



ONYX PLAZA JSP19-01

ONYX PLAZA JSP 19-01

Public hearing at the request of Potluri Estates and Dice Holdings for Preliminary Site Plan, Woodland Permit, and Storm water Management plan approval. The development area is approximately 14.29 acres and is located north of Ten Mile Road along the west side of Novi Road in Section 22. The applicant is proposing a 34,173 square foot, 9-screen theater with 709 seats and 18,178 square foot retail building within the B-3 zoned area with associated parking and site improvements on the adjacent parcel zoned OS-1.

Required Action

Approve/Deny the Preliminary Site Plan, Woodland Permit, and Storm water Management plan.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	04-05-19	<ul style="list-style-type: none"> • Zoning Board of Appeals variance for location of loading area, dumpster and transformer in the interior side yard • Items to be addressed by the applicant with the final site plan submittal
Engineering	Approval recommended	04-08-19	<ul style="list-style-type: none"> • Items to be addressed by the applicant prior to Final Site Plan approval
Landscaping	Approval WITH CONDITIONS recommended	04-02-19	<ul style="list-style-type: none"> • Planning Commission approval for a 3 foot wall in lieu of a required berm along northern property line • Waiver for street trees along Novi Road due to utility conflicts • Waiver for proposing movable planters in lieu of building foundation • Items to be addressed by the applicant prior to Final Site Plan approval
Wetlands	Approval recommended	04-03-19	<ul style="list-style-type: none"> • City of Novi Minor Use wetland permit subject to approval of Community Development Department • Letter of authorization for encroaching into 25 foot wetland buffers • Applicant to contact MDEQ for any additional permits • Items to be addressed by the applicant prior to Final Site Plan approval
Woodlands	Approval recommended	04-03-19	<ul style="list-style-type: none"> • A City of Novi Woodland Permit is required for the proposed impacts • Items to be addressed by the applicant prior to Final Site Plan approval

Traffic	Approval recommended	04-08-19	<ul style="list-style-type: none"> • Waiver for not meeting the minimum distance for opposite side driveway • Waiver for lack of Traffic Impact Study in lieu of City of Novi Region-wide study • The applicant to revise the plans to include right turn tapers at both the entry drives along Novi Road. • The applicant to revise the plans to propose three lanes (one entry and two exits) at the northern entryway. • Items to be addressed by the applicant with the revised submittal
Façade	Approval recommended	04-02-19	<ul style="list-style-type: none"> • Section 9 waiver for underage of brick on eastern façade
Fire	Approval NOT recommended	03-22-19	<ul style="list-style-type: none"> • Applicant agreed to comply at the time of Final Site Plan • Items to be addressed by the applicant prior to Final Site Plan approval

MOTION SHEET

Approval – Preliminary Site Plan

In the matter of request of Potluri Estates and Dice Holdings for Onyx Plaza JSP19-01, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. The applicant shall revise the plans to include right turn tapers at both the entry drives along Novi Road as noted in the Traffic review letter;
- b. The applicant shall revise the north driveway to allow for 3 lanes of traffic as noted in the Traffic review letter;
- c. The applicant shall protect all remaining undevelopable wetlands and woodlands on property in a conservation easement as offered by the applicant in the response letter dated April 10, 2019;
- d. A Section 9 waiver for underage of brick on eastern façade (30% minimum required, 0% proposed) due to extensive use of granite and marble, which is hereby granted;
- e. Landscape waiver from Section 5.5.3.B.ii for lack of required street trees along Novi Road frontage due to conflicts with exiting utilities, which is hereby granted;
- f. Landscape waiver from Section 5.5.3.D. to allow movable planters in lieu of the required building foundation along northern façade as the future tenant spaces are not determined, which is hereby granted;
- g. Planning Commission determination to allow a 3 foot screening wall as an alternate to the required berm noted in Section 5.5.3.B.ii and iii along the northern property line in order to preserve existing woodlands and wetlands;
- h. Planning Commission waiver from Figure IX.12 from Sec. 11-216-d. of Design and Construction Standards Manual, for not meeting the minimum standards of driveway spacing between opposite driveways along Novi Road, which is hereby granted;
- i. Waiver for lack of required Traffic Impact Study as the site falls under the study boundaries for the Comprehensive Traffic study completed by the City;
- j. A Zoning Board of Appeals variance from Section 5.4.1. for allowing the loading zone in the interior side yard instead of the required rear yard;
- k. A Zoning Board of Appeals variance from Section 5.4.1. for allowing the loading zone in the interior side yard instead of the required rear yard;
- l. A Zoning Board of Appeals variance from Section 4.19. for allowing the dumpster in the interior side yard instead of the required rear yard;
- m. A Zoning Board of Appeals variance from Section 4.19. for allowing the transformer in the interior side yard instead of the required rear yard;
- n. The findings of compliance with Ordinance standards in the staff and consultant review letters, including water main extension issue to be resolved by engineering and city administration and the conditions and the items listed in those letters being addressed on the Final Site Plan; and
- o. *(additional conditions here if any)*

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

-AND-

Approval – Woodland Permit

In the matter of request of Potluri Estates and Dice Holdings for Onyx Plaza JSP19-01, motion to **approve** the Woodland Permit based on and subject to the following:

- a. The applicant shall protect all remaining undevelopable wetlands and woodlands on property in a conservation easement as offered by the applicant in the response letter dated April 10, 2019;

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

(This motion is made because the plan is otherwise in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

-AND-

Approval – Stormwater Management Plan

In the matter of request of Potluri Estates and Dice Holdings for Onyx Plaza JSP19-01, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

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

- OR -

Denial – Preliminary Site Plan

In the matter of request of Potluri Estates and Dice Holdings for Onyx Plaza JSP19-01, motion to **deny** the Preliminary Site Plan... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

-AND-

Denial- Woodland Permit

In the matter of request of Potluri Estates and Dice Holdings for Onyx Plaza JSP19-01, motion to **deny** the Woodland Permit... *(because the plan is not in compliance with Chapter 37 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

-AND-

Denial – Stormwater Management Plan

In the matter of request of Potluri Estates and Dice Holdings for Onyx Plaza JSP19-01, motion to **deny** the Stormwater Management Plan... *(because the plan is not in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)*

MAPS

Location

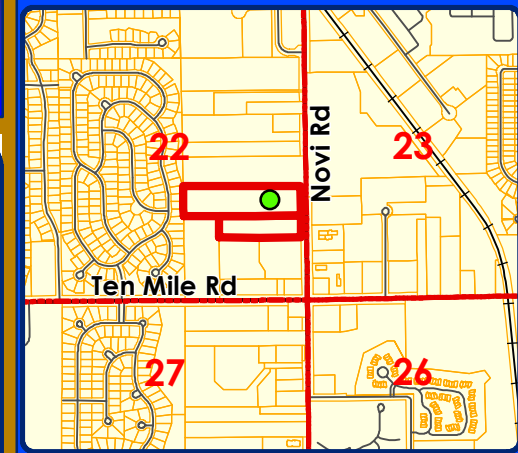
Zoning

Future Land Use

Natural Features

JSP 19-01 ONYX PLAZA

Location



LEGEND

 Sections



City of Novi

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

Map Author: Sri Komaragiri
Date: 04/12/19
Project: JSP 19-01 ONYX PLAZA
Version #: 1



1 inch = 219 feet

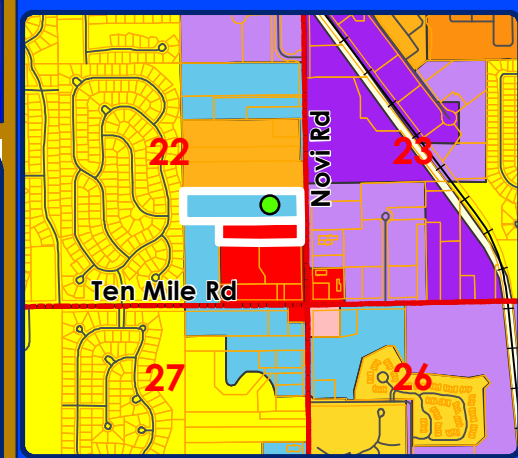
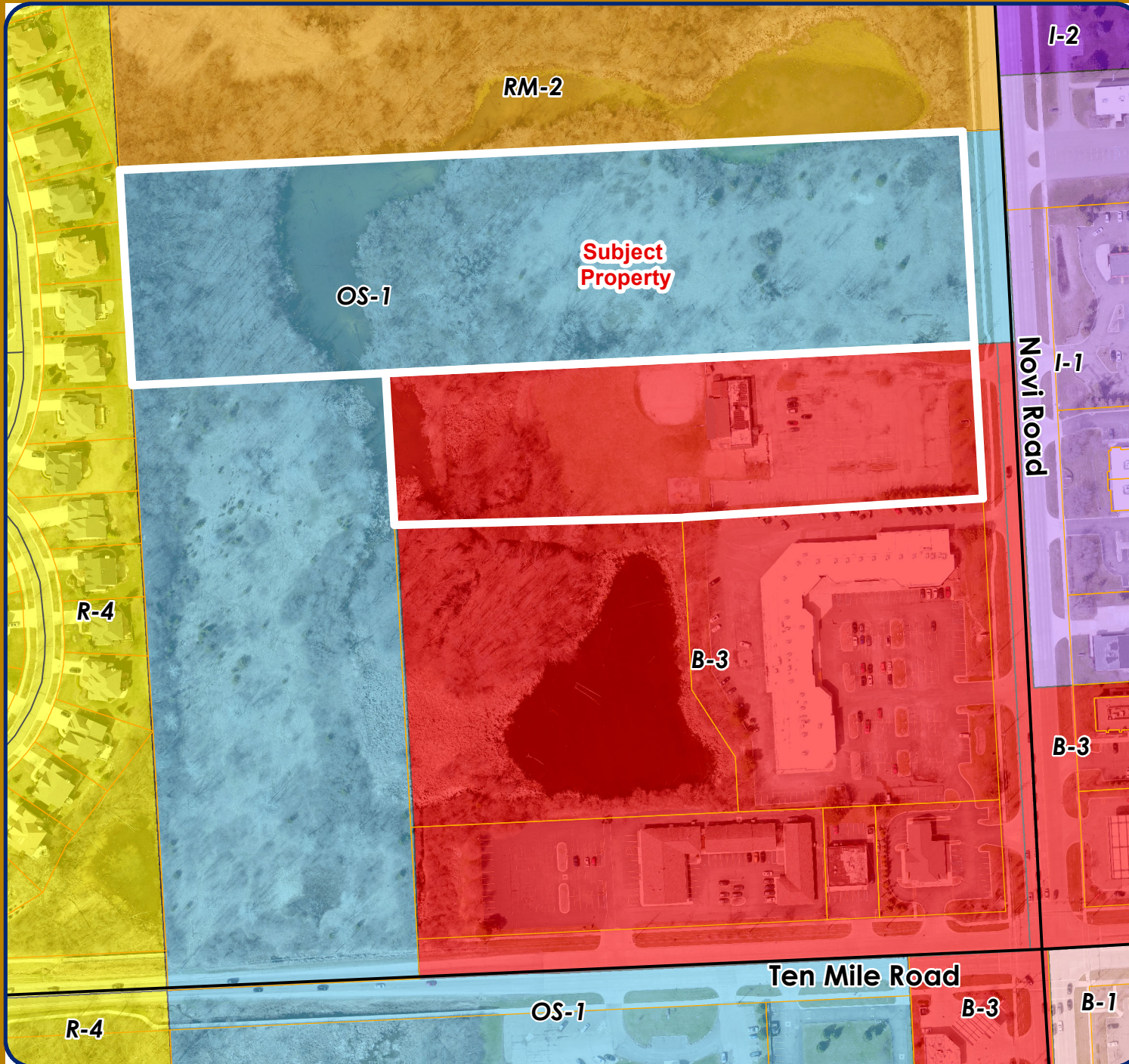


MAP INTERPRETATION NOTICE

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

JSP 19-01 ONYX PLAZA

Zoning



LEGEND

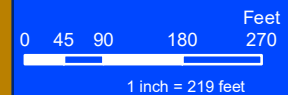
- Sections
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- RM-2: High-Density Multiple Family
- B-1: Local Business District
- B-3: General Business District
- I-1: Light Industrial District
- I-2: General Industrial District
- OS-1: Office Service District
- TC-1: Town Center -1 District



