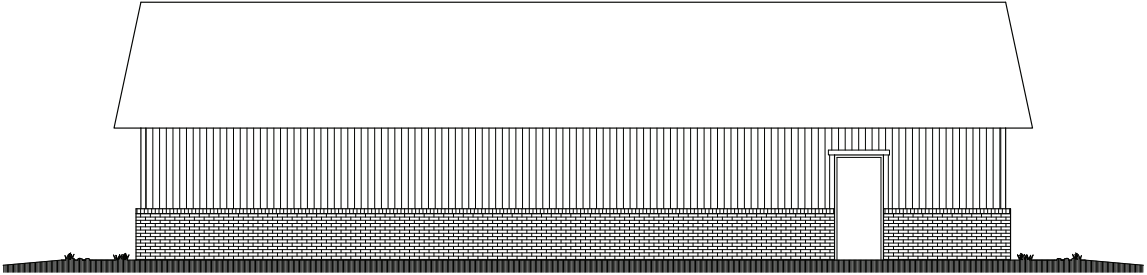


EXISTING LEFT SIDE - EASTERN ELEVATION

SCALE: 1/4" = 1'-0"

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EXISTING REAR - SOUTHERN ELEVATION

SCALE: 1/4" = 1'-0"

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ALL WORK SHALL BE DONE IN ACCORDANCE
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REVISIONS	
07.1.2022	01.01 - PRELIMINARY FLOOR PLAN, PROPOSED & AS-BUILT ELEVATIONS
08.01.2022	01.02 - FLOOR PLAN & ELEVATION ALTERATIONS
08.08.2022	01.03 - FLOOR PLAN & ELEVATION ALTERATIONS
08.25.2022	01.04 - STRUCTURAL REVIEW
09.30.2022	01.05 - CONSTRUCTION DRAWINGS
03.07.2024	01.06 - CONSTRUCTION DRAWINGS II
05.16.2024	01.07 - CONSTRUCTION DRAWINGS III

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TOWER
BUILD • DEVELOP • RENOVATE

Gatsby's Restraunt
Exterior Rendering



DESTINY SW 6274

PROPOSED VERTICAL SIDING



SPECIAL GRAY SW 6277

PAINT EXISTING BRICK/HORIZ. TOWER SIDING



CAVIAR SW 6990

COVERED AREAS/COLUMNS/WINDOW TRIM



VARYING WIDTH SIDING

ON TOWER TO MATCH SPECIAL GRAY SW 6277



VIVACE COBBLESTONE

COLUMN PIERS AND FIREPLACE FEATURE



LIMESTONE CAPS

PIER AND FIREPLACE CAPS



EXISTING SIGNAGE

TO BE USED ON TOWER ELEMENT



BLACK METAL ROOFING

STANDING SEAM/FIREPLACE CAP/FLASHING



Gatsby's Restraunt
Exterior Colors and Selections

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

July 30, 2024

Planning Review

Gatsby's Patio and Façade Renovation

JSP 24-14

PETITIONER

Tower Built, LLC

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	16	
Site Location	South of Grand River Ave, West of Taft Road; 22-16-451-047	
Site School District	Novi Community School District	
Site Zoning	I-1: Light Industrial District	
Adjoining Zoning	North	CW: City West
	East	I-1: Light Industrial District
	West	I-1: Light Industrial District
	South	I-1: Light Industrial District
Current Site Use	Restaurant	
Adjoining Uses	North	Office, Motel
	East	Office
	West	Outdoor recreation
	South	Outdoor recreation
Site Size	1.09 acres	
Plan Date	June 25, 2024	

PROJECT SUMMARY

The applicant is proposing an outdoor covered patio addition and façade renovation for the current restaurant on the site, along with an uncovered patio area at the front of the building. The restaurant currently has an open deck for outside dining in the front yard but is seeking to improve the outside area by enlarging the area and including a roof over a portion of the patio. The parcel is located south side of Grand River Avenue and west of Taft Road. The site is zoned for Light Industrial use (I-1), and the future land use map indicates Industrial Research Development Technology. The existing restaurant is considered a non-conforming use in the I-1 District as the site does not meet the qualifying criteria to permit the use. The site plan shows that it is an expansion of a non-conforming use, and will be seeking approval under a new text amendment that provides standards for consideration.

RECOMMENDATION

Planning recommends conditional approval of the Preliminary Site Plan. The plan mostly conforms to the requirements of the Zoning Ordinance, with deviations identified below. All reviewers recommend approval of the Preliminary Site Plan. As parking requirements cannot be verified with the information provided, Staff support is conditioned upon the information being provided to prove the necessary parking is provided, or the applicant receiving a variance from the Zoning Board of Appeals for any deficiency in parking. **Please address all issues raised in these review letters in your response letter the week prior to the Planning Commission meeting.**

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 address the items in **bold** below for the next submittal.

1. Special Land Use Approval for Nonconformities (Sec. 7.1.11): A recent amendment to the Zoning Ordinance permits the extension of nonconforming uses under certain circumstances. "...it may be reasonable to authorize restoration, reconstruction, or extension of nonconforming uses, or uses of structures and land, as legal conditional uses after proper notification to surrounding property owners as described in Section 6.2 of this Ordinance for special land uses. Such authorizations are subject to special land use approval by the Planning Commission, which shall consider, in addition to standards in Section 6.2, the following factors in exercising its discretion:
 - i. Any alteration or expansion of the use must meet the height, setback, parking, and other applicable requirements for the zoning district where the property is located, unless the Zoning Board of Appeals grants the necessary variances.
 - ii. Additional traffic anticipated by an expansion or alteration shall not pose an undue burden on the surrounding neighborhood and uses.
 - iii. The expansion or alteration shall not go beyond the limits of the parcel of property upon which such use existed at the time it became lawfully nonconforming.
 - iv. The lighting, noise, vibration, odor, and other possible impacts that may be generated shall not be increased beyond the levels that existed prior to the expansion and shall be in compliance with the performance standards of Section 5.14.
 - v. Total added floor space shall not exceed fifty percent of the existing total floor area as measured in gross square feet. This percentage shall be based on the floor area originally in use when the use became lawfully nonconforming.
 - vi. The expansion or alteration shall not hinder the future development of surrounding properties in accordance with the Master Plan.

The proposed outdoor patio area meets the height and setback requirements of the district, and is not anticipated to result in significant impacts to traffic, noise, and other impacts to the surrounding properties since it is already an existing restaurant with some outdoor seating. However, the parking requirements cannot be verified until additional information is provided on the building and patio occupancy.

1. Outdoor Seating Requirements (Sec. 4.84): If the seating area is proposed as part of a site plan application it shall require site plan review and approval by the Planning Commission. Once initial approval has been granted by the Planning Commission, City Council or administratively, as applicable, it may be renewed annually by the Building Official, provided that it complies with the original approval. In addition, please provide the following with the next submittal:
 - a. **Provide a note or response indicating that the outdoor seating area will comply with the seasonal requirements:** "Outdoor seating shall be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles removed from the exterior premises after November 30th."
 - b. **A layout and details for the patio seating must be provided at the time of Final Site Plan submittal in order to verify the following: compliance with building and fire codes, and chairs and tables shall be of quality durable materials such as metal or wood.**
2. Parking (Sec. 5.2): The number of required parking spaces to accommodate the building's use is currently unknown. The site plan proposes 64 parking spaces on-site. **Please provide the number of employees, building capacity, proposed patio capacity and square footage to verify the parking count. If the number of parking spaces is not sufficient to meet Ordinance requirements, the plans will need to be modified, or request a variance from the Zoning Board of Appeals.**

3. Bicycle Parking (Sec. 5.16): Currently, the site appears to not have any bicycle parking. Based on the 64 parking spaces provided, 3 bicycle parking spaces are required. **As the restaurant is being enlarged by more than 10%, this requirement must be met. If the applicant does not agree to provide the required spaces at the time of Final Site Plan, a variance must be requested from the Zoning Board of Appeals.**
4. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

SPECIAL LAND USE CONSIDERATIONS

Extension or expansion of Non-conforming Uses require Special Land Use approval as described above. Section 6.2.C of the Zoning Ordinance outlines specific factors the Planning Commission shall consider in the review of a Special Land Use Permit request:

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
2. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.
3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
4. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
7. Whether, relative to other feasible uses of the site, the proposed use is:
 - a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and
 - b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The applicant shall address the above considerations in their response letter prior to the Planning Commission hearing.

OTHER REVIEWS

- a. Engineering Review: Engineering recommends **approval** of the Preliminary Site Plan with comments to be addressed on the Final Site Plan.
- b. Landscape Review: Landscape recommends **approval** of the Preliminary Site Plan with comments to be addressed on the Final Site Plan.
- c. Traffic Review: Traffic is recommending **approval** of the Preliminary Site Plan. Please see Traffic review for additional information, and items to be addressed in the Final Site Plan submittal. **A Planning Commission waiver to permit the painted end islands would be required.**
- d. Façade Review: Façade is recommending **approval** of the Preliminary Site Plan. Section 9 Waivers for the underage of brick, painting of brick and CMU, and overages of metal sidings are recommended. "In this case we believe that the proposed design represents a significant improvement to the overall aesthetic value of the building."
- e. Fire Review: Fire is recommending **approval** of the Preliminary Site Plan.

NEXT STEP: PLANNING COMMISSION MEETING

With all reviewers recommending approval or conditional approval, this project will be scheduled for Preliminary Site Plan, Special Land Use, and Stormwater Management Plan public hearing and review on **August 28, 2024**. Please provide the following by August 20th:

1. Site Plan submittal in PDF format. **(This has been received)**
2. A response letter addressing ALL the comments from ALL the review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan, which is to be used for Planning Commission presentation. **(This has been received)**

FUTURE STEP: FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please submit the following for review:

1. **Six** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
2. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected**.
3. [Final Site Plan Application](#)
4. [Final Site Plan Checklist](#)
5. [No Revision Façade Affidavit](#) (only if no façade changes have been made)
6. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)
7. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
8. An [Other Agencies Checklist](#)

FUTURE STEP: BUILDING PERMITS

After Building Permits will be required for this project. Please contact the Building Department to determine what is required.

ELECTRONIC STAMPING SET SUBMITTAL AND RESPONSE LETTER

After receiving Final Site Plan approval, plans addressing the comments in all the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets. A letter from either the applicant or the applicant's representative addressing comments in this and other review letters and associated charts is to be submitted with the electronic stamping set. This letter should address all comments in ALL letters and ALL charts and **refer to sheet numbers where the change is reflected**. *If required, drafts for all legal documents with a legal transmittal are to be submitted along with the electronic stamping set.*

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 **9 size 24" x 36" copies with original or electronic signature and original or electronic seals on the cover sheet (subsequent pages may use electronic seal with signature)**, to the Community Development Department for Final Stamping Set approval.

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, AICP – Senior Planner



PLANNING REVIEW CHART

Review Date: July 30, 2024
Review Type: Preliminary Site Plan Review
Project Name: **JSP24-14: GATSBY'S PATIO**
Location: 45701 Grand River Ave; South of Grand River Ave, West of Taft Rd
Plan Date: June 25, 2024
Prepared by: Lindsay Bell, AICP, Senior Planner
E-mail: lbell@cityofnovi.org **Phone:** (248) 347.0484

Bold To be addressed with the next submittal

Bold Underline Will require a waiver or variance

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	Existing Restaurant	No	<i>The existing restaurant is a legal non-conforming use.</i>
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)	B: Principal Uses Permitted C: Special Land Uses	Restaurant	Yes	Existing. Proposed expansion would be considered expansion of a non-conforming use.
Uses Not Permitted <i>(Sec. 3.1.18)</i>	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 <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Frontage on Grand River Ave	Yes	
Access to Major Thoroughfare <i>(Sec. 5.13)</i>	Vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive OR access driveway on other street type is not across street from existing or planned single-family uses	Access from Grand River Ave	Yes	
Minimum Zoning Lot Size <i>(Sec 3.6.2.D)</i>	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be	1.09 acres	NA	