City of Novi

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

Map Author: Sri Komaragiri
 Date: 04/12/19
 Project: ONYX PLAZA
 Version #: 1

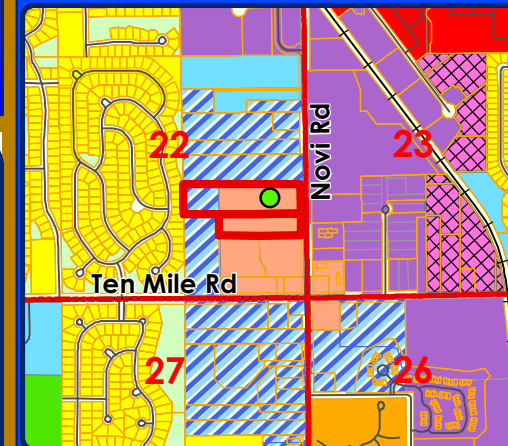
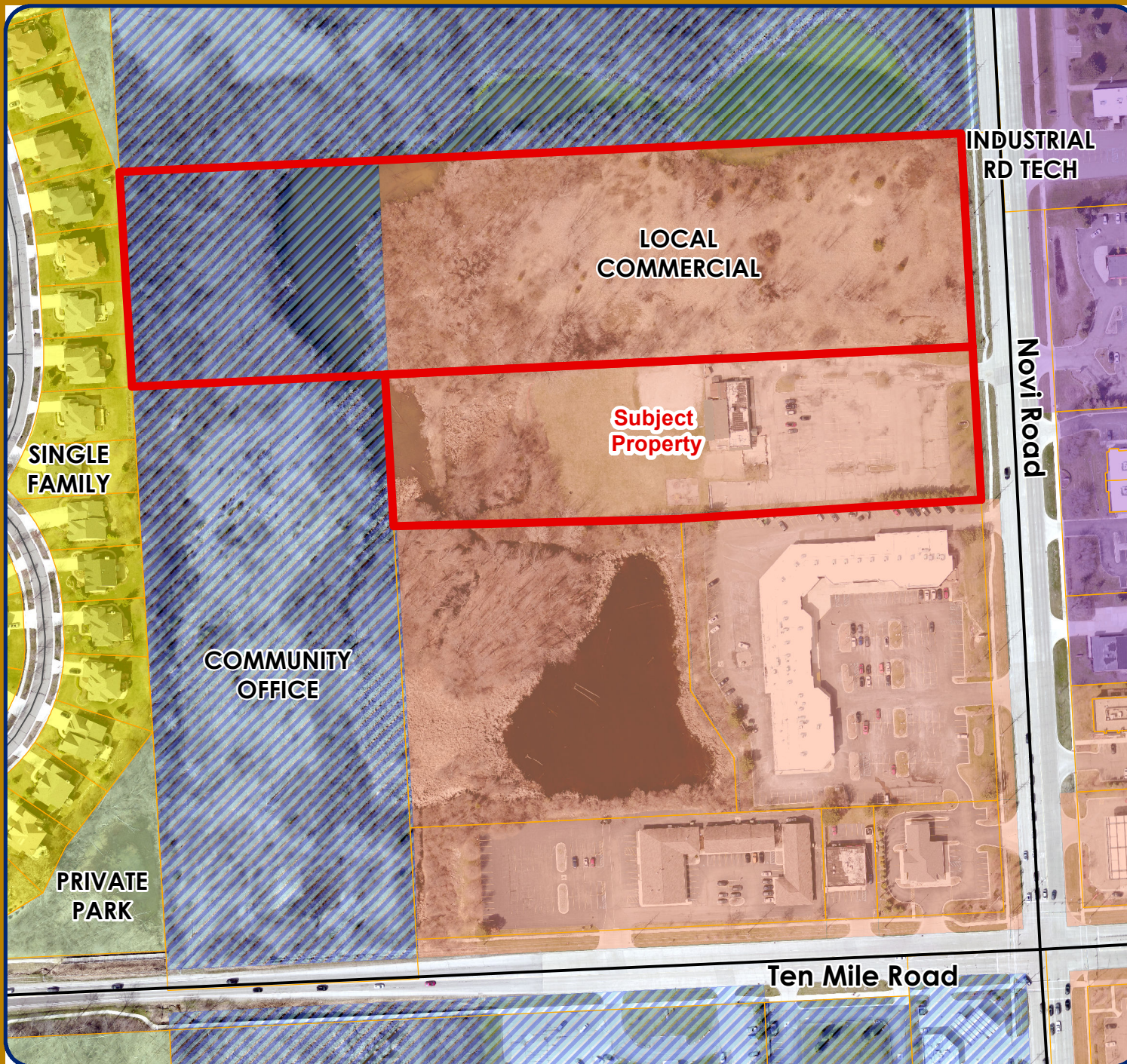


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JSP 19-01 ONYX PLAZA

Future Land Use



LEGEND

Sections

FUTURE LAND USE

Single Family

Multiple Family

Community Office

Industrial RD Tech

Heavy Industrial

Local Commercial

TC Commercial

Public

Public Park

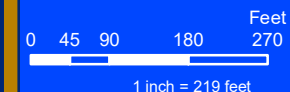
Private Park



City of Novi

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Novi, MI 48375
cityofnovi.org

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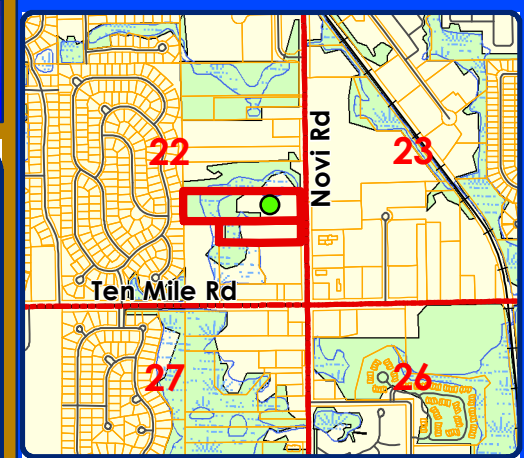


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JSP 19-01 ONYX PLAZA

Natural Features



LEGEND

- Sections
- WETLANDS
- WOODLANDS



City of Novi

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45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

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Date: 04/12/19
Project: ONYX PLAZA
Version #: 1

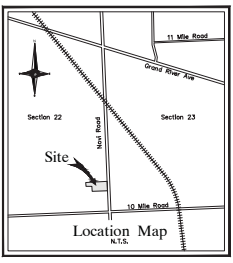
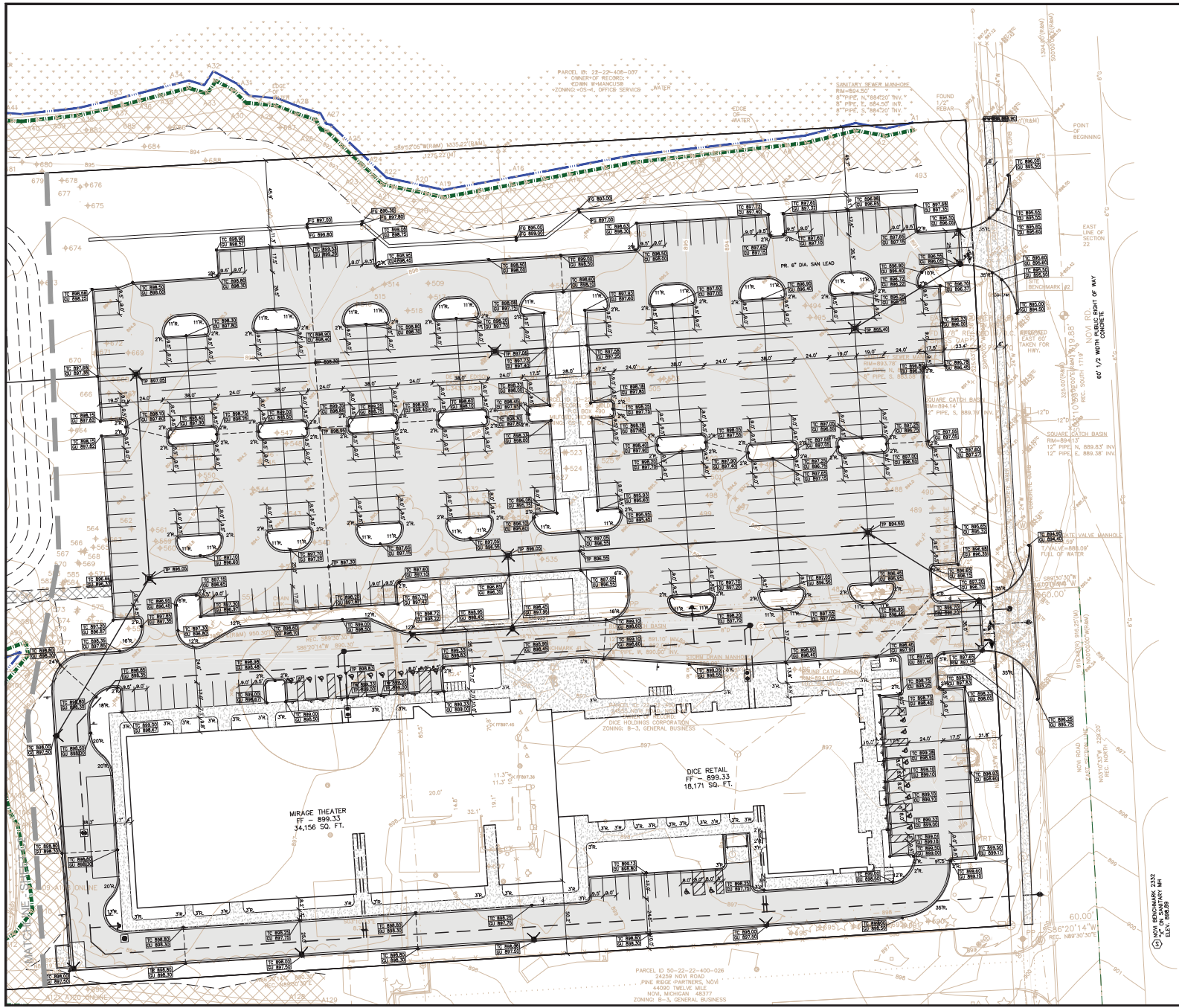


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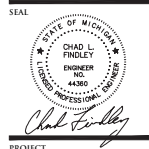
SITE PLAN

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



NOWAK & FRAUS ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 28 WEST ADAMS, SUITE 210
 DETROIT, MI 48226
 TEL: (313) 965-2444
 FAX: (248) 332-8257



PROJECT
 Onyx Plaza
 Retail Development
 24555 Novi Rd.

CLIENT
 Poturi Estates, LLC
 19181 Levan Rd.
 Livonia, MI 48152

CONTACT
 Mr. Dinesh Poturi
 Tel: 248-719-8675

PROJECT LOCATION
 Part of the Southeast 1/4
 of Section 22
 T1 North, R3 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Site Grading Plan
 Sheet 1



REVISIONS
 2018-02-28 - Dist. Pre-Application
 2018-03-11 - Dist. Site Plan Submittal

NOTE
 A RIGHT-OF-WAY POINT WILL BE REQUIRED FROM THE ROAD COMMISSION FOR OAKLAND COUNTY AND THE CITY OF NOVI FOR ALL WORK WITHIN THE NON ROAD RIGHT-OF-WAY.

TOPOGRAPHIC SURVEY NOTES
 ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
 UTILITY LOCATIONS WERE OBTAINED FROM MINORAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS OR EXACTNESS OF LOCATION.
 THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN APPLICABLE TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE CLIENT.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
	EXISTING WATER MAIN
	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

DRAWN BY:
 J. Klenk

PROJECT MANAGER:
 J. Klinkenberger

APPROVED BY:
 C. Findley

DATE:
 December 21, 2018

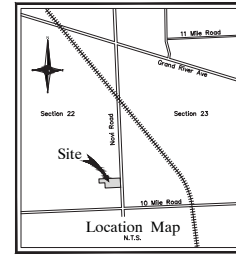
SCALE: 1" = 30'

30 15 0 15 30 45

N/E JOB NO. **K187** SHEET NO. **C3**

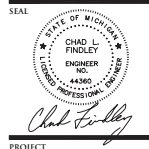
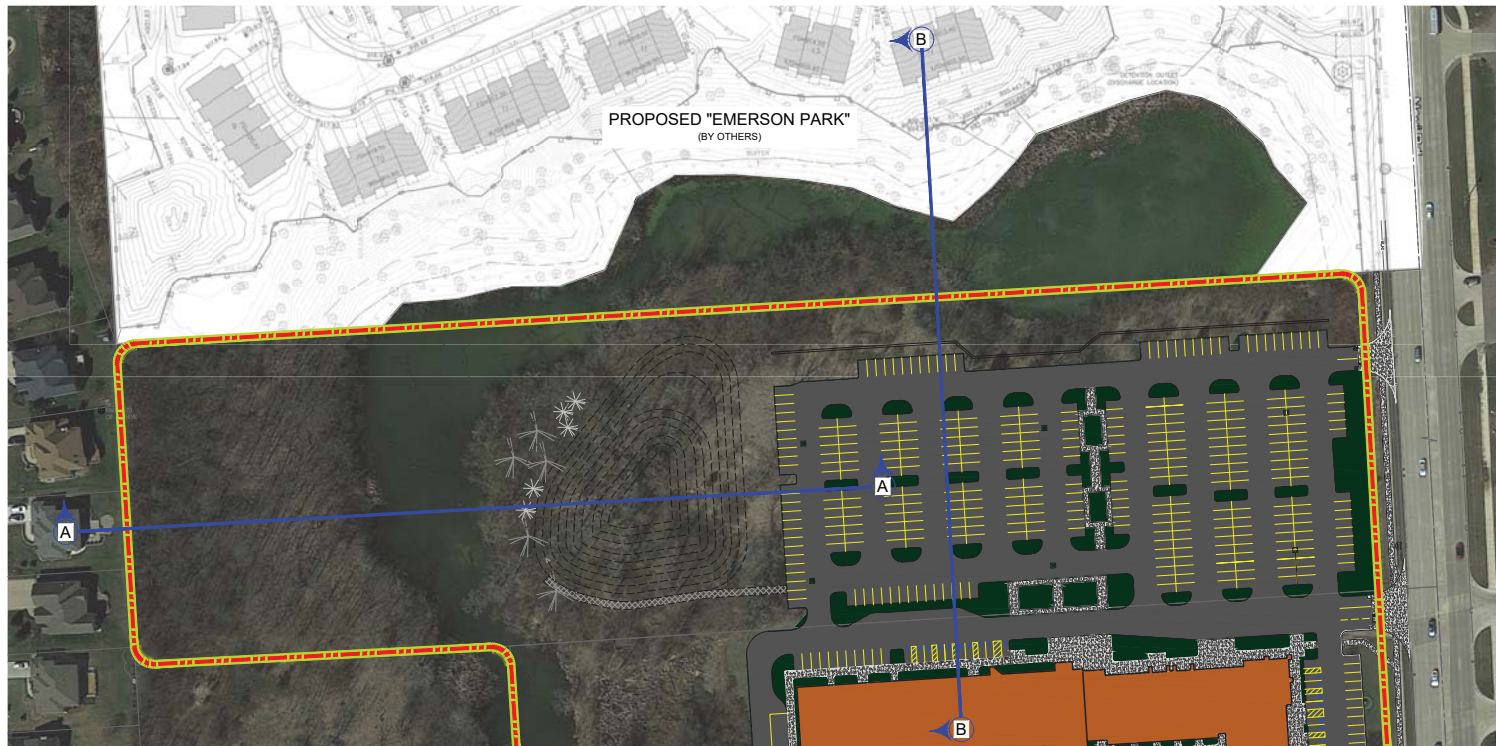
PARCEL ID: 22-24-400-007
 OWNER OF RECORD:
 EDWIN MANANCOS
 ZONING: OS-1, OFFICE SERVICE

PARCEL ID: 20-22-22-400-026
 42559 NOVA ROAD,
 PINE RIDGE PARTNERS, NOW
 44090 THULE LANE,
 BAYLOR, MICHIGAN 48307
 ZONING: B-1, GENERAL BUSINESS



NF
ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 28 WEST ADAMS, SUITE 210
 DETROIT, MI 48226
 TEL. (313) 965-2444
 FAX. (248) 332-8257



PROJECT
 Onyx Plaza
 Retail Development
 24555 Novi Rd.