Item	Required Code	Proposed	Meets Code	Comments
Minimum Zoning Lot Size for each Unit: Width in Feet	determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space	139.1 ft	NA	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	Complies	Yes	
Building Height (Sec. 3.1.18.D)	40 ft.	No change	Yes	
Building Setbacks (Sec 3.1.18.D)				
Front (north)	40 ft	89.7 ft	Yes	Existing east setback does not meet current standards.
Rear (south)	20 ft	121.9 ft	Yes	
Side (east)	20 ft	1 ft	No	
Side (west)	20 ft	67 ft	Yes	
Parking Setback (Sec 3.1.18.D) & Refer to applicable notes in Sec 3.6.2				
Front (north)	40 ft (See 3.6.2.E)	9.8 ft	No	Existing
Rear (south)	10 ft	17.8 ft	Yes	
Side (east)	10 ft	0 ft	No	
Side (west)	10 ft	~ 2ft	No	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No side yard abutting street	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard if - the site is a minimum 2 acre site, - does not extend into the minimum required front yard setback of the district, - cannot occupy more than 50% of the area between min. front yard setback & bldg. setback, - must be screened by brick wall or landscaped berm - lighting compatible with surrounding neighborhood	- Does not meet - Does not meet - Does not meet - Does not meet - Complies	No	Several conditions not met, but it is an existing condition.
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	Existing parking	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	than 100 ft from res district			
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.	Not adjacent to residential	NA	
Wetland/ Watercourse Setback (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	No wetland	NA	
Additional Height (Sec 3.6.2.O)	Additional height 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	Existing parking	NA	The applicant should consider providing shrubs to the north of the parking area to screen headlights.
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on conditions listed in Sec 3.6.2.Q	Not requested	NA	
Eating & Drinking Establishments (Section 4.49)				
Location (Sec. 4.49.1)	Such uses shall be on a major thoroughfare and at least 500 feet from any residential district. Freestanding restaurants shall be located on the periphery of an industrial district at the intersection of either 2 major thoroughfares or 1 major thoroughfare and an industrial street serving the district and shall be located no closer than 1,000 feet from any other freestanding restaurant on the same side of the street.	Existing – does not comply	NA	
Minimum Site Acreage (Sec. 4.49.2)	Such uses shall be on parcels with a minimum area of 2 acres and a minimum frontage of 200 feet on a major thoroughfare. The frontage requirement may be satisfied	Existing – does not comply	NA	

Item	Required Code	Proposed	Meets Code	Comments
	by 200 feet of frontage on a side street where the use has some frontage on a major thoroughfare.			
Use Type & Capacity (Sec. 4.49.3)	Eating & drinking establishments must be of a sit-down, fast food sit-down, or fast food carryout type and shall have a seating capacity of at least 100 seats. A restaurant may have a single drive-through window for carryout service, provided that drive-in restaurants serving food and beverages for consumption in motor vehicles while on the premises shall be precluded.		TBD	What is the capacity of the building?
Noise Analysis (Sec. 4.43)	A noise analysis is required subject to the standards of Section 5.14.10.B.	Existing use	NA	
Outdoor Restaurants (Section 4.84)				
Outdoor Seating Area (Sec. 4.84.1)	If the seating area is proposed as part of a site plan application, it shall require site plan review and approval by the Planning Commission. Sufficient information to determine compliance with Section 4.84 shall be submitted for review and approval.	Addition to an existing business	No	Provide required information to determine compliance with Final Site Plan submittal – see sections below
Seasonal Requirement (Sec. 4.84.2)	Outdoor seating shall be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles removed from the exterior premises after November 30th. Outdoor seating shall not be the primary seating of the restaurant.	Shall comply	Yes	Provide note/response indicating compliance with this requirement.
Pathway Width (Sec. 4.84.3)	Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of six (6) feet (clear of structures such as light poles, trees and hydrants) so as not to interfere with pedestrian traffic. Chairs and tables shall be of a quality durable material such as metal or	Not indicated	TBD	Please indicate the width of the pathway for the outdoor seating ordinance, and spec details of tables/chairs.

Item	Required Code	Proposed	Meets Code	Comments
	wood. Waste receptacles shall be provided in instances where wait staff does not clear all tables.			
Alcohol Service (Sec. 4.84.4)	Outdoor seating areas shall be required to be enclosed in instances where there is alcohol service.	Enclosed	Yes	
Seating in ROW (Sec. 4.84.5)	For outdoor seating areas located within any public right-of-way, approval by the corresponding jurisdiction (i.e. City of Novi, MDOT or Road Commission for Oakland County) is required.	Not in ROW	NA	
Parking Requirements (Sec. 4.84.6)	For plans showing more than twenty (20) occupants within the outdoor seating area, requirements for off-street parking for outdoor restaurants shall be computed according to the standards contained in Section 5.2, as indicated for restaurant use.	Occupant capacity addition unknown	TBD	Please provide current and proposed occupancy information so that the parking calculation can be verified.
Hours of Operation (Sec. 4.84.7)	The hours of operation for the outside restaurant shall be consistent with the hours of operation of the inside restaurant.	Shall comply	Yes	
Site Plan Review (Sec. 4.84.8)	If the seating area proposed contains more than twenty (20) occupants or if hardscape or landscape improvements are proposed as part of the outdoor seating area, a site plan prepared in accordance with Section 6.1 shall be submitted for administrative review and approval by the Planning Division staff.	Not provided	No	Provide a site plan with the next submittal.
Parking and Loading Requirements				
Number of Parking Spaces Restaurant (Sec. 5.2.12.C)	Restaurant: 1 space for each 70 sf GFA or 1 space for each 2 employees + 1 space for each 2 customers allowed under maximum capacity, whichever is greater	64 (3 barrier-free) parking spaces provided	TBD	Please provide the following so the parking count can be verified: -Number of Employees in largest shift -Capacity with patio -Square Footage of Building + square footage of patio area

Item	Required Code	Proposed	Meets Code	Comments
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	<ul style="list-style-type: none"> - 90° Parking: 9 ft. x 19 ft. - 24 ft. two-way drives - 9 ft. x 17 ft. parking spaces permitted as long as detail indicates a 4" curb at these locations 	Provided	Yes	
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	Shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Minimum distance is not maintained	No	Existing condition.
End Islands (Sec. 5.3.12)	<ul style="list-style-type: none"> - 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 	No end islands	No	Existing condition.
Barrier Free Spaces Barrier Free Code	For 64 total spaces, 3 barrier-free required (1 van required)	3 barrier-free	Yes	
Barrier Free Space Dimensions Barrier Free Code	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces 	5' and 8' access aisles	Yes	
Barrier Free Signs Barrier Free Code	One sign for each accessible parking space.	Signs indicated	Yes	See Traffic Review
Minimum number of Bicycle Parking (Sec. 5.16.1)	Five (5) percent of required automobile spaces	0 spaces provided	No	The proposed patio enlarges the seating capacity by more than 10%, so bike parking is required
Bicycle Parking General requirements (Sec. 5.16)	<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 		NA	

Item	Required Code	Proposed	Meets Code	Comments
	bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout (Sec 5.16.6)	Parking space width: 7 ft. One tier width: 11 ft. Two tier width: 18 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ½ ft.		NA	
Loading Spaces (Sec. 5.4.3)	Loading area in the rear yard, unless abutting residential or interior side yard if adjacent to I, EXPO, or EXO district	Loading area not shown	TBD	No loading area.
Accessory Structures				
Dumpster (Sec 4.19.2.F)	<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 	Existing dumpster	NA	
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 	Not shown	NA	
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	Not shown	TBD	Any new rooftop equipment?
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.	Not shown	TBD	
Planning Commission findings for permitted uses (Sec 3.14.3)				
Protecting current and	The scale, size, building design, façade materials, landscaping	Shall comply	NA	

Item	Required Code	Proposed	Meets Code	Comments
future residential uses from adverse impact (Sec 3.14.3.A)	and activity of the use is such that current and future residential uses will be protected from adverse impacts.			
Long term truck parking (Sec 3.14.3.B)	No long-term delivery truck parking on site	Shall comply	NA	
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	Shall comply	NA	
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.	Shall comply	NA	
Hazardous material checklist (Sec 3.14.3.E)	Compliance of City's hazardous materials checklist	Shall comply	NA	
Economic Impact Information	- Total cost of the proposed building & site improvements Number of anticipated jobs created (during construction & after building is occupied, if known).		NA	
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Name approval for business not required	NA	
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 Deborah Martinez 248-735-5671.</u>

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

7/29/2024

Engineering Review

Gatsby's Patio

JSP24-0014

APPLICANT

Tower Built, LLC

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

- Site Location: Located on the south side of Grand River Avenue east of Taft Road
- Site Size: 1.09 acres
- Plan Date: 6/25/2024
- Design Engineer: Stonefield Engineering & Design

PROJECT SUMMARY

- No changes proposed to existing utilities or storm water management plan.
- No work proposed in right-of-way
- Construction of an exterior covered seating area and patio with minor pavement work

RECOMMENDATION

Approval of the Preliminary Site Plan is recommended, with items to be addressed at Final Site Plan submittal.

Comments:

The Preliminary Site Plan meets the general requirements of the design and construction standards as set forth in [Chapter 11 of the City of Novi Code of Ordinances](#), the Storm Water Management Ordinance and the [Engineering Design Manual](#) with the following items to be addressed at the time of Final Site Plan submittal:

General

1. Provide a minimum of two ties to established section or quarter section corners.
2. Provide at least two reference benchmarks at intervals no greater than 1,200 feet. At least one referenced benchmark must be a City-established benchmark, refer to [City of Novi Survey Benchmarks Arch Map](#).
3. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
4. **Only at the time of the printed Stamping Set submittal**, provide the City's standard detail sheets for storm sewer (2 sheets) and paving (2 sheets). The most updated details can be found on the City's website under [Engineering Standards and Construction Details](#).
5. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
6. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas; illustrate and label on the profiles.
7. Provide a construction materials table on the utility plan listing the quantity and material type for each utility (water, sanitary and storm) being proposed.
8. 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.
9. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.

Water Main & Sanitary Sewer

10. Add note stating that there are no changes proposed to the water main and sanitary sewer.

Storm Sewer

11. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer. Grades shall be elevated, and minimum pipe slopes shall be used to maximize the cover depth.
12. Provide a 0.1-foot drop in the downstream invert of all storm structures where a change in direction of 30 degrees or greater occurs.
13. Match the 0.80 diameter depth above invert for pipe size increases.
14. Storm manholes with differences in invert elevations exceeding two feet shall contain a 2-foot-deep plunge pool.
15. Illustrate all pipes intersecting storm structures on the storm profiles.
16. Provide a schedule listing the casting type, rim elevation, diameter, and invert sizes/elevations for each proposed, adjusted, or modified storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.

17. Show and label all roof conductors and show where they tie into the storm sewer.

Paving & Grading

18. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
19. Detectable warning plates are required at all barrier free ramps, hazardous vehicular crossings and other areas where the sidewalk is flush with the adjacent drive or parking pavement. The barrier-free ramps shall comply with current MDOT specifications for ADA Sidewalk Ramps. Provide the latest version of the MDOT standard detail for detectable surfaces.
20. Label specific ramp locations on the plans where the detectable warning surface is to be installed. Detectable warning surface should be provided where the handicap parking space is proposed.
21. Specify the product proposed and provide a detail for the detectable warning surface for barrier free ramps. The product shall be the concrete-embedded detectable warning plates, or equal, and shall be approved by the Engineering Division. Stamped concrete will not be acceptable.
22. Verify the slopes along the ingress/egress routing to the building from the barrier-free stalls. All barrier-free stalls shall comply with Michigan Barrier-Free regulations. Maximum slope shall be 8%, currently the grades show 11% slope.
23. ADA ramps and detectable surfaces are needed where handicap parking is proposed.
24. Provide existing and proposed contours on the Grading Plan at the time of the Final Site Plan submittal.
25. The concrete step and elevated landing details states 4" to 7" indicate if the elevated landing is the patio area, will the pathway between the parking lot and patio be to grade of parking lot.
26. Provide the pavement cross-section, the city standard is 1.5 inches of MDOT 5E1 on 2.5 inches of MDOT 3C on 8 inches of 21AA [limestone only if within 100 feet of a watercourse] aggregate base.
27. Provide dimensions of parking spaces and hatched area north of the patio.
28. Provide additional spot grades as necessary to demonstrate that a minimum 5-percent slope away from the building is provided for a minimum distance of ten feet around the perimeter of the building.
29. Provide top of curb/walk and pavement/gutter grades to indicate height of curb adjacent to parking stalls or drive areas.
30. Parking spaces must be 19 feet long or they can be reduced to 17-foot stalls with an overhang provided. The proposed concrete wheel stops are 1-foot tall, and this would not provide a 2-foot overhang. Reduce wheel stop to 4-inches or provide 19-foot stalls.
31. The maximum pathway cross-slope allowed is 2%, the pathway between the parking spaces and patio does not meet this standard.

Soil Erosion and Sediment Control

32. Although no SESC permit is required due to the area of disturbance being less than one acre and the site being located more than 500 feet from the nearest waterbody, the following SESC comments must be addressed:
 - a. Provide an inlet filter for the catch basin in the right-of-way.
 - b. Show all of the existing trees on the east side of the property on the soil erosion sheet.
 - c. Add note that street sweeping, and dust control is the responsibility of the contractor.
 - d. The grading and SESC sheets shall show the tree fence at least as far from the trunk as the critical root zone, defined as a circular area around a tree with a radius measured to the tree's longest dripline radius plus one (1) foot. No grading shall occur within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required.

The following must be submitted with the Final Site Plan:

33. A letter from either the applicant or the applicant's engineer must be submitted with the Stamping Set highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
34. An itemized construction cost estimate must be submitted to the Community Development Department 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 estimate must be itemized** for each utility (water, sanitary, storm sewer), on-site paving (square yardage, should include number do detectable warning plates), right-of-way paving (including proposed right-of-way), grading, and the storm water basin (basin construction, control structure, pre-treatment structure and restoration).