CLIENT
 Poturi Estates, LLC
 19181 Levan Rd.
 Livonia, MI 48152

CONTACT
 Mr. Dinesh Poturi
 Tel: 248-719-8675

PROJECT LOCATION
 Part of the Southeast 1/4
 of Section 22
 T.1 North, R.8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Site Visibility Sections



REVISIONS
 2019-03-11 - SPA

DRAWN BY:
 J. Klenk
 PROJECT MANAGER:
 J. Klinkenberger
 APPROVED BY:
 C. Findley
 DATE:
 April 19, 2018

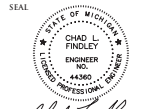
SCALE: 1" = 60'

NFE JOB NO. SHEET NO.
K187 1 of 2



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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28 WEST ADAMS, SUITE 210
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Chad L. Findley

PROJECT
Onyx Plaza
Retail Development
24555 Novi Rd.

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T.1 North, R.8 East
City of Novi,
Oakland County, Michigan

SHEET
Site Visibility Sections

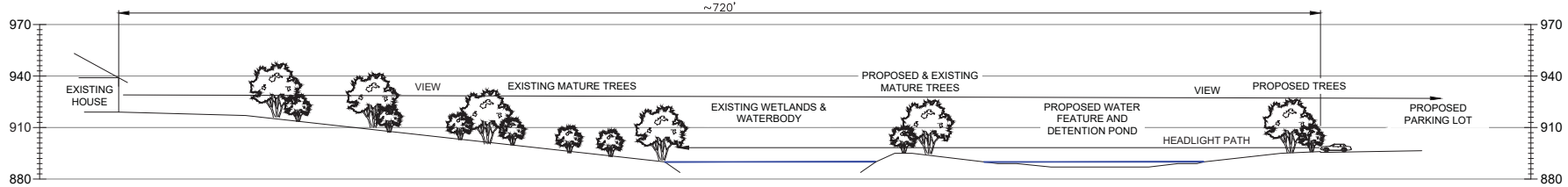


REVISIONS
2019-03-11 - SPA

NO.	DATE	DESCRIPTION

DRAWN BY:
J. Klenk
PROJECT MANAGER:
J. Klinkenberger
APPROVED BY:
C. Findley
DATE:
April 19, 2018
SCALE: 1" = 30'

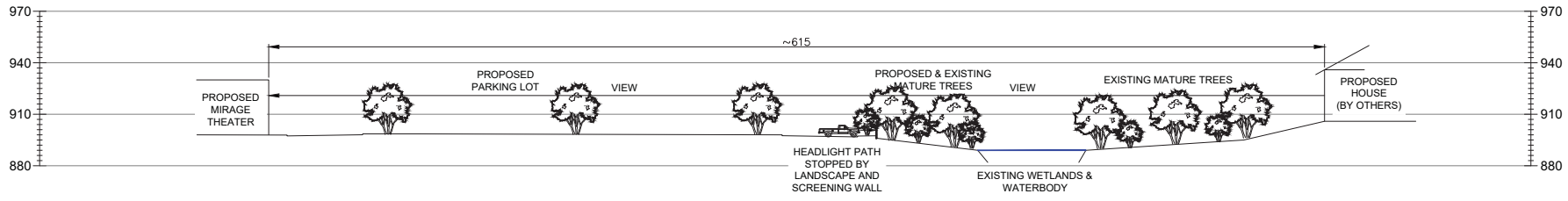
NEE JOB NO. SHEET NO.
K187 2 of 2



SECTION A-A

CROSS SECTIONS FROM GOOGLE EARTH

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 30'



SECTION B-B

CROSS SECTIONS FROM GOOGLE EARTH

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 30'

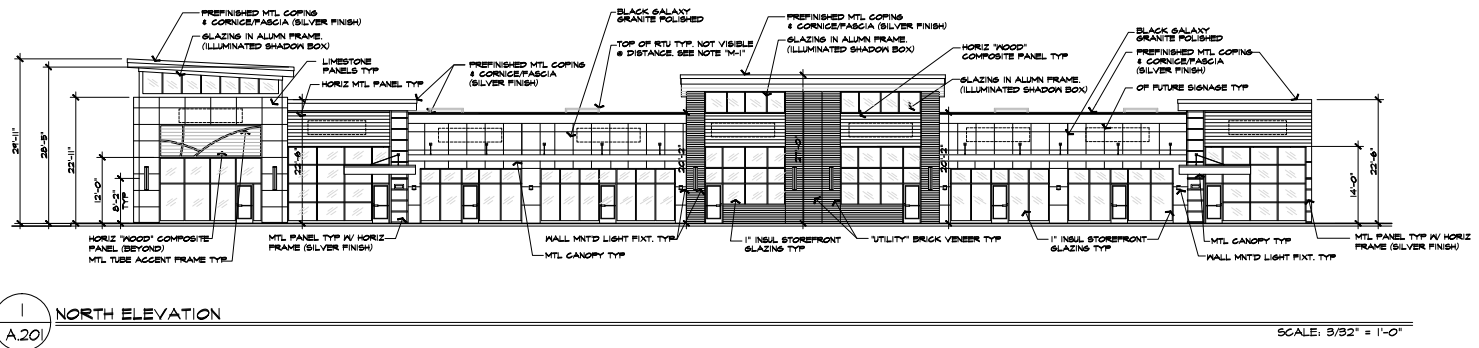
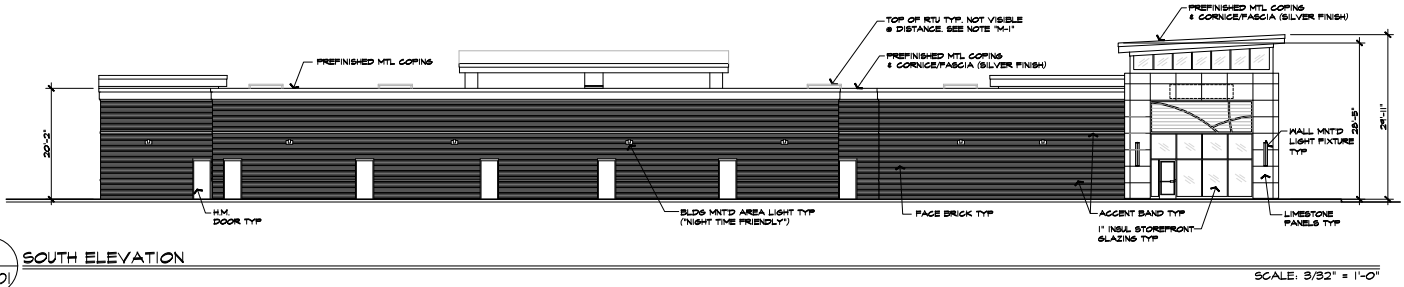
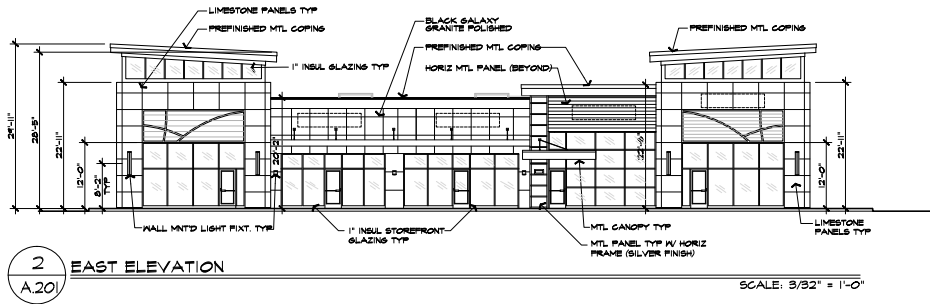
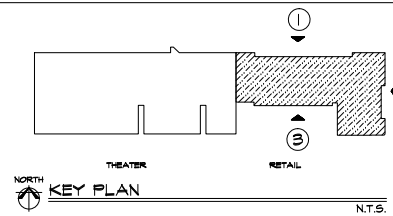
**BUILDING ELEVATIONS AND
FACADE BOARD**



ISSUED FOR	DATE
PRELIM REVIEW	01/23/2014
PRELIM REVIEW	03/12/2014

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

G.A.V. ASSOCIATES, INC.
1000 WOODLAND LANE, SUITE 200
TROY, MICHIGAN 48063-1000
PH: 313.882.8888
WWW.GAVASSOCIATES.COM



PROPOSED NEW BUILDING FOR:
MIRAGE PLAZA - RETAIL BUILDING
D.I.C.E.
NOVI, MICHIGAN

DRAWN: G.A.V. DESIGNED: G.A.V. CHECKED: G.A.V.

SCALE: 3/32" = 1'-0"

FILE NAME: .

JOB #: 16060

SHEET TITLE
PROPOSED ELEVATIONS

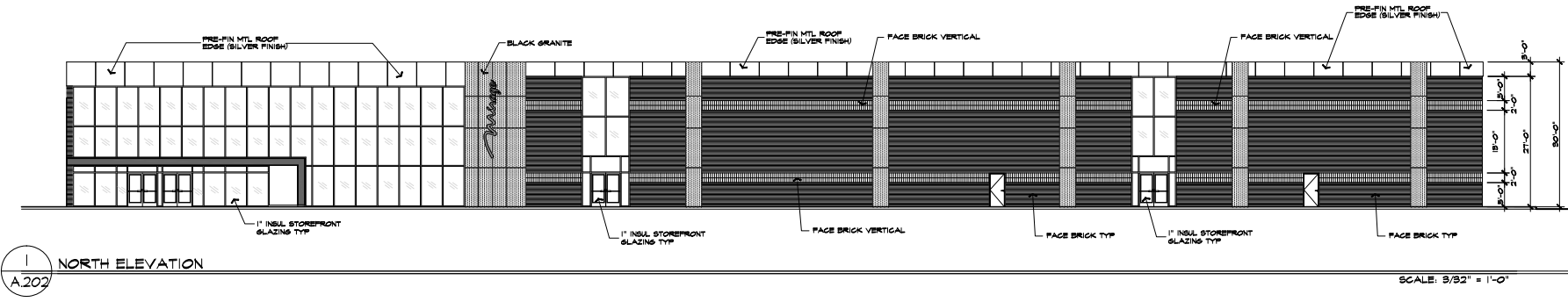
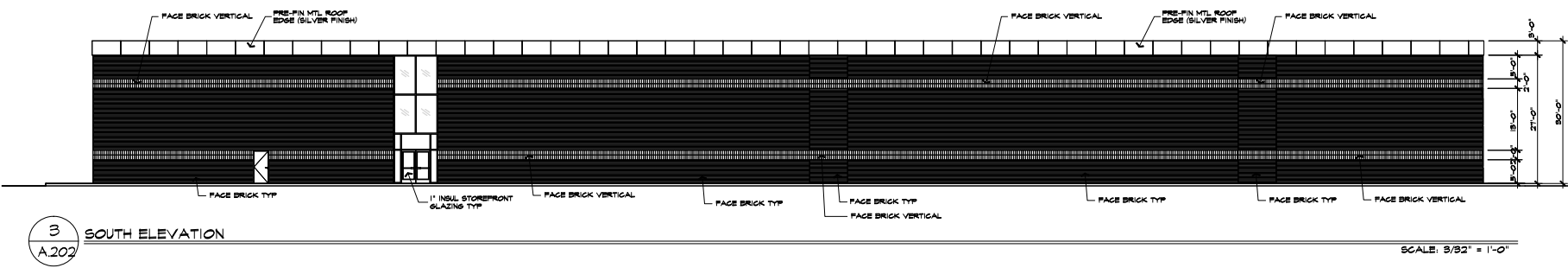
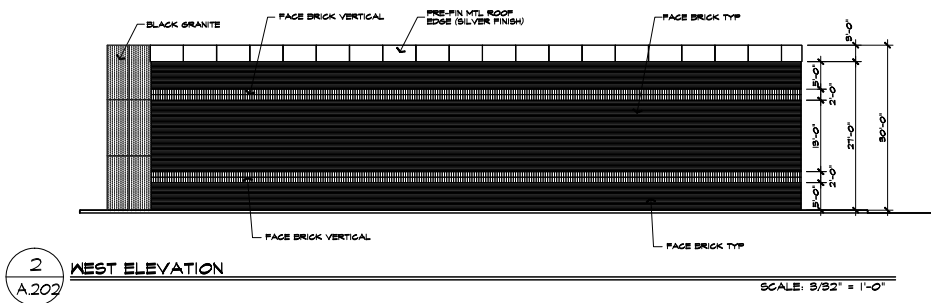
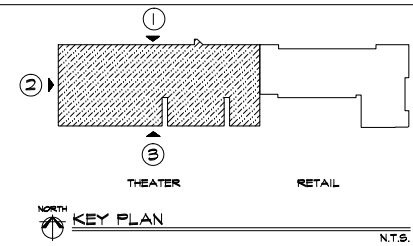
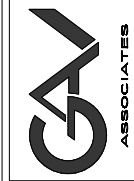
SHEET #
A.201



ISSUED FOR	DATE
PRELIM REVIEW	01/28/2014
PRELIM REVIEW	03/19/2014

ARCHITECTURAL DESIGN
 RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL

G.A.V. ASSOCIATES, INC.
 1800 CANTON CENTER, SUITE 200
 TROY, MICHIGAN 48063-1000
 TEL: 313.781.1100
 WWW.GAVASSOCIATES.COM



PROPOSED NEW BUILDING FOR:
 MIRAGE PLAZA - THEATER BUILDING
 D.I.C.E.
 NOVI, MICHIGAN

DRAWN:	DESIGNED:	CHECKED:
GA/ZB	GA	GA

SCALE: 3/32" = 1'-0"
 FILE NAME: .