The following must be addressed prior to construction:

35. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
36. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
37. Construction inspection fees in the amount of **\$TBD** must be paid to the Community Development Department. ****fees are subject to change.**
38. A street sign financial guarantee in the amount of **\$1,200.00** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.

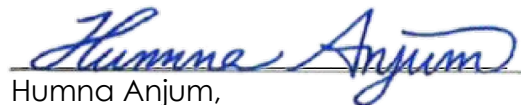
39. A traffic control inspection fee of **\$TBD** must be paid to Community Development. This fee is the inspection of traffic control items such as signs, striping, curbs, parking stalls, sidewalk, detectable warning surfaces, and temporary pavement markings.

The following must be addressed prior to project close-out:

40. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
41. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.

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 Humna Anjum at (248)735-5632 or email at hanjum@cityofnovi.org with any questions.



Humna Anjum,
Project Engineer

cc: Lindsay Bell, Community Development
Ben Nelson, Engineering
Ben Croy, City Engineer

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 23, 2024

Gatsby's Patio Accessory

Preliminary Site Plan – Landscaping Review

Review Type

Accessory Preliminary Site Plan Landscape Review

Job

JSP24-0014

Property Characteristics

- Site Location: 45701 Grand River Ave.
- Site Acreage: 1.09 ac.
- Site Zoning: I-1
- Adjacent Zoning: North: OST, East, South, West: I-1
- Plan Date: 6/25/2024

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

Recommendations

This project is **recommended for approval**. Please address the comments below on the Final Site Plans.

PLEASE ADD THE CITY PROJECT NUMBER, JSP24-0014, TO THE BOTTOM RIGHT CORNER OF THE COVER SHEET.

Ordinance Considerations

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

A topographic survey indicating all existing trees on the site is provided.

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

The site is not adjacent to any residential property so this buffering is not required.

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

1. As the parking lot is not changing, no additional landscaping is required, but all previously existing trees that have been lost over the years should be replaced at this time as part of the requirement of Section 5.5.6.
2. Prior years' aerial photos can be used to determine what is necessary, versus the current ordinance. Based on the 2000 aerial photo below, it seems that there should be, at a minimum, 3 trees in the greenbelt. Three canopy trees are proposed.

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

1. As the parking lot is not changing, no new parking lot landscaping is required.
2. A single tree is shown in the southwest corner as was shown on the 2017 aerial below.

Building Foundation Landscaping (Zoning Sec 5.5.3.D):

1. Since the building is not being enlarged other than the patio, no new building foundation is required except around the patio. New landscaping is proposed east of the new walk.
2. Foundation landscaping is being added around patio.
3. If there was foundation landscaping along the south side of the building, any missing plantings there should be replaced.

Plant List (LDM 4, 10)

1. 5 of 8 species proposed (62.5%) are native to Michigan or are hybrids of native species.
2. Please use a different tree than Armstrong Maple. In order to be considered a deciduous canopy tree, it must have a mature canopy width of at least 20 feet and Armstrong Maple only get to be 15 feet wide.
3. As so few trees are proposed, it is not necessary to meet the diversity requirements of LDM Section 4.

Planting Notations and Details (LDM 10)
Provided

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

1. There is currently no detention basin.
2. If any above-ground detention is proposed, the landscaping for it must meet the current standards (shrubs around 70% of the basin, canopy trees at 1/35lf around the east, south and west sides of the pond).

Irrigation (LDM 10)

1. A plan for an automatic irrigation system or information is not required, but information as to how the plants will be provided with sufficient water for establishment and long-term survival must be provided no later than the Final Site Plan.
2. If an irrigation system will be used, an irrigation plan, or notes about the site's irrigation must be provided on the Final Site Plans.
3. If an existing irrigation system will be extended to cover the new plantings, please add a note to that effect on the landscape plans.

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@cityofnovi.org.



Rick Meader – Landscape Architect

Irrigation System Requirements

1. Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
2. The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
3. The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
4. The RPZ must be installed a minimum of 12-inches above FINISHED grade.
5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.

2000 Aerial Photo



2017 Aerial Photo



TRAFFIC REVIEW



AECOM
39575 Lewis Dr, Ste. 400
Novi
MI, 48377
USA
aecom.com

Project name:
JSP24-14 – Gatsby's Patio Accessory
Preliminary Traffic Review

From:
AECOM

Date:
July 25, 2024

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

CC:
Lindsay Bell, Heather Zeigler, Humna
Anjum, Diana Shanahan, Adam Yako, Dan Commer

Memo

Subject: JSP24-14 – Gatsby's Patio Accessory Preliminary Traffic Review

The preliminary site plan was reviewed to the level of detail provided and AECOM recommends **approval** as long as the comments provided are adequately addressed to the satisfaction of the City.

GENERAL COMMENTS

1. The applicant, Tower Built, LLC, is proposing a patio addition and parking lot improvements.
2. The development is located on the south side of Grand River Avenue, west of Taft Road. Grand River Avenue is under the jurisdiction of the Road Commission for Oakland County.
3. The site is zoned I-1 (Light Industrial).
4. The following traffic related deviations will be required if there are no changes to the plans:
 - a. Painted end islands.

TRAFFIC IMPACTS

1. AECOM did not perform an initial trip generation based on the ITE Trip Generation Manual, 11th Edition, as the existing building footprint is not changing.
2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	-

TRAFFIC REVIEW

The following table identifies the aspects of the plan that were reviewed. Items marked O are listed in the City's Code of Ordinances. Items marked with ZO are listed in the City's Zoning Ordinance. Items marked with ADA are listed in the Americans with Disabilities Act. Items marked with MMUTCD are listed in the Michigan Manual on Uniform Traffic Control Devices.

The values in the 'Compliance' column read as 'met' for plan provision meeting the standard it refers to, 'not met' stands for provision not meeting the standard and 'inconclusive' indicates applicant to provide data or information for review and 'NA' stands for not applicable for subject Project. The 'remarks' column covers any comments reviewer has and/or 'requested/required variance' and 'potential variance'. A potential variance indicates a variance that will be required if modifications are not made or further information provided to show compliance with the standards and ordinances. The applicant should put effort into complying with the standards; the variances should be the last resort after all avenues for complying have been exhausted. Indication of a potential variance does not imply support unless explicitly stated.

EXTERNAL SITE ACCESS AND OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
1	Driveway Radii O Figure IX.3	-	N/A	No changes proposed.
2	Driveway Width O Figure IX.3	-	N/A	No changes proposed.
3	Driveway Taper O Figure IX.11	-	N/A	No changes proposed.
3a	Taper length			
3b	Tangent			
4	Emergency Access O 11-194.a.19	-	N/A	No changes proposed.
5	Driveway sight distance O Figure VIII-E	-	N/A	No changes proposed.
6	Driveway spacing	-	N/A	No changes proposed.
6a	Same-side O 11.216.d.1.d			
6b	Opposite side O 11.216.d.1.e			
7	External coordination (Road agency)	-	N/A	No changes proposed.
8	External Sidewalk Master Plan & EDM	-	N/A	No changes proposed.
9	Sidewalk Ramps EDM 7.4 & R-28-K	-	N/A	No changes proposed.
10	Any Other Comments:			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone ZO 5.4	-	N/A	No changes proposed. Loading to occur off hours.
12	Trash receptacle ZO 5.4.4	Existing	N/A	No changes proposed.
13	Emergency Vehicle Access	-	N/A	No changes proposed.
14	Maneuvering Lane ZO 5.3.2	24'	Met	
15	End islands ZO 5.3.12			
15a	Adjacent to a travel way	Proposed painted end islands	Partially Met	Painted end islands require a waiver. AECOM would support this waiver.
15b	Internal to parking bays	-	N/A	
16	Parking spaces ZO 5.2.12	64 spaces		See Planning review letter.
17	Adjacent parking spaces ZO 5.5.3.C.ii.i	<15 spaces without an island	Met	
18	Parking space length ZO 5.3.2	17'	Met	
19	Parking space Width ZO 5.3.2	9'	Met	
20	Parking space front curb height ZO 5.3.2	Wheel stop	Not Met	Label height of wheel stop in detail. Required to be 4" for a 17' long space.
21	Accessible parking – number ADA	3	Met	

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
22	Accessible parking – size ADA	8' with 5' aisle and 8' aisle	Met	
23	Number of Van-accessible space ADA	1	Met	
24	Bicycle parking	Existing not indicated	Inconclusive	The applicant should label any existing bicycle parking and verify with the City if bicycle parking is required as part of this site work.
24a	Requirement ZO 5.16.1			
24b	Location ZO 5.16.1			
24c	Clear path from Street ZO 5.16.1			
24d	Height of rack ZO 5.16.5.B			
24e	Other (Covered / Layout) ZO 5.16.1			
25	Sidewalk – min 5' wide Master Plan	7'	Met	
26	Sidewalk ramps EDM 7.4 & R-28-K	Indicated	Met	
27	Sidewalk – distance back of curb EDM 7.4	-	N/A	
28	Cul-De-Sac O Figure VIII-F	-	N/A	
29	EyeBrow O Figure VIII-G	-	N/A	
30	Turnaround ZO 5.10	-	N/A	
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes MMUTCD	R7-8 size shown in detail	Partially Met	Add the size of the “Van Accessible” R7-8p sign.
33	Signing table: quantities and sizes	Not included	Not Met	Add sign table with quantities and sizes to the site plan. Label which sign is van accessible on site plan.
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post MMUTCD	U-channel indicated	Partially Met	Add note in future submittal.
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post MMUTCD	-	N/A	
36	Sign bottom height of 7' from final grade MMUTCD	Not indicated	Not Met	Add note to bottom of R7-8 sign in future submittal.
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign MMUTCD	-	N/A	
38	FHWA Standard Alphabet series used for all sign language MMUTCD	Not indicated	Not Met	Add note in future submittal.
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity MMUTCD	Not indicated	Not Met	Add note in future submittal.

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
40	Parking space striping notes	Indicated	Partially Met	Label size and color of end island markings.
41	The international symbol for accessibility pavement markings ADA	Indicated	Met	
42	Crosswalk pavement marking detail	-	N/A	
43	Any Other Comments:			

Note: Hyperlinks to the standards and Ordinances are for reference purposes only, the applicant and City of Novi to ensure referring to the latest standards and Ordinances in its entirety.

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

Sincerely,

AECOM



Paula K. Johnson, PE
Senior Transportation Engineer



Saumil Shah, PMP
Project Manager

FAÇADE REVIEW



July 26, 2024

**Façade Review Status: Approved,
Section 9 Waiver Recommended**

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

Attn: Ms. Barb McBeth

Re: **FACADE ORDINANCE REVIEW**
Gatsby's Patio, PSP24-14
Façade Region: 1, Zoning District: I-1

Dear Ms. McBeth:

This Façade Review is based on the drawings prepared by 213 Design Works Architects, dated 5/16/24. The proposed percentages of materials are as shown in the table below. The maximum (and minimum) percentages of materials required by the Façade Ordinances are shown in the right-hand columns. Materials that are in non-compliance are highlighted. The project consists of modifications to all facades and addition of covered outdoor seating area on the north and west sides of the building. This project is considered a Façade Alteration and Addition as described in Sections 5.15.6 and 5.15.7 of the Ordinance.

	North (Front)	West	East	South	Ordinance 5.15 Maximum (Minimum)
Brick (Existing to be painted)	10%	15%	19%	20%	100% (30% Min.)
Stone	12%	7%	5%	4%	25%
Ribbed Metal, Horizontal	19%	13%	3%	3%	0%
Standing Seam Metal	44%	46%	0%	0%	25%
Ribbed Metal, Vertical	14%	16%	1%	1%	0%
Molded Columns	1%	3%	2%	2%	15%
CMU (Existing to be painted)	0%	0%	70%	70%	0%
Molded Columns	1%	3%	0%	0%	15%

Section 5.15.7 allows a continuation of existing materials; however, in this case all façade materials except the approximately 4' high brick base are proposed to be removed. The brick is proposed to be painted which is expressly prohibited by the Ordinance (0% Painted Brick allowed). The minimum amount of Brick is not provided and the maximum amounts of various types of metal siding significantly exceed the maximum amounts allowed by the Façade Ordinance on all facades.

Recommendation – The various types of metal siding are used in a manner that delineates the massing and visually integrates the existing building with the proposed addition and the vertical element added to the north west corner will help anchor the establishment as viewed from Grand River Avenue. The rendering and photographic sample board indicated carefully coordinated colors for all façade materials. In this case we believe that the proposed design represents a significant improvement to the overall aesthetic value of the building. Therefore, we recommend that this application is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted for all deviations; underage of Brick, overage of various types of metal siding and painted CMU and the painting of existing brick.