JOB #: 16060
 SHEET TITLE

PROPOSED ELEVATIONS

SHEET #
A.202



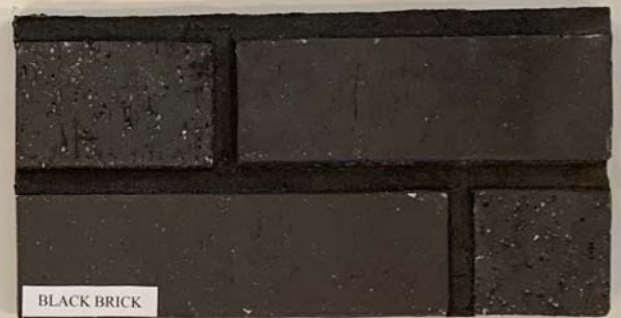
ONYX PLAZA



ONYX PLAZA



NATURAL LIMESTONE



BLACK BRICK



ARCTIC WHITE BRICK



WOOD PANEL ASHEVILLE CHERRY



BLACK GALAXY GRANITE



LONDON GREY DIFFUSE



PARIS SILVER DIFFUSE



SILVER METAL COPING

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

April 05, 2019

Planning Review

ONYX PLAZA

JSP 19-01

PETITIONER

Potluri Estates and Dice Holdings

REVIEW TYPE

Preliminary Site Plan

PROPERTY CHARACTERISTICS

Section	22	
Site Location	West side of Novi Road, north of Ten Mile Road 50-22-22-400-008 50-22-22-400-010	
Site School District	Novi Community School District	
Site Zoning	50-22-22-400-008: OS-1 Office Service 50-22-22-400-010: B-3 General Business	
Adjoining Zoning	North	RM-2 W/PRO
	East	I-2 General Industrial
	West	R-4, Single Family Residential
	South	B-3 General Business
Current Site Use	DICE Building/vacant land	
Adjoining Uses	North	Emerson Park: Multi-family development under construction
	East	Existing industrial offices
	West	Churchill Crossing: Single family development
	South	Pine Ridge Shopping Center
Site Size	14.49 Acres	
Plan Date	03-11-19	

PROJECT SUMMARY

The subject property is comprised of two parcels currently zoned B-3 (General Business) and OS-1 (Office Service). The development area is approximately 14.29 acres and is located north of Ten Mile Road along the west side of Novi Road in Section 22. The applicant is proposing a 34,173 square foot, 9-screen theater with 709 seats and an attached 18,178 square foot retail building, both within the B-3, General Business zoned area. Associated parking and site improvements are proposed as a permitted use on the adjacent parcel, zoned OS-1, Office Service. The site plan proposes two access drives off of Novi Road and a storm water detention pond to the west.

RECOMMENDATION

Approval of the **Preliminary Site Plan is recommended**. The plan mostly conforms to the requirements of the Zoning Ordinance, with a few deviations listed in this and other review letters. **Planning Commission approval of the Preliminary Site Plan, Woodland Permit and Storm Water Management Plan is required.**

PROJECT HISTORY AND PERMITTED USES

The subject property is comprised of two parcels; each zoned differently (B-3 and OS-1). In 2018, the applicant proposed a development with similar uses, utilizing the planned rezoning overlay to rezone the entire development area to B-2 from OS-1 and B-3. It would have allowed for a cohesive development of the two parcels and provision for outdoor gathering spaces, and preservation of natural features, which may not have been a possibility with two separate permitted use development. The request was not received favorably at that time, mostly due to placement of the Theater on the north parcel which is in close proximity to the residential neighborhoods to the west and north.

This time, the applicant is proposing both the theater and the retail building on parcel zoned B-3, which is located further away from the residential neighborhoods, and closer to the Pine Ridge Plaza, as shown in the image to the right. A pre-application meeting was held on January 18, 2019 for the permitted use development. Allowable uses for subject parcels is listed below



Parcel ID's *	Zoning/Allowable Uses	Proposed Use
Parcel B 50-22-22-400-010	B-3 General Business Sec 3.1.12.B Principal Uses Permitted. Sec 3.1.12C Special Land Uses	Section 3.1.12.B.vi., Retail business service establishments Section 4.27.1.D. allows theaters when conducted completely within enclosed buildings. All service uses from B-2 are permitted uses under B-3
Parcel A 50-22-22-400-008	OS-1 Office Service Sec 3.1.21.B: Principal Uses Permitted. Sec 3.1.21.C: Special Land Uses	Section 3.1.21.B.vi. allows off-street parking lots

* Proposed to be combined into one parcel

ORDINANCE REQUIREMENTS

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other applicable provisions of the Zoning Ordinance. Please see the attached chart for information pertaining to ordinance requirements. Items in **bold** below must be addressed and incorporated as part of the Final Site Plan submittal:

1. **Bike Parking:** Bike racks are provided in three different locations as required. Please indicate the number of bike racks proposed to verify conformance. **Provide the required layout for each location that meets the spacing requirements in this section 5.16.6. This layout does not refer to type of bike racks. It refers to actual bike parking layout.**
2. **Parking Calculations:** Based on the current calculation indicated, the site plan proposes 405 parking spaces when only 399 are required. Parking calculations are assumed based on tentative square footages for uses for retail building. If the square footage of the current proposed uses or type of uses change (permitted within B-3 zoning), the applicant should contact Community Development Department prior to leasing spaces to verify if sufficient parking is available.

3. Traffic Study: A full Traffic Impact Study is required as the trips generated from this use exceed the threshold. However, the City's area-wide study, which was recently completed, includes the impacts of the proposed development. So the applicant was asked to provide trip generation calculations in lieu of full Impact Study. **Please refer to Traffic Engineering Review for more details. The applicant is required to propose right turn tapers along Novi Road at both entrances into the development.**

4. Traffic Review: Traffic review notes certain items that would require revisions to the layout. Traffic is recommending approval provided the applicant addresses these items satisfactorily at the time of final site plan. Refer to Traffic review for other comments. The applicant in the preliminary discussions has agreed to comply with the items listed below. A revised layout in a PDF format may be helpful prior to Planning Commission meeting.
 - The applicant could consider reducing larger aisle widths to the 24' minimum.
 - The applicant has indicated aisle widths ranging from 24' to 27'.
 - Based on the AADT of Novi Road alone, right-turn tapers are required; therefore, they should be incorporated at both proposed drives.
 - The applicant could consider widening the north driveway to allow for 3 lanes of traffic, as had been present in a previous site plan
 - The applicant should provide truck travel patterns throughout the site to confirm accessibility to/from the loading zone, as applicable.
 - The applicant should consider a second loading zone for the retail businesses on the east side of the development.
 - The applicant should consider moving the two accessible spaces on the south side of the retail building to the west end of the parking strip. This would keep it clear from the dumpster loading zone and connect the spots to sidewalks as is required by the City. This location would still require an end island adjacent to the parking spaces.

5. Lighting Plan: **Please refer to Plan Review Chart for additional information requested at the time of Final Site Plan submittal. Indicate hours of operation and identify what lights will be turned on after hours for security purposes in the response letter prior to Planning Commission meeting**

6. Conservation Easements: The site contains a majority of wetlands and woodlands on the western part of the site. The applicant is proposing to develop 8.7 acres of total 14.29 acre site for proposed building and associated site improvements. A majority of remaining wetlands and woodlands are not disturbed. Due to proximity to existing residential districts and impracticality to develop remaining area, staff recommends the applicant to consider placing the remaining wetlands and woodlands into a conservation easement.

7. Parcel Combination: **The applicant should complete the parcel combination prior to Final Site Plan approval. Please contact the City's Assessing Department at 248-347-0485 for more details about the process.**

8. Planning Commission Waivers:
 - a. Landscape waiver for proposing a wall in lieu of the required berm along the northern property line, **and can be supported if the proposed wall height is increased as requested by staff.**
 - b. Landscape waiver for lack of foundation planting at the base of building as the applicant is proposing planters next to the proposed buildings.
 - c. Landscape waiver for lack of street trees along the Novi Road frontage due to conflicts with existing utilities.
 - d. Landscape waiver for lack of a berm along western property boundary adjacent to the residential district **which could be provided by the applicant, or the applicant should request a waiver with the reasons for the request. Refer to the Landscape Review letter for more information.**

- e. Landscape waiver for lack of the required berm along Novi Road frontage, which is not supported by staff, **and a berm should be provided**
 - f. Section 9 waiver for underage of brick on eastern façade (30% minimum required, 0% provided) due to extensive use of granite and marble;
 - g. An opposite-side driveway spacing waiver may be required if the currently proposed driveway locations remain. **Please provide the distances as required.**
 - h. A waiver for allowing the applicant to submit a parking study in lieu of the required Traffic Impact Study.
9. Zoning Board of Appeals Variance:
- a. Transformer: A transformer location is not shown on the plans. Transformers are required to be located in the rear yard. Please indicate a location to identify conformance. Any other location would require an approval of variance from Zoning Board of Appeals,
 - b. Loading Zone and Dumpster: The loading zoning and dumpster enclosure should be located in rear yard or interior side yard when there is double frontage. The current site plan proposes a dumpster in rear yard and side yard and the loading zone in rear yard. Staff recommends providing an additional loading area in the side yard closer to retail area. Dumpster and loading in the side yard would be hidden in the proposed courtyard space. The location would require consideration for approval of a variance from the Zoning Board of Appeals,. Refer to Traffic review for additional information requested.
10. Plan Review Chart: Planning review chart provides additional comments and requests clarification for certain items. **Please address them in addition to the comments provided in this letter.**

OTHER REVIEWS

- a. Engineering Review: Engineering recommends approval of the Preliminary site plan. Additional comments to be addressed with final site plan.
- b. Landscape Review: Landscape is currently not recommending approval of the Preliminary site plan. If the applicant can adjust the plan to remove the unsupported waivers, then approval for Preliminary Site Plan would be recommended.
- c. Additional comments to be addressed with final site plan.
- d. Woodland Review: A City of Novi Woodland permit is required for proposed impacts.
- e. Traffic Review: Traffic recommends a conditional approval of the Preliminary site plan as noted on Page 3. Additional comments to be addressed with final site plan.
- f. Facade Review: Façade recommends approval. A Section 9 waiver is required for underage of brick on east façade. A façade sample board is required prior to Planning Commission meeting.
- g. Fire Review: Fire is currently not recommending approval. Please continue working with our Fire Marshall to address concerns prior to Planning Commission meeting.

NEXT STEP: PLANNING COMMISSION MEETING

The site plan is scheduled for Planning Commission's public hearing on April 17, 2019. Please provide the following by the close of Business on April 10, 2019.

1. Original Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**
3. Revised layout for Fire Marshal review
4. Truck turning patterns for dumpster and loading truck areas
5. Façade sample board

FINAL SITE PLAN SUBMITTAL

After receiving Planning Commission's approval of the Preliminary Site Plan, please follow the Final Site Plan Checklist and submit for approval:

1. Six copies of Final Site Plan sets addressing all comments from Preliminary review,
2. Response letter addressing ALL the comments from ALL the review letters and **refer to sheet numbers where the change is reflected.**
3. Final Site Plan Application
4. Final Site Plan Checklist
5. Engineering Cost Estimate
6. Landscape Cost Estimate
7. Other Agency Checklist
8. Non-Domestic User Survey (Non-residential developments)
9. Legal Documents as required
10. Drafts of any legal documents (note that off-site easements need to be executed and any on-site easements need to be submitted in draft form before stamping sets will be stamped)

ELECTRONIC STAMPING SET SUBMITAL AND RESPONSE LETTER

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

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

STAMPING SET APPROVAL

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

SIGNAGE

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

SITE ADDRESSING

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

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

STREET AND PROJECT NAME

Street and Project name have been approved by the Committee.

PRE-CONSTRUCTION MEETING

A Pre-Construction meeting is required for this project. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued. **No work on the site may be commenced before a pre-construction meeting is held.** There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

CHAPTER 26.5

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

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5607 or skomaragiri@cityofnovi.org.



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART

B-3 Community Business District and OS-1 Office Service District

Review Date: April 03, 2019
Review Type: Preliminary Site Plan
Project Name: JSP 19-01 Onyx Plaza
Plan Date: March 11, 2019
Prepared by: Sri Ravali Komaragiri
Contact: **E-mail:** skomaragiri@cityofnovi.org **Phone:** 248.735.5607

Items in **Bold** need to be addressed by the applicant at the time of Final Site Plan
 Items in **Bold and Underlined** do not comply with the Zoning Ordinance at this time
 Items underlined need to be addressed prior to the approval of the stamping sets or later as noted

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Parcel A (50-22-22-400-008): off-street parking lot Parcel B (50-22-22-400-010): Theater and Retail building				
Master Plan <i>(adopted August 25, 2010)</i>	Local Commercial	Retail Center and Theater	Yes	
Area Study	The site falls under the study boundaries for Comprehensive Traffic study which is ongoing			A trip generation and parking study was submitted as an alternate to supplement City's region wide study
Zoning <i>(Effective Dec. 25, 2013)</i>	B-3: General Business District & OS-1: Office Service	B-3: General Business District & OS-1: Office Service	Yes	
Uses Permitted <i>(Sec 3.1.12.B & C)</i> <i>(Sec 3.1.21.B & C)</i>	Sec 3.1.12.B & 3.1.21.B: Principal Uses Permitted. Sec 3.1.12C & 3.1.21.C: Special Land Uses Sec. 4.27 allows Theaters as retail business service establishments under B-2. All service uses from B-2 are permitted uses under B-3	B-3 Zoned parcel: Theater: 709 seats, with 9 screens Retail, sit-down restaurants and office OS-1 Zoned parcel: Off-street parking	Yes	Two parcels are proposed to be combined. There is a split zoning boundary within the development area
Phasing		Phasing is not proposed with the current proposed concept plan	NA	
Retail Business or Service Establishments allowed under B-3 (Sec. 4.27)				
Retail Business <i>(Sec 4.27.1.A)</i>	Any retail business whose principal activity is the sale of	Retail up to 9,178 SF	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	merchandise in an enclosed building.			
Service Establishment <i>(Sec 4.27.1.B)</i>	Any service establishment of an office, showroom or workshop nature of a decorator, dressmaker, tailor, bridal shop, art gallery, interior designer or similar establishment that requires a retail adjunct	None proposed at this time	Yes	
Restaurants <i>(Sec 4.27.1.C)</i>	Restaurants (sit down), banquet facilities or other places serving food or beverage, except those having the character of a drive-in or having a drive-through window.	Sit-down restaurants up to 9,000 SF No drive-thru proposed	Yes	
Theaters <i>(Sec 4.27.1.D)</i>	Theaters, assembly halls, concert halls, museums or similar places of assembly when conducted completely within enclosed buildings.	Indoor Theater: 709 seats, with 9 screens	Yes	
Business Schools or Private Schools <i>(Sec 4.27.1.E)</i>	Business schools and colleges or private schools operated for profit.	None proposed	Yes	
B-3 Business District Required Conditions (Sec. 3.10)				
Uses enclosed within buildings <i>(Sec. 3.10.1.B)</i>	All business, servicing or processing, except for off-street parking, loading/unloading shall be conducted within completely enclosed buildings	Note added to cover sheet	Yes	
Height, bulk, density and area limitations (Sec 3.1.11)				
Frontage on a Public Street. <i>(Sec. 5.12)</i>	Frontage on a Public Street is required	Frontage on Novi Road	Yes	
Minimum Zoning Lot Size and Lot width <i>(Sec 3.6.2.D)</i>	2 acres Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis	PARCEL A(Parking lot and SWM): 9.61 Acres PARCEL B : 4.68 Acres	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	of off-street parking, loading, greenbelt screening, yard setback or usable open space.			
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	8.5%	Yes	
Building Height (Sec. 3.1.23.D)	30 ft or 2 stories, whichever is less	30 feet maximum	Yes	
Building Setbacks (Sec 3.1.11.D)				
Front (Novi Road)	30 ft.	88.50 ft.	Yes	
Rear (west)	20 ft.	288.41 ft.	Yes	
Side (south)	15 ft.	40.25 ft.	Yes	
Side (north)	15 ft.	382.20 ft.	Yes	
Parking Setback (Sec 3.1.11.D)				
Front (Novi Road)	20 ft. for both	21.75 ft.	Yes	Update parking setback when abutting residential as shown under site data
Rear (west)	20 ft. as it abuts residential	669 ft.	Yes	
Side (south)	20 ft. as it abuts residential	34.50 ft.	Yes	
Side (north)	20 ft. as it abuts residential	56.50 ft.	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to the front yard setback requirement of the district in which located.	Not applicable	NA	
Minimum Lot Area (Sec. 3.6.2.D)	The minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space requirements	Proposed	Yes	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking shall be permitted in the front yard, except that said parking shall observe the minimum off-street parking setback requirements in Sec. 3.1 and 5.5.3	Proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Wetland/ Watercourse Setback (Sec 3.6.2.M)	Refer to Sec 3.6.2 for more details.	There are regulated wetlands and buffers on site	Yes?	Refer to wetland review for more details
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	Landscape plan is provided	No?	See landscape letter for additional details
Modification of parking setback requirements (Sec 3.6.2.Q)	Refer to Sec 3.6.2 for more details	None proposed	NA	
Parking setback for properties abutting residential (Sec 3.6.2.L)	Wherever property directly abuts or is adjacent to residentially zoned property, the minimum parking yard setback shall be twenty (20) feet	Parcel B is a separate lot, but the requirements for abutting residential would apply as the development area is considered a zoning lot.		
Loading Zone	Off-street loading space shall be provided as set forth and regulated in Section 5.4	Loading areas are proposed in the rear yard	Yes?	Refer to Traffic review for more comments.
Parking, Loading, and Dumpster Requirements				
Theater (5.2.12.C.a)	1 for each 3.4 seats , plus 1 for each 2 employees For 709 seats: 209 spaces For 10 employees: 5 spaces Total: 214 spaces	Total Required: 399 Total Proposed: 405	Yes	Parking calculations are assumed based on tentative square footages for uses for retail building. The applicant should contact Community Development Department prior to leasing spaces to verify if sufficient parking is available.
Retail (5.2.12.C.a)	1 for each 200 gross leasable For 9,178 SF , 46 spaces			
Sit down Restaurant (5.2.12.C.a)	1 for each 70 gross floor area, or 1 for each employee plus 1 for each 2 customer allowed under maximum capacity, whichever is greater For 9,000 SF + 10 employees: 139 spaces			
Parking Space Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives 9 ft. x 17 ft. parking spaces allowed along 7	Yes	Refer to Traffic's comments about varying widths for driveways greater than 24 feet. Please

Item	Required Code	Proposed	Meets Code	Comments
	detail indicates a 4" curb at these locations and along landscaping	ft. wide interior sidewalks		revise the plan to reduce pavement and to provide green space
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	NA	NA	
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 	Proposed	Yes?	<u>Some of the turning radii for end islands do not meet the fire code requirements. Please revise as needed</u>
Barrier Free Spaces <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> - For 301 to 400 spaces 8 handicap spaces are required including 2 van accessible - 	6 van accessible 16 car accessible spaces provided	Yes	
Barrier Free Space Dimensions <i>Barrier Free Code (2012 Michigan Building Code)</i>	<ul style="list-style-type: none"> - 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces 	8 ft. wide spaces with 8 ft. wide access aisle proposed.	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	Sign indicated	Yes	
Minimum number of Bicycle Parking (Sec. 5.16.1)	Five (5) percent of required automobile spaces, minimum eight (8) spaces Required: 20 spaces	Bike parking appears to conform.	Yes	Please list proposed number under site data
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 	Appears to comply with distance requirement Located in three different location	Yes	Label the width of sidewalk

Item	Required Code	Proposed	Meets Code	Comments
	multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk			
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Detailed layout not indicated		Provide the required layout for each location that meets the spacing requirements in this section
Loading Spaces <i>(Sec. 5.4.2)</i>	<ul style="list-style-type: none"> - Loading, unloading space shall be provided in the rear yard at a ratio of 10 sq. ft. for each front foot of building - Except in the case of a double frontage lot, loading-unloading, as well as trash receptacles may be located in an interior side yard beyond the minimum side yard setback requirement of the district; location subject to approval by the City. 	Loading space is located in rear yard and appears to be in compliance Loading area should not encroach into loading spaces. The applicant has provided updated area per staff's direction. It is 1,240 square feet	Yes?	<p><u>The applicant can consider splitting required loading area in two places.</u></p> <p><u>Location of loading zone in the side yard would require Zoning Board of Appeals variance, but supported by staff due to building layout</u></p>
Dumpster <i>(Sec 4.19.2.F)</i>	<ul style="list-style-type: none"> - Located in rear yard or interior side yard in case of double frontage - 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 	It appears one dumpster is proposed in the rear yard and one the interior courtyard in the side yard,	Yes	<p><u>Location of dumpster in the side yard would require Zoning Board of Appeals variance, but supported by staff due to building layout</u></p>

Item	Required Code	Proposed	Meets Code	Comments
Dumpster Enclosure (Sec. 21-145. (c))	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	Details not provided at this time	Yes?	Provide the details as required
Lighting and Other Equipment Requirements				
Exterior lighting (Sec. 5.7)	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is provided	Yes	Refer to more comments further in this chart
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	Unable to determine	Yes	Please indicate if rooftop equipment is proposed and/or how is it screened. A façade permit is required for approval of screening if not reviewed as part of the site plan.
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	Unable to determine	Yes	
Sidewalk Requirements				
Sidewalks (Sec. 7.4.2 of the Engineering Design Manual)	- 6 foot sidewalk required along Novi Road	Six foot sidewalk proposed	Yes	Sidewalk should be within one foot from the ROW. Refer to Engineering comments for additional detail
Pedestrian Connectivity	Whether the traffic circulation features within the site and location of automobile parking areas are designed to assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Adequate connections are proposed within the site	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Building Code and Other Design Standard Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	Proposed	Yes	
Design and Construction Standards Manual	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided	Yes	
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in sq. ft.), location of proposed parking and parking layout, streets and drives, and indicate sq. ft. of pavement area (indicate public or private).	Mostly provided	Yes?	Refer to all review letters for more comments
Economic Impact	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied)	Not provided at this time	No	Required prior to Planning Commission meeting
Other Permits and Approvals				
Development/ Business Sign	Signage if proposed requires a permit.	Not provided at this time	Yes	<u>For sign permit information contact Maureen Underhill at 248-347-0438.</u>
Development and Street Names	Development and street names must be approved by the Street Naming Committee before Preliminary Site Plan approval	Project name and street names would require approval.	Yes?	<u>For approval of project and street naming contact Hannah Smith at 248-735-0579</u>
Property Split	The proposed property split must be submitted to the Assessing Department for approval.	A combination is required to conform to setback requirements	Yes	<u>Remove the property line in the drawings. Properties should be combined prior to final site plan approval.</u>
Other Legal Requirements				

Item	Required Code	Proposed	Meets Code	Comments
Conservation easements	Conservation easements may be required for woodland impacts	Not applicable at this moment	NA	<u>The following documents will be required during Site Plan review process prior to final site plan approval</u> Please indicate if any conservation easements are proposed for remaining wetlands or woodlands.
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky	A lighting plan is provided	Yes	
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	Provided	Yes	
Building Lighting (Sec. 5.7.2.A.iii)	Relevant building elevation drawings showing all fixtures, the portions of the walls to be illuminated, illuminance levels of walls and the aiming points of any remote fixtures.	Building lights are proposed. Elevations with photometric are not proposed	Yes	Please show light levels on building elevation
Lighting Plan (Sec. 5.7.A.2)	Specifications for all proposed & existing lighting fixtures	Partly provided	Yes?	Provide specification sheets for light fixtures at the time of final site plan
	Photometric data	Provided	Yes	
	Fixture height	25 feet pole lights 8' to 0' building lights	Yes	
	Mounting & design	Pole mounted and wall scone	Yes	
	Glare control devices	Unable to determine. Specification sheets not included	No	

Item	Required Code	Proposed	Meets Code	Comments
	Type & color rendition of lamps	LED for Pole lights High pressure sodium for building lights		
	Hours of operation	Not indicated	No	Provide hours of operation in the response letter prior to PC meeting
Maximum Height of the Poles (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses)	25 feet pole lights 8' to 0' building lights	Yes	
Lighting Notes (Sec. 5.7.3.B)	<ul style="list-style-type: none"> ▪ Electrical service to light fixtures shall be placed underground ▪ Flashing light shall not be permitted ▪ Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Notes not added	No	Please add the notes to the lighting plan
Security Lighting (Sec. 5.7.3.H) Lighting for security purposes shall be directed only onto the area to be secured.	<ul style="list-style-type: none"> - All fixtures shall be located, shielded, and aimed at the areas to be secured. - Fixtures mounted on the building and designed to illuminate the facade are preferred. 	Unable to determine	No	Indicate hours of operation and identify what lights will be turned on after hours for security purposes in the response letter prior to PC meeting
Avg/Min Ration (Sec.5.7.3.E)	Average to minimum light level of the surface being lit to the lowest light of the surface being lit not to exceed 4:1	3.8:1	Yes	
Required Conditions (Sec. 5.7.3.F)	Use of true color rendering lamps such as metal halide is preferred over high & low pressure sodium lamps	High pressure sodium lights proposed for building lights	No	Change them to LED and provide a revised photometric plan
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	Complies	Yes	
	Loading & unloading areas: 0.4 min	Complies	Yes	
	Walkways: 0.2 min	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Building entrances, frequent use: 1.0 min	Some of the northern entrances are less than 1	No	<u>Revise the plan to comply</u>
	Building entrances, infrequent use: 0.2 min	Complies	Yes	
Max. Illumination adjacent to Non-Residential <i>(Sec. 5.7.3.K)</i>	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	1.0 fc maximum along the southern boundary abutting non-residential	Yes	
Max. Illumination adjacent to Residential <i>(Sec. 5.7.3.L)</i>	<ul style="list-style-type: none"> ▪ Cut off angles of fixtures must be 90° adjacent to residential districts ▪ Max illumination at the property line shall not exceed 0.5 foot candle 	0 fc along the western property line abutting residential 0.1 fc along the northern property line abutting residential	Yes	
<p>NOTES:</p> <ol style="list-style-type: none"> 1. This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards. 2. The section of the applicable ordinance or standard is indicated in parenthesis. 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 Division with future submittals. 				

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

April 8, 2019

Engineering Review

Onyx Plaza (FKA Mirage Theater)
JSP19-0001

Applicant

Dice Holdings Corporation

Review Type

Preliminary Site Plan

Property Characteristics

- Site Location: North of Ten Mile Road, West of Novi Road
- Site Size: 14.29 acres
- Plan Date: 03/11/2019
- Design Engineer: Nowak & Fraus Engineers

Project Summary

- Construction of an approximately 34,156 square-foot movie theater, 18,171 square-foot retail building, and associated parking. Site access would be provided by two entrances off of Novi Road.
- Water service would be provided by an 8-inch extension from the existing 24-inch water main along the west side of Novi Road. A 2-inch domestic lead and a 6-inch fire lead would be provided to serve the building, along with additional hydrants.
- Sanitary sewer service would be provided by an extension from the existing 8-inch sanitary sewer along the west side of Novi Road.
- Storm water would be collected by a single storm sewer collection system and discharged to a detention basin on-site.

Recommendation

Approval of the Preliminary Site Plan is recommended.

Comments:

The Preliminary Site Plan meets the general requirements of Chapter 11 of the Code of Ordinances, the Storm Water Management Ordinance and the Engineering Design Manual with the following exceptions, which can be addressed at Final Site Plan submittal:

General

1. Revise the numbering of the plan sheets. There are two sheets named C3 and no sheet named C5.
2. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
3. Separate Non-Domestic User Survey forms shall be submitted to the City for the retail space in the plaza and for the movie theater so it can be forwarded to Oakland County.
4. Provide sight distance measurements for the Novi Road entrance in accordance with Figure VIII-E of the Design and Construction Standards.
5. Provide a traffic control sign table listing the quantities of each sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
6. Traffic signs in the RCOC right-of-way will be installed by RCOC.
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. Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.
10. Generally, all proposed trees shall remain outside utility easements. Where proposed trees are required within a utility easement, the trees shall maintain a minimum 5-foot horizontal separation distance from any existing or proposed utility. All utilities shall be shown on the landscape plan, or other appropriate sheet, to confirm the separation distance.
11. Show the locations of all light poles on the utility plan and indicate the typical foundation depth for the pole to verify that no conflicts with utilities will occur. Light poles in a utility easement will require a License Agreement.
12. The City Standard Detail sheets are not required for the Final Site Plan submittal. They will be required with the Stamping Set submittal. They can be found on the City website (www.cityofnovi.org/DesignManual).