Notes to the Applicant:

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

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

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

Sincerely,
DRN & Associates, Architects PC

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

Douglas R. Necci, AIA

FIRE REVIEW



July 10, 2024

TO: Barbara McBeth - City Planner
Lindsay Bell - Plan Review Center
Heather Zeigler – Plan Review Center
Dan Commer – Plan Review Center
Diana Shanahan – Planning Assistant

CITY COUNCIL

Mayor

Justin Fischer

Mayor Pro Tem

Laura Marie Casey

Dave Staudt

Brian Smith

Ericka Thomas

Matt Heintz

Priya Gurumurthy

RE: Gatsby's Patio

PSP# 24-0038

Project Description:

Build a patio onto existing structure.

Comments:

Meets Fire Departments Standards

Recommendation:

Approved

City Manager

Victor Cardenas

Director of Public Safety

Chief of Police

Erick W. Zinser

Fire Chief

John B. Martin

Assistant Chief of Police

Scott R. Baetens

Assistant Fire Chief

Todd Seog

Sincerely,

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

cc: file

Novi Public Safety Administration

45125 Ten Mile Road
Novi, Michigan 48375
248.348.7100
248.347.0590 fax

cityofnovi.org

APPLICANT RESPONSE LETTERS

STONEFIELD

August 16, 2024

Barbara McBeth
City Planner
City of Novi
45157 Ten Mile Road
Novi, MI 48375

**RE: Preliminary Site Plan Review
Gatsby's – Proposed Exterior Alterations and Outdoor Seating Area
Parcel ID: 22-16-451-047
45701 Grand River Avenue
City of Novi, Oakland County, Michigan**

Ms. McBeth:

Our office is submitting documents on behalf of the Applicant to address the outstanding conditions of the Board's Resolution including comments contained within the latest Board Professional's review letters. Please find the following items enclosed:

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Improvement Plans	08-16-2024	1	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the City of Novi Preliminary Site Plan Review Letter dated July 30, 2024. For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below:

Planning Review

Ordinance Requirements

- I. Outdoor Seating Requirements (Sec. 4.84): If the seating area is proposed as part of a site plan application it shall require site plan review and approval by the Planning Commission. Once initial approval has been granted by the Planning Commission, City Council or administratively, as applicable, it may be renewed annually by the Building Official, provided that it complies with the original approval. In addition, please provide the following with the next submittal:
 - a. Provide a note or response indicating that the outdoor seating area will comply with the seasonal requirements: "Outdoor seating shall be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles removed from the exterior premises after November 30th."

A note has been provided on Sheet C-3 of the Site Development Plans.

STONEFIELDENG.COM

555 S OLD WOODWARD AVE, SUITE 12L, BIRMINGHAM, MI 48009 248.247.1115 T. 201.340.4472 F.

- b. A layout and details for the patio seating must be provided at the time of Final Site Plan submittal in order to verify the following: compliance with building and fire codes, and chairs and tables shall be of quality durable materials such as metal or wood.

A layout of the proposed seating has been provided on Sheet C-3 of the Site Development Plans.

2. Parking (Sec 5.2): The number of required parking spaces to accommodate the building's use is currently unknown. The site plan proposes 64 parking spaces on-site. Please provide the number of employees, building capacity, proposed patio capacity and square footage to verify the parking count. If the number of parking spaces is not sufficient to meet Ordinance requirements, the plans will need to be modified, or request a variance from the Zoning Board of Appeals.

The maximum occupancy of the existing building is 124 people, and there are 7 employees during a maximum shift. The proposed 1,679 SF outdoor seating area shall have 20 seats. Per section 4.84.6 of the Zoning Ordinance, outdoor seating areas with 20 or fewer seats do not require additional off-street parking. 66 Parking spaces are proposed where 66 spaces are required. Refer to the Off-Street Parking Requirements table on Sheet C-3 of the Site Development Plans.

3. Bicycle Parking (Sec 5.16): Currently, the site appears to not have any bicycle parking. Based on the 64 parking spaces provided, 3 bicycle parking spaces are required. As the restaurant is being enlarged by more than 10%, this requirement must be met. If the applicant does not agree to provide the required spaces at the time of Final Site Plan, a variance must be requested from the Zoning Board of Appeals.

Two (2) bike racks, providing 4 bicycle parking spaces, are proposed at the northwest corner of the building. Refer to Sheet C-3 of the Site Development Plans.

4. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

Noted.

Special Land Use Considerations

1. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes off- street parking, off-street loading/unloading, travel times and thoroughfare level of service.

The proposed improvements will not have a detrimental impact on the surrounding thoroughfares in terms of overall volumes, safety, etc. as the restaurant currently has an outdoor seating area. Additional landscape buffering is provided between parking areas and walkways, creating a safer site for pedestrians.

2. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.

No new utilities are proposed. There will be no effect to the public utility services.

3. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.

No woodlands, wetlands, watercourses, or wildlife habitats exist on site. The proposed patio is located where an asphalt parking lot exists today.

4. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.

The existing restaurant has operated in this location for many years. An improvement to the outdoor seating area will have a positive impact on the adjacent property and surrounding neighborhood. Adequate buffer is maintained between the site and neighboring uses.

5. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.

A proposal has been made to rezone the corridor in which the site exists, to the City West District. The improvement to the outdoor seating area, and addition of bike racks help to create a more pedestrian friendly site. The façade improvements will also provide a more visually appealing building.

6. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.

The proposed improvements will have a positive social and economic impact on the surrounding area by providing an enhanced outdoor seating area and improving the façade of the building. The proposed bicycle parking and additional landscaping also provide a more pedestrian friendly site.

7. Whether, relative to other feasible uses of the site, the proposed use is:

- a. Listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and

Special land use is required as the existing non-conforming use is being expanded / improved.

- b. Is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.

The proposed improvements conform with applicable site design regulations of the zoning district.

Planning Review Chart

1. The applicant should consider providing shrubs to the north of the parking area to screen headlights.

No shrubs are provided north of the parking area at this time, although three (3) street trees are proposed north of the parking area.

2. What is the capacity of the building?

The maximum capacity of the existing building is 124 persons.

3. Outdoor seating shall be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and receptacles removed from the exterior premises after November 30th. Outdoor seating shall not be the primary seating of the restaurant. Provide note/response indicating compliance with this requirement.

A note has been added to Sheet C-3 of the Site Development Plans indicating this requirement.

4. Please indicate the width of the pathway for the outdoor seating ordinance, and spec details of tables/chairs.

The width of the pathway within the outdoor seating area has been dimensioned. A note stating the proposed tables / chairs shall comply with all applicable standards is provided on Sheet C-3 of the Site Improvement Plans.