Water Main

13. Provide a profile for all proposed water main 8-inch and larger.
14. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (06/12 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

15. Maintain a 10-foot horizontal separation between sanitary sewer and water main.
16. Provide public sanitary sewer within 20 foot wide sanitary sewer easement to serve the two buildings, minimum 8-inch diameter.
17. Provide a sanitary sewer monitoring manhole on the lead to each building, either within the public sewer easement or within a 20-foot wide access easement from the right-of-way.
18. Note on the construction materials table that 6-inch sanitary leads shall be a minimum SDR 23.5, and mains shall be SDR 26.
19. Provide a sanitary sewer basis of design for the development on the Utility Plan sheet.
20. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (01/18 rev.) for sanitary sewer construction and the Streamlined Sanitary Sewer Permit Certification Checklist should be submitted to the Engineering Division for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets. Also, the MDEQ can be contacted for an expedited review by their office.

Storm Sewer

21. A minimum cover depth of 3 feet shall be maintained over all proposed storm sewer.
22. Provide a four-foot deep sump and an oil/gas separator in the last storm structure prior to discharge to the storm water basin.
23. Label the 10-year HGL on the storm sewer profiles, and ensure the HGL remains at least 1-foot below the rim of each structure.
24. Illustrate all pipes intersecting storm structures on the storm profiles.
25. Provide a schedule listing the casting type and other relevant information for each proposed storm structure on the utility plan. Round castings shall be provided on all catch basins except curb inlet structures.
26. Show and label all roof conductors, and show where they tie into the storm sewer.

27. Indicate route of storm sewer for the three catch basins along the south end of the development.

Storm Water Management Plan

28. The Storm Water Management Plan for this development shall be designed in accordance with the Storm Water Ordinance and Chapter 5 of the new Engineering Design Manual.
29. Provide calculations verifying the post-development runoff rate directed to the proposed receiving drainage course does not exceed the pre-development runoff rate for the site.
30. An adequate maintenance access route to the basin outlet structure and any other pretreatment structures shall be provided. Label as 15 feet wide route with a maximum slope of 1V:5H, and able to withstand the passage of heavy equipment. Verify the access route does not conflict with proposed landscaping.
31. Provide a 5-foot wide stone bridge/access route allowing direct access to the standpipe from the bank of the basin during high-water conditions (i.e. stone 6-inches above high water elevation). Provide a detail and/or note as necessary.
32. Provide an access easement for maintenance over the storm water detention system and the pretreatment structure. Also, include an access easement to the detention area from the public road right-of-way.
33. The flow restriction shall be accomplished by methods other than a pipe restriction in an oversized pipe due to the potential for clogging and restrictor removal. A perforated standpipe, weir design, baffle wall, etc. should be utilized instead.
34. Provide a soil boring in the vicinity of the storm water basin to determine soil conditions and to establish the high water elevation of the groundwater table.
35. Provide a 25-foot vegetative buffer around the detention basin.

Paving & Grading

36. The sidewalk along Novi Road shall be within 1 foot of the right-of-way.
37. 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.
38. Label specific ramp locations on the plans where the detectable warning surface is to be installed.
39. Provide a note on the Grading Plan stating that the proposed pathway within the road right-of-way shall match existing grades at both ends.

40. The grade of the drive approach shall not exceed 2-percent within the first 25 feet of the intersection. Provide spot grades as necessary to establish this grade.
41. The sidewalk within the right-of-way shall continue through the drive approach. If like materials are used for each, the sidewalk shall be striped through the approach. Provide additional spot grades as necessary to verify the maximum 2-percent cross-slope is being maintained along the walk.
42. Provide spot grades along property lines to demonstrate site drainage is self-contained.
43. The end islands shall conform to the City standard island design, or variations of the standard design, while still conforming to the standards as outlined in Section 2506 of Appendix A of the Zoning ordinance (i.e. 2' minor radius, 15' major radius, minimum 8' wide, 3' shorter than adjacent 19' stall).
44. Provide the standard MDOT detail 'M' approach at the driveway/intersection.

Soil Erosion and Sediment Control

45. SESC permit is required. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under separate cover. The application can be found on the City's website at <http://cityofnovi.org/Reference/Forms-and-Permits.aspx>.

Off-Site Easements

46. Any off-site utility easements anticipated must be executed **prior to final approval of the plans**. If you have not already done so, drafts of the easements and a recent title search shall be submitted to the Community Development Department as soon as possible for review, and shall be approved by the Engineering Division and the City Attorney prior to executing the easements.

The following must be submitted with the Final Site Plan:

47. A letter from either the applicant or the applicant's engineer must be submitted with the Final Site Plan highlighting the changes made to the plans addressing each of the comments listed above and indicating the revised sheets involved. **Additionally, a statement must be provided stating that all changes to the plan have been discussed in the applicant's response letter.**
48. 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), 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 submitted with the Stamping Set:

(Please note that all documents must be submitted together as a package with the Stamping Set submittal with a legal review transmittal form that can be found on the City's website. Partial submittals will not be accepted.)

49. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement (SDFMEA), as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the agreement is approved by the City's Legal Counsel, this agreement will then be sent to City Council for approval/acceptance. The SDFMEA will then be recorded at the office of the Oakland County Register of Deeds. This document is available on our website.
50. A draft copy of the 20-foot wide easement for the water main to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.
51. A draft copy of the 20-foot wide easement for the sanitary sewer to be constructed onsite must be submitted to the Community Development Department. This document is available on our website.

The following must be addressed prior to construction:

52. 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).
53. 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.
54. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Ted Meadows at 248-844-5400 for more information.
55. Construction inspection fees in an amount that is to be determined must be paid to the Community Development Department.
56. Legal escrow fees in an amount that is to be determined must be deposited with the Community Development Department. All unused escrow will be returned to the payee at the end of the project. This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
57. A storm water performance guarantee equal to 120% of the cost required to complete the storm water management facilities as specified in the Storm Water Management Ordinance must be posted at the Community Development Department.

58. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Division at 248-347-0498 to determine the amount of these fees.
59. A street sign financial guarantee in the amount of \$400 per traffic control sign proposed must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
60. A Soil Erosion Control Permit must be obtained from the City of Novi. Contact Sarah Marchioni in the Community Development Department, Building Division (248-347-0430) for forms and information. The financial guarantee and inspection fees will be determined during the SESC review.
61. A permit for all proposed work activities within the road right-of-way must be obtained from the City of Novi. This application is available from the City Engineering Division or on the City website and can be filed once the Final Site Plan has been submitted. Please contact the Engineering Division at 248-347-0454 for further information. Please submit the cover sheet, standard details and plan sheets applicable to the permit only.
62. A permit for work within the road right-of-way of Novi Road must be obtained from the Road Commission for Oakland County (RCOC). Please contact the RCOC (248-858-4835) directly with any questions. The applicant must forward a copy of this permit to the City. Provide a note on the plans indicating all work within the road right-of-way will be constructed in accordance with the RCOC standards.
63. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the Engineering Division after the water main plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
64. A permit for sanitary sewer construction must be obtained from the MDEQ. This permit application must be submitted through the Engineering Division after the sanitary sewer plans have been approved. Please submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
65. An NPDES permit must be obtained from the MDEQ since the site is over 5 acres in size. The MDEQ may require an approved SESC plan to be submitted with the Notice of Coverage.
66. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resource Commissioner (OCWRC).

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.

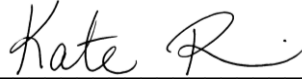
Engineering Review of Preliminary Site Plan

Onyx Plaza (FKA Mirage Theater)
JSP19-0001

04/08/2019

Page 8 of 8

Please contact Kate Richardson at (248) 347-0586 with any questions.

A handwritten signature in cursive script that reads "Kate R." followed by a horizontal line.

Kate Richardson, EIT
Plan Review Engineer

cc: Sri Komaragiri, Community Development
George Melistas, Engineering
Darcy Rechten, PE, Engineering



CITY OF NOVI ENGINEERING DIVISION SOIL EROSION AND SEDIMENTATION CONTROL PLAN CHECKLIST

PROJECT: _____ SESC Application #: SE -

Contact Name: _____ DATE COMPLETED: _____

Phone Number: _____ DATE OF PLAN: _____

Fax Number: _____ **STATUS:**

General Requirements – Following the initial Soil Erosion and Sedimentation Control permit application to the Community Development Department, all SESC plan revisions shall be submitted directly to the Engineering Department for further review and/or permit approval. One (1) copy of revised soil erosion plans, including response letter addressing the comments below, shall be submitted for each subsequent review until the plan has been given approval by the Engineering Department, at which point five (5) copies will be required for permit approval. Plans shall be signed and sealed, and the bond must be submitted to the Treasurer’s Office prior to permit issuance.

ITEM NO.	ITEM	Provided on Plans	COMMENTS
1.	Plan shall be at scale of not more than 1" = 200', include legal description, location, proximity to lakes, streams or wetlands, slopes, etc.	<input type="checkbox"/>	
2.	Plan shall include a soil survey or a written description of soil types of the exposed land area.	<input type="checkbox"/>	
3.	Plan shall show the limits of earth disruption.	<input type="checkbox"/>	
4.	Plan shall show tree protection fencing and location of trees to be protected.	<input type="checkbox"/>	
5.	Plan shall show all existing and proposed on-site drainage and dewatering facilities (i.e. structure details, rim elev., etc.)	<input type="checkbox"/>	
6.	Detailed sequence of construction shall be provided on plans structured similar to the following, supplemented with site specific items: 1) Install tracking mat, 2) Install temp. SESC measures, 3) Construct storm water basins and install treatment structures, if applicable, 4) Install storm sewer, with inlet protection to follow immediately, 5) Remove all temp. SESC measures once site is stabilized.	<input type="checkbox"/>	
7.	Plan must address maintenance of soil erosion and sedimentation control measures (temporary and permanent)	<input type="checkbox"/>	
8.	Provide a note stating if dewatering is anticipated or encountered during construction a dewatering plan must be submitted to the Engineering Division for review.	<input type="checkbox"/>	
9.	A grading plan shall be provided, or grade information shown on plan.	<input type="checkbox"/>	

10.	Note that it is the developer's responsibility to grade and stabilize disturbances due to the installation of public utilities.	<input type="checkbox"/>	
11.	The CSWO shall be listed on permit application.	<input type="checkbox"/>	
12.	Plan sealed by registered civil engineer with original signature.	<input type="checkbox"/>	
13.	An itemized cost estimate (Silt Fence, Inlet Filters, Topsoil/Seed/Mulch, Const. Access, etc.) shall be provided.	<input type="checkbox"/>	The SESC financial guarantee will be \$. The SESC inspection fees will be \$.
14.	Potential stockpile areas shall be shown on the plan, with note stating a ring of silt fence will be installed surrounding any stockpiled material.	<input type="checkbox"/>	
15.	Sediment basin: Provide filter on standpipe outlet structure until site is stabilized, then removed. Noted on plan and standpipe detail(s).	<input type="checkbox"/>	
16.	Provide a note on the plan stating the storm water basin will be stabilized prior to directing flow to the basin.	<input type="checkbox"/>	
17.	Pretreatment Structures: Noted to inspect weekly for sediment accumulation until site is stabilized, and will clean as required.	<input type="checkbox"/>	.
18.	Attach the Oakland County standard detail sheet.	<input type="checkbox"/>	
19.	Construction mud tracking entrance: 75'x20', 6" of 1" to 3" stone, on geotextile fabric.	<input type="checkbox"/>	
20.	Silt fence: 6" anchor trench, stakes 6' on center. Prominent line type on plan, with legend.	<input type="checkbox"/>	
21.	Provide Silt Sack with overflow capability as the inlet protection, and provide detail on plans.	<input type="checkbox"/>	
22.	Catch basin inlet filters shall be provided on existing roadways along construction route for reasonable distance from site.	<input type="checkbox"/>	
23.	Street sweeping and dust control shall be noted on plan as responsibility of contractor.	<input type="checkbox"/>	
24.	Vegetation shall be established within 5 days of final grade, or whenever disturbed areas will remain unchanged for 30 days or greater. 3-4" of topsoil will be used where vegetation is required.	<input type="checkbox"/>	
25.	Vegetated buffer strips (25' wide wherever possible) shall be created or retained along the edges of all water bodies, water courses or wetlands.	<input type="checkbox"/>	
26.	Diversion berms or terracing shall be implemented where necessary.	<input type="checkbox"/>	
27.	All drainage ditches shall be stabilized with erosion control blanket and shall utilize check	<input type="checkbox"/>	

	dams as necessary. Drainage ditches steeper than 3% shall be sodded.		
28.	Slopes steeper than 1V:6H (16%) shall be stabilized with erosion control blanket. Add this note as a general note, and also in a prominent location near any berm, etc. where a significant slope is proposed.	<input type="checkbox"/>	
29.	All culvert end sections must contain grouted rip-rap in accordance with ordinance specifications.	<input type="checkbox"/>	

ADDITIONAL COMMENTS:

1. Please note that installation of silt fencing or tree protection fencing shall not occur prior to the initial City pre-construction meeting. When natural features exist on the site, inspection of staking may be required prior to installation of the fencing.
- 2.

Reviewed By:

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

April 2, 2019

Preliminary Site Plan - Landscaping

Onyx Plaza

Review Type

Preliminary Landscape Review

Job

JSP19-0001

Property Characteristics

- Site Location: 24555 Novi Road
- Site Acreage: 14.1 acres
- Site Zoning: OS-1/B-3
- Adjacent Zoning: East: Novi Road/I-1, South: B-3, West: OS-1, R-4, North: RM-2
- Plan Date: 3/13/2019

Ordinance Considerations

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

Recommendation

This project is **recommended for approval for Preliminary Site Plan, contingent on the granting of any required waivers by the Planning Commission.** A number of landscape waivers are required. Some are supported by staff but others could be addressed and are not supported by staff. If the applicant can adjust the plan to remove the unsupported waivers, then approval for Preliminary Site Plan would be recommended.