5. Please provide current and proposed occupancy information so that the parking calculation can be verified.

The maximum occupancy of the existing building is 124 people, and there are 7 employees during a maximum shift. The proposed 1,679 SF outdoor seating area shall have 20 seats. Per section 4.84.6 of the Zoning Ordinance, outdoor seating areas with 20 or fewer seats do not require additional off-street parking. 66 Parking spaces are proposed where 66 spaces are required. Refer to the Off-Street Parking Requirements table on Sheet C-3 of the Site Development Plans.

6. Provide a site plan with the next submittal.

Refer to the attached Site Development Plans.

7. Please provide the following so the parking count can be verified:

- Number of Employees in largest shift

7 Employees.

- Capacity with patio

148 persons. (Existing building = 124 persons. Proposed patio = 24 persons)

- Square Footage of Building + square footage of patio area

Existing building = 3,516 SF. Proposed patio area = 1,679 SF.

8. The proposed patio enlarges the seating capacity by more than 10%, so bike parking is required.

Two (2) bike racks, providing 4 bicycle parking spaces, are proposed at the northwest corner of the building. Refer to Sheet C-3 of the Site Development Plans.

9. Any new rooftop equipment?

No new rooftop equipment is proposed.

Landscaping Review

Ordinance Considerations:

Adjacent To Public Right-Of-Way – Berm/Wall, Buffer and Street Trees (Zoning Sec. 5.5.2.B.ii.iii)

1. As the parking lot is not changing, no additional landscaping is required, but all previously existing trees that have been lost over the years should be replaced at this time as part of the requirement of Section 5.5.6.

Three (3) additional street trees are proposed along Grand River Avenue.

2. Prior years' aerial photos can be used to determine what is necessary, versus the current ordinance. Based on the 2000 aerial photo below, it seems that there should be, at a minimum, 3 trees in the greenbelt. Three canopy trees are proposed.

Three (3) additional street trees are proposed along Grand River Avenue as shown in the referenced 2000 aerial photo.

Building Foundation Landscaping (Zoning Sec 5.5.3.D)

3. If there was foundation landscaping along the south side of the building, any missing plantings there should be replaced.

No foundation landscaping existed along the southern façade.

Plant List (LDM 4, 10)

2. Please use a different tree than Armstrong Maple. In order to be considered a deciduous canopy tree, it must have a mature canopy width of at least 20 feet and Armstrong Maple only get to be 15 feet wide.

The proposed trees have been updated to Red Maples. Refer to Sheet C-7 of the Site Development Plans.

Traffic Review

24. The applicant should label any existing bicycle parking and verify with the City if bicycle parking is required as part of this site work.

Two (2) bike racks, providing 4 bicycle parking spaces, are proposed at the northwest corner of the building. Refer to Sheet C-3 of the Site Development Plans.

32. Add the size of the "Van Accessible" R7-8p sign.

The size of the proposed "Van Accessible" sign has been added to detail #1 on Sheet C-9 of the Site Development Plans.

33. Add sign table with quantities and sizes to the site plan. Label which sign is van accessible on site plan.

The only proposed signs are the ADA parking signs. The van accessible sign has been labeled on Sheet C-3 of the Site Development Plans.

34. Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post | MMUTCD. Add note in future submittal.

Refer to note #17 on Sheet C-3 of the Site Development Plans.

35. Sign bottom height of 7' from final grade | MMUTCD. Add note to bottom of R7-8 sign in future submittal.

A note has been added to the accessible parking sign detail on Sheet C-9 of the Site Development Plans.

37. FHWA Standard Alphabet series used for all sign language | MMUTCD. Add note in future submittal.

A note has been added to the accessible parking sign detail on Sheet C-9 of the Site Development Plans.

39. High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity | MMUTCD. Add note in future submittal.

A note has been added to the accessible parking sign detail on Sheet C-9 of the Site Development Plans.

40. Parking space striping notes. Label size and color of end island markings.

A note stating 4" wide yellow pavement striping has been added to the proposed end island markings. Refer to Sheet C-3 of the Site Development Plans.

Should you have any questions regarding the submission items or responses above please do not hesitate to contact our office.

Regards,



Kevin Heffernan, PE
Stonefield Engineering and Design, LLC



Nik Bauer
Stonefield Engineering and Design, LLC

CORRESPONDENCE



CITY OF NOVI RESPONSE FORM

RECEIVED
AUG 05 2024
AUG 09 2024

JSP24-14 GATSBY'S PATIO AND FAÇADE RENOVATION FOR SPECIAL LAND USE, PRELIMINARY SITE PLAN, AND STORMWATER MANAGEMENT PLAN APPROVALS

You are invited to attend the public hearing on August 28, 2024 and voice your support or objection.

Participants may also choose to submit comments that can be read into the record if they are unable to attend. To submit a written reply, you may use this form to reply by mail, email, or fax. Returning this form by mail, email, or fax has as much validity as verbal comments. Signed comments will be added to the record of the meeting. Unsigned or anonymous comments **WILL NOT** be considered. Written comments must be received by 4:00 PM on the day of the meeting.

Return via email: dshanahan@cityofnovi.org

Return via mail or fax: Community Development Department
45175 Ten Mile, Novi Road, Michigan 48375
248-347-0475 (Main) 248-735-5633 (Fax)

Information regarding the project will be available the Saturday prior to the meeting date at:
<https://www.cityofnovi.org/agendas-minutes/planning-commission/2024/>.

Plans are available for viewing during the City's regular business hours, Monday thru Friday, 8:00 AM to 5:00 PM, at the Community Development Department, or by contacting bmcbeth@cityofnovi.org.



I SUPPORT



I OBJECT

TO THE ABOVE REQUEST FOR THE FOLLOWING REASONS:

Positive improvement to a longstanding well run operation.

SIGNATURE: _____

PRINT NAME: _____

ADDRESS: _____

Blair Bowmar

46100 GARDEN RIVER

*** IN ACCORDANCE WITH MCL 125.3103:

- NOTICE SHALL BE GIVEN TO ALL PERSONS TO WHOM REAL PROPERTY IS ASSESSED WITHIN 300 FEET OF THE SUBJECT PROPERTY.
- IF A SINGLE STRUCTURE CONTAINS MORE THAN 4 DWELLING UNITS OR OTHER DISTINCT SPATIAL AREAS OWNED OR LEASED BY DIFFERENT PERSONS, NOTICE MAY BE GIVEN TO THE MANAGER OR OWNER OF THE STRUCTURE, WHO SHALL BE REQUESTED TO POST THE NOTICE AT THE PRIMARY ENTRANCE TO THE STRUCTURE.