LANDSCAPE WAIVERS REQUIRED:

1. Lack of required berms along Novi Road frontage. *Not supported by staff.*
2. Lack of foundation landscaping at base of building. *Supported by staff.*
3. Street trees may not be able to be planted due to utility conflicts. *Would be supported by staff.*

Ordinance Considerations

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

Provided.

Existing and proposed overhead and underground utilities, including hydrants. (LDM 8.e.(4))

1. Provided.
2. **Please show all proposed light posts on the landscape plan and resolve all tree-light conflicts.**

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

1. Provided.
2. **Please show protective tree fencing on the Grading plan for all trees to be preserved.**
3. **See ECT review for complete coverage of woodlands and wetlands.**

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

1. Property is adjacent to residential on west and north sides of the property.
2. The required berm will be provided between the parking lot and the detention pond.
3. The section view provided shows that the parking lot is about 720 feet away from the residences to the west, and existing vegetation and topography to remain plus added vegetation around the parking lot and detention pond, will screen the parking lot sufficiently. *The applicant has indicated that they will provide a 4.5-6 foot tall berm between the parking lot and the detention pond. This is acceptable.*
4. The section to the north shows that the distance and elevation change to the multi-family homes under construction are not as great, so screening of the parking lot is required, either the 4.5-6' tall berm, or other screening. The applicant indicates in their response letter that the wall will be extended to block the headlights, and the section view shows a wall extending at least 3' higher than the adjacent paving to block the headlights (in addition to the significant landscaping proposed in that area). That, together with the existing and proposed vegetation, would be supported as a reasonable alternative by staff. It would still need to be approved by the Planning Commission.
5. **Please raise the height of the wall to at least 3 feet above the height of the adjacent pavement.**

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

1. The required landscaping is provided.
2. The required berms are not provided. *This requires a landscape waiver that is not supported by staff.*
3. **Please add the required berms between the parking lots and Novi Road.**
4. The required 10 street trees along Novi Road are provided. If the trees cannot be planted due to existing utility lines, please request a landscape waiver for those trees that can't be planted. *It would be supported by staff.*
5. If the Road Commission for Oakland County won't allow some or all of the street trees to be planted, a waiver is not required, but a copy of their decision must be provided to the city landscape architect.

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

1. Based on the vehicular use areas, 5,058 sf of islands and 25 trees are required. 12,852 sf of islands and 27 trees are provided.
2. **Please increase the area of the two endcap islands east of the building to at least 200sf.**

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

1. Based on the perimeter, 82 trees are required and 841 trees are provided including 8 double-counted greenbelt trees.
2. All perimeter trees should be within 15 feet of the pavement. **Please move the southeastern-most honeylocust to the nearby endcap island without a tree.**

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

1. The only loading zone indicated is west of the cinema, well-screened from Novi Road.
2. If a loading zone is provided for better access to the retail building, proper screening needs to be provided.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

1. Based on the building perimeters, a total of 8,960sf of foundation area at the foot of the building is required. 12,486sf of foundation landscape area is provided.

2. The cinema's landscaping is at the building foundation, as is required, and 85% of the building foundation is landscaped.
3. Only 30% of the retail building's landscaping is at the foot of the building. Another 39% of the retail building's foundation is screened by landscape beds away from the building (a total of 69%, less than the 75% required). A landscape waiver is required for this deficiency in landscaping at the foot of the building. It is supported by staff as the landscaping provided does screen the building satisfactorily from Novi Road.
4. **The applicant is encouraged to add planters at the base of the retail building where possible to soften the view of the building for pedestrians approaching the stores.**

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

1. Provided.
2. 24 of 34 species used (71%) are native to Michigan.
3. The tree diversity meets the standards of Landscape Design Manual Section 4.

Planting Notations and Details (LDM)

Provided

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

1. The required landscaping is provided.
2. **Please add a survey note regarding Phragmites on the site and, if found, a plan for its complete eradication.**

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

1. The proposed landscaping must be provided with sufficient water to become established and survive over the long term.
2. Please provide an irrigation plan or note how this will be accomplished if an irrigation plan is not provided on Final Site Plans.

Snow Deposit (LDM.2.q.)

Please provide more than 1 snow deposit area, distributed around the property.

Corner Clearance (Zoning Sec 5.9)

Please show the Road Commission for Oakland County clear vision zones on the landscape plan, not the City of Novi clear vision zones.

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

LANDSCAPE REVIEW SUMMARY CHART – Preliminary Site Plan

Review Date: April 2, 2019
Project Name: Onyx Plaza – JSP19-0001
Plan Date: March 4, 2019
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org;
 Phone: (248) 735-5621

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

LANDSCAPE WAIVERS REQUIRED:

1. Lack of berms or other alternate screening along residentially-zoned property. *Not supported by staff.*
2. Lack of required berms along Novi Road frontage. *Not supported by staff.*
3. Lack of foundation landscaping at base of building. *Supported by staff.*
4. Street trees may not be able to be planted due to utility conflicts. *Would be supported by staff.*

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan (Zoning Sec 5.5.2, LDM 2.e.)	<ul style="list-style-type: none"> • New commercial or residential developments • Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. • 1"=20' minimum with proper North. Variations from this scale can be approved by LA • Consistent with plans throughout set 	Scale: 1"=30'	Yes	
Project Information (LDM 2.d.)	Name and Address	Yes	Yes	
Owner/Developer Contact Information (LDM 2.a.)	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information (LDM 2.b.)	Name, Address and telephone number of RLA/LLA/PLA	Yes	Yes	
Sealed by LA. (LDM 2.g.)	Requires original signature	Yes	Yes	<u>Required for Final Site Plan</u>
Miss Dig Note (800) 482-7171 (LDM.3.a.(8))	Show on all plan sheets	Yes	Yes	
Zoning (LDM 2.f.)	Include all adjacent parcels' zoning	Sheet C2 <u>Parcel A:</u> OS1 <u>Parcel B:</u> B3	Yes	

Item	Required	Proposed	Meets Code	Comments
		<ul style="list-style-type: none"> • East: Novi Rd • South: B3 • West: R4 • North: RM-2 PRO 		
Survey information <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> • Legal description or boundary line survey • Existing topography 	<ul style="list-style-type: none"> • Boundaries, topo provided on Sheet C1 • Descriptions on Cover Sheet, C2 	Yes	
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	<ul style="list-style-type: none"> • Show location type and size. Label to be saved or removed. • Plan shall state if none exists. 	Sheet C1, L1	Yes	<ol style="list-style-type: none"> 1. Please show the tree protection fencing line on the Grading Plan. 2. See the ECT review for a complete woodland and wetland analysis.
Soil types <i>(LDM.2.r.)</i>	<ul style="list-style-type: none"> • As determined by Soils survey of Oakland county • Show types, boundaries 	Sheet C1	Yes	
Existing and proposed improvements <i>(LDM 2.e.(4))</i>	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities <i>(LDM 2.e.(4))</i>	<ul style="list-style-type: none"> • Overhead and underground utilities, including hydrants • Existing and proposed light posts 	<ul style="list-style-type: none"> • Utility lines and structures are clearly shown. • No light posts are shown on the landscape plan 	<ul style="list-style-type: none"> • Yes • No 	<ol style="list-style-type: none"> 1. Please add all proposed light posts to the landscape plan and resolve conflicts. 2. If street trees can't be planted as proposed due to conflicts with underground utilities along Novi Road, a landscape waiver can be requested. <i>It would be supported by staff.</i> 3. If the Road Commission for Oakland County won't allow some or all of the street trees, they don't need to be planted, but a copy of their decision must be

Item	Required	Proposed	Meets Code	Comments
				provided.
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	<ul style="list-style-type: none"> Proposed berms, contours shown on Sheet C3, L1, L2 Proposed contours on grading plan do not meet minimum requirements. 	No	<ol style="list-style-type: none"> Berms along Novi Road between the parking lots and Novi Road must have a minimum height of 36" with undulations above that. Please modify the berms. Grading Plan berms and landscape plan berms should match. A landscape waiver is required for the lack of acceptable berms. This waiver is not supported by staff.
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Sheet L2	No	<ol style="list-style-type: none"> The location provided is probably not sufficient for the entire property, and it is doubtful that the snow plows would put all of the site's snow in that single remote location. Please add more snow deposit areas around the site that won't damage landscaping.
LANDSCAPING REQUIREMENTS				
Berms, Walls and ROW Planting Requirements				
Berms				
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed of loam with 6" top layer of top soil. 				
Residential Adjacent to Non-residential (Sec 5.5.3.A) & (LDM 1.a)				
Berm requirements (Zoning Sec 5.5.A)	6-8 foot tall landscaped berm providing 80-90% opacity is required along north property line and west property line where it abuts residentially zoned property.	No berms are proposed along either property line	No	<ol style="list-style-type: none"> A landscape deviation is requested for the lack of required berms along the north and west property lines abutting residential property due to the elevation change

Item	Required	Proposed	Meets Code	Comments
				<p>and distance to neighboring property.</p> <p>2. The applicant's cross section does indicate that the parking lot is about 720 feet away from the nearest home to the west and there is significant grade change and existing vegetation to remain, plus new plantings, that will diffuse and block headlights. <i>As a result of this, the waiver for this frontage is supported by staff. Still, there is sufficient room between the parking lot and the beginning of the detention pond grading to build a 5.5 foot tall berm with 1:3 slopes and a 5 foot wide crest. The applicant should consider building that berm so a waiver isn't necessary.</i></p> <p>3. The applicant also provided a cross section to the north. The distance to the residential complex under construction and elevation change are not as great on this side. The applicant indicates in the cross section and response letter that the retaining wall will be extended upward to block headlights, but</p>

Item	Required	Proposed	Meets Code	Comments
				the top of wall elevations do not show this. Please show that the top of wall elevations will be at least 3 feet higher than the adjacent top of pavement to block the headlights shining to the north. A landscape waiver for the currently proposed screening to the north is not supported by staff.
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	Parking lot perimeter plantings and some woodland replacements provide screening to the north and west.	Yes	
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	A brick retaining wall is proposed along most of the northern parking lot edge with tw/bw elevations.	TBD	Please raise the wall height at least 3 feet to block the headlight glare from reaching Emerson Park.
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer			TBD	If the wall is over 3.5' tall, detailed plans for it must be submitted as part of the building plan review.
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii) and (LDM 1.b)				
Greenbelt width (2)(3) (5)	Adjacent to parking: 20 ft	20 feet	Yes	
Berm requirements (Zoning Sec 5.5.3.A.(5))				
Min. berm crest width	Adjacent to parking: 3 ft	Berms provided are not 3 feet tall with a 3 foot crest	No	Please revise berms on grading plan and landscape plan to meet minimum height, with undulations if room allows.
Minimum berm height (9)	Adjacent to parking: 3 ft	Berms provided are not 3 feet tall with a 3 foot crest	No	See above

Item	Required	Proposed	Meets Code	Comments
3' wall	<ul style="list-style-type: none"> • (4)(7) 	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	<u>B-3 Zoning:</u> <ul style="list-style-type: none"> • Adjacent to Parking: 1 tree per 75 lf • (230-36)/75 = 3 trees <u>OS1 Zoning:</u> <ul style="list-style-type: none"> • Adjacent to Parking: 1 tree per 35 lf • (325-26)/35 = 9 trees 	<u>B-3 Zoning:</u> 4 trees <u>OS1 Zoning:</u> 9 trees Parking lot perimeter trees in the greenbelt are double-counted as greenbelt trees, which is allowed.	<u>B-3 Zoning:</u> Yes <u>OS1 Zoning:</u> Yes	Please indicate where the building address will be on the building and/or monument sign, and provide a clear view to it from Novi Road for emergency vehicles.
Sub-canopy deciduous trees Notes (2)(10)	<u>B-3 Zoning:</u> <ul style="list-style-type: none"> • Adjacent to Parking: 1 tree per 40 lf • (230-36)/40 = 5 trees <u>OS1 Zoning:</u> <ul style="list-style-type: none"> • Adjacent to Parking: 1 tree per 20 lf • (325-26)/20 = 15 trees 	<u>B-3 Zoning:</u> 6 trees <u>OS1 Zoning:</u> 15 trees	<u>B-3 Zoning:</u> Yes <u>OS1 Zoning:</u> Yes	
Shrubs	<u>B-3 Zoning:</u> <ul style="list-style-type: none"> • Adjacent to Parking: 2 shrubs per 40 lf • 2* (230-36)/40 = 10 shrubs 	15 shrubs	Yes	
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	<ul style="list-style-type: none"> • Adjacent to Parking: 1 tree per 35 lf • (555-101-118)/35 = 10 trees 	<ul style="list-style-type: none"> • 10 trees • RCOC clear vision zones are not provided, only the city clear vision zones. 	<ul style="list-style-type: none"> • Yes • No 	<ol style="list-style-type: none"> 1. Please show the RCOC clear vision zones for both entrances instead of the City of Novi clear vision zones. 2. Trees that can't be planted because the RCOC doesn't allow it do not need to be planted. Please provide a copy of their directive. 3. It appears that underground utilities may not provide room for the street trees. If this is the case, a landscape waiver for those trees may be requested. <i>It would be supported by staff.</i>

Item	Required	Proposed	Meets Code	Comments
Cross-Section of Berms (LDM 2.j)				
Slope, height and width	<ul style="list-style-type: none"> Label contour lines Maximum 33% Constructed of loam 6" top layer of topsoil 	A typical detail for the greenbelt berm is provided.	Yes	If a taller berm is provided along the parking lot edges to meet the screening requirement please also provide a detail for that berm.
Type of Ground Cover		<ul style="list-style-type: none"> Sod is proposed in parking, greenbelt and central area. Seed is proposed in and around detention pond. 	Yes	
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	<ul style="list-style-type: none"> Existing and proposed utilities are shown. Light fixtures are not shown. 	Yes	Please add light posts and resolve any conflicts with them.
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c, Zoning Sec 5.9)	<ul style="list-style-type: none"> Clear sight distance within parking islands No evergreen trees 	No conflicts	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	Sod is proposed in parking lot islands.	Yes	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> A minimum of 200 SF to qualify Minimum 200 SF per tree planted in island 6" curbs Islands minimum width 10' BOC to BOC 	Most islands have sufficient area and width.	TBD	<ol style="list-style-type: none"> The endcap islands east of the retail building do not appear to have 200sf of contiguous greenspace. Please enlarge islands as necessary.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	17' long spaces are proposed in some areas but not all	Yes	Spaces in westernmost bay near the detention pond could be shortened to 17' with a 4" curb and room for 2' overhang if desired to reduce paving.
Contiguous space limit (i)	Maximum of 15 contiguous spaces	The maximum bay is 15 spaces.	Yes	
Plantings around Fire Hydrant (d)	<ul style="list-style-type: none"> No plantings with matured height greater than 12 ft within 10 ft. of fire 	<ul style="list-style-type: none"> The tree at the southwest corner of the theater is too close to the 	No	Please shift utilities and/or trees as necessary to provide the required spacing

Item	Required	Proposed	Meets Code	Comments
	hydrants or utility structures. <ul style="list-style-type: none"> No trees within 5 ft of underground utility lines. 	hydrant. <ul style="list-style-type: none"> The tree on the north side of the south entrance is on top of the underground utility lines. 		between utility structures/underground lines and trees.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	City of Novi clear vision zones are shown at entries.	No	<ol style="list-style-type: none"> Please show the RCOC clear vision zones at the entries to Novi Road as it is under RCOC jurisdiction. Street trees within those clear zones do not have to be provided.
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 7.5%	$A = x \text{ SF} \times 7.5\% = A \text{ sf}$ $A = 50,000 \times 7.5\% = 3,750\text{sf}$			
B = Total square footage of additional paved vehicular use areas over 50,000 SF) x 1 %	$B = (180,804 - 50,000) \text{ SF} \times 1\% = 1,308 \text{ sf}$			
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of vehicular use area up to 50,000 sf x 5%	$A = x \text{ SF} \times 5\% = A \text{ sf}$	NA		
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5 %	$B = x \text{ SF} \times 0.5\% = B \text{ SF}$	NA		
All Categories				
C = A+B Total square footage of landscaped islands required	<ul style="list-style-type: none"> A + B = C SF 3750 + 1308 = 5058 SF 	<ul style="list-style-type: none"> 12,852 SF Areas are clearly shown on L4 (thank you) 	Yes	The islands at the eastern corners of the Retail building do not have minimum 200sf of contiguous greenspace area and should be enlarged.

Item	Required	Proposed	Meets Code	Comments
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> • C/200 = xx Trees • 5058/200 = 25 trees 	27 trees	Yes	
Perimeter Green space	<ul style="list-style-type: none"> • 1 Canopy tree per 35 lf; • 2879/35 = 82 trees 	<ul style="list-style-type: none"> • 76 stand-alone trees • 8 double-counted greenbelt trees 	Yes	Please move the easternmost GT along the southern property line to the end of the nearby bay to provide better shade for the parking lot.
Parking land banked	NA	None		
Other Landscaping				
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Other Screening				
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		Loading area is located at west end of cinema	Yes	
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> • A minimum of 2ft. separation between box and the plants • Ground cover below 4" is allowed up to pad. • No plant materials within 8 ft. from the doors 	No utility boxes are shown.	TBD	<ol style="list-style-type: none"> 1. Provide proper screening for any transformers and/or note stating that all transformers/utility boxes shall be screened. 2. Include city standard detail with other landscape details.
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> • Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. • <u>Theater:</u> <ul style="list-style-type: none"> o 756lf-90lf (doors, plaza) * 8 = 5328sf • <u>Retail:</u> <ul style="list-style-type: none"> o 598lf-144lf (doors) * 8 = 3632sf 	<u>Theater:</u> <ul style="list-style-type: none"> • Theater has landscaping around 85% of its visible foundation • 5998sf <u>Retail:</u> <ul style="list-style-type: none"> • Retail has landscaping around 30% of its visible foundation • Another 39% of its foundation is screened by landscaping away from the foundation 	<u>Theater:</u> Yes <u>Retail:</u> No	<ol style="list-style-type: none"> 1. A landscape waiver is required for the retail building due to a shortage of landscaping at the building's foundation and deficient building coverage. 2. <i>This deviation is supported by staff since the landscaping is close to the building and the foundation is screened from Novi Road, but Please add planters where possible at retail</i>

Item	Required	Proposed	Meets Code	Comments
		<ul style="list-style-type: none"> 6488sf 		building foundation to soften the view of the building for pedestrians.
<i>Zoning Sec 5.5.3.D.ii. All items from (b) to (e)</i>	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	<u>Theater:</u> No frontage faces Novi Road but 76% of north frontage is landscaped per the ordinance. <u>Retail:</u> 69% of frontage facing Novi Road is landscaped, none at the foot of the building.	<u>Theater:</u> Yes <u>Retail:</u> No	1. A landscape waiver is requested for the deficiency in landscaping along the Novi road frontage. 2. <i>This waiver request is supported by staff as the screening foundation provided is between Novi Road and the building and is close to the building.</i> 3. As noted above, please add planters where possible at retail building foundation to soften view of building for pedestrians.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements <i>(Sec. 5.5.3.E.iv)</i>	<ul style="list-style-type: none"> Clusters of large native shrubs shall cover 70-75% of the basin rim area 10" to 14" tall grass along sides of basin Refer to wetland for basin mix 	<ul style="list-style-type: none"> Required coverage is provided. All 3 species of shrubs are native to Michigan. 	Yes	Please change the Diablo ninebark to straight species ninebark.
Phragmites Control <i>(Sec 5.5.6.C)</i>	<ul style="list-style-type: none"> Any and all populations of <i>Phragmites australis</i> on site shall be included on tree survey. Treat populations per MDEQ guidelines and requirements to eradicate the weed from the site. 	None indicated	TBD	1. Please survey the site for any populations of <i>Phragmites australis</i> and submit plans for its removal if some is found. 2. If none is found, please indicate that on the survey.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date <i>(LDM 2.I. & Zoning Sec 5.5.5.B)</i>	<ul style="list-style-type: none"> Provide intended dates Should be between March 15 and 	Spring 2020, before November 15	Yes	

Item	Required	Proposed	Meets Code	Comments
	November 15.			
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> • Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	Note indicating that all landscaping will be watered with an irrigation system is provided.	Yes	<u>Need irrigation plan in final site plans, electronic stamping sets at latest.</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		Please add a note stating that trees should be placed at least 3 feet away from curbs.
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	Yes	Yes	
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		<ul style="list-style-type: none"> • Yes • 24/34 (71%) of species used are native to Michigan. • Tree species' diversity is satisfactory. 	Yes	
Type and amount of lawn		Sod and seed areas indicated	Yes	
Cost estimate (LDM 2.t)		For all new plantings, mulch and sod as listed on the plan	Yes	Yes
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Multi-stem tree		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	No	No	Show tree protection fence lines for all trees to be saved on demolition and/or grading plan.
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Sheet L1	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No		
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Refer to Landscape Design Manual for requirements	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No	No	
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	None	Yes	
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No overhead utilities are shown.	NA	
Collected or Transplanted trees (LDM 3.f)		No		
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. 	Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
	<ul style="list-style-type: none"> • Refer to section for additional information 			

NOTES:

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

WETLANDS REVIEW



ECT Project No. 190214-0100

April 3, 2019

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

Re: Onyx Plaza (fka Mirage Theatre) JSP19-0001
 Wetland Review of the Preliminary Site Plan (PSP19-0049)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Onyx Plaza project prepared by Nowak & Fraus Engineers dated and stamped "Received" by the City of Novi on March 13, 2019 (Plan). The Plan was reviewed for conformance with the City of Novi Wetland and Watercourse Protection Ordinance and the natural features setback provisions in the Zoning Ordinance. ECT conducted a wetland evaluation for the proposed Mirage Cinema Development project at 24555 Novi Road on June 19, 2018. In addition, ECT reviewed the *Level III Comprehensive Wetland Determination Report* prepared by Advanced GPS & GIS (the applicant's wetland consultant) dated March 8, 2018 (i.e., Report).

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

Item	Required/Not Required/Not Applicable
Wetland Permit (specify Non-Minor or Minor)	Required (Minor)
Wetland Mitigation	Not Required
Wetland Buffer Authorization	Required
MDEQ Permit	To Be Determined. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit.
Wetland Conservation Easement	Not Required

The proposed project is located north of Ten Mile Road and west of Novi Road and contains two (2) parcels: 50-22-22-400-008 and 50-22-22-400-010 in Section 22. The southern parcel currently contains the DICE (Detroit Indian Center) building and the northern parcel is currently vacant/disturbed land. ECT agrees with the applicant's wetland consultant that both properties contain significant amounts of fill and debris from previous land uses, etc. Historic aerial photos show that a significant portion of each of these parcels have been highly disturbed as a result of previous land use (see attached Figures 1 and 2). The Plan proposes the construction of a proposed cinema and retail building, associated parking, utilities, and a stormwater detention basin.

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Based on our review of the application, Novi aerial photos, Novi GIS, the City of Novi Official Wetlands and Woodlands Maps (see Figure 1, attached), and our wetland verification site inspection conducted on June 19, 2018 it appears as if this proposed project site contains areas mapped as City-Regulated Wetlands/Watercourses. The site appears to contain wetland/watercourse areas that are regulated by the City of Novi as well as the Michigan Department of Environmental Quality (MDEQ). The focus of the site inspection was to review site conditions in order to determine whether City-regulated wetlands are found on-site.

Wetland Evaluation

ECT's in-office review of available materials included the City of Novi Regulated Wetland and Watercourse map (see Figure 3), USGS topographic quadrangle map, NRCS soils map, USFWS National Wetland Inventory map, and historical aerial photographs (from Oakland County). Based on our review of this information it appears as if this proposed project site contains areas mapped as City-Regulated Wetlands/Watercourses. The site appears to contain wetland/watercourse areas that are regulated by the City of Novi as well as the Michigan Department of Environmental Quality (MDEQ). The focus of the site inspection was to review site conditions in order to determine whether City-regulated wetlands are found on-site.

Advanced GPS and GIS previously completed a wetland delineation on the subject properties. Per the attached Report, the wetland boundary was delineated on March 8, 2018. Pink and blue wetland boundary flagging was in place at the time of this site inspection. ECT reviewed the flagging and agrees that the wetland boundaries were accurately flagged in the field. It should be noted that the applicant has provided a wetland flagging map with the Report that indicates the approximate locations of the wetland flagging/staking on site. Based on the existing vegetation and topography, it is ECT's assessment that the on-site wetlands have been accurately delineated at this time. It should be noted that the wetland flag numbers were not initially provided on the wetland map, however the wetland flag numbers do now appear on the Plan.

The applicant's Report provides little information about the on-site wetlands in terms of soils or vegetation data and observations. The applicant's wetland consultant has concluded that a significant amount of fill has been placed on the subject site before national and state wetland regulations were in place and the existing on-site wetland is located at the abrupt edge of the fill boundary. It is also their opinion that a wetland permit (from the City of Novi and the Michigan Department of Environmental Quality, i.e., MDEQ) would be required if dredging, filling, grading or other construction activities were to be proposed within the delineated wetland area.

The following is a brief description of the on-site wetland features:

Wetland A – Emergent/scrub shrub/open-water wetland located along the western portion of the subject properties. This wetland is associated with the existing northern tributary of Chapman Creek. The emergent fringe of this wetland contains cattail (*Typha spp.*), boxelder (*Acer negundo*), eastern cottonwood (*Populus deltoides*), and willow species (*Salix spp.*). Wetland hydrology was indicated by saturated soils and as well as standing water within the wetland at the time of our site visit.

Wetland Impact Review

Currently, the Plan does not appear to indicate direct impacts to on-site wetland. Previous plans included a proposed stormwater outfall within wetland in the northeast portion of the site. The proposed storm sewer layout has been revised and this stormwater outfall is no longer proposed.

It should be noted that the proposed stormwater outfall from the detention basin located on the western portion of the project site is to be located directly adjacent to the existing wetland boundary and will be constructed through the existing 25-foot wetland setback. The Plan does not currently quantify the area of any proposed wetland impact or impact to the 25-foot wetland setback/buffer. In addition to the installation of the storm water outfall pipe, the Plan indicates two (2) additional small areas of impact to the 25-foot wetland buffer. One is for the installation of the detention basin access drive and the other is for construction of the parking lot/drive isle.

The existing area of the on-site wetland and on-site 25-foot wetland buffer do not appear to have been provided on the Plan. In addition, the proposed impacts to the 25-foot wetland setback has yet to be quantified on the Plan. The applicant shall provide information on subsequent plans that clearly indicates the areas of all existing wetland and wetland buffer areas as well as the area (square feet or acreage) of the proposed impacts to the wetlands (if applicable) and/or 25-foot wetland buffers (both permanent and temporary, if applicable). Proposed impact volume (cubic yards) shall also be provided for any areas of proposed wetland impacts (if applicable). This information is required before any necessary City of Novi Wetland and Watercourse Permits or Authorization to Encroach Upon the 25-Foot Natural Features Setback letters can be issued.

The applicant is urged to minimize impacts to all wetlands and 25-foot wetland setback areas to the greatest extent practicable. The City regulates wetland and watercourse buffers/setbacks. Article 24, Schedule of Regulations, of the Zoning Ordinance states that:

“There shall be maintained in all districts a wetland and watercourse setback, as provided herein, unless and to the extent, it is determined to be in the public interest not to maintain such a setback. The intent of this provision is to require a minimum setback from wetlands and watercourses”.

Regulatory Status

The City of Novi Wetland and Watercourse Protection Ordinance (City of Novi Code of Ordinances, Part II, Chapter 12, Article V.; Division 2.) describes the regulatory criteria for wetlands and review standards for wetland permit applications. The City of Novi regulates wetlands that are: (1) contiguous to a lake, pond, river or stream, as defined in Administrative Rule 281.921; (2) two (2) acres in size or greater; or (3) less than two (2) acres in size but deemed essential to the preservation of the natural resources of the city under the criteria set forth in subsection 12-174(b). Wetlands deemed regulated by the City of Novi require the approval of a use permit for any proposed impacts to the wetland.

ECT has evaluated the on-site wetlands and believes that they are considered to be essential/regulated by the City of Novi as they meet one or more of the essentiality criteria (i.e., functions and values) outlined in the City of Novi Wetland and Watercourse Protection Ordinance or are greater than two (2) acres in size as they are connected to wetland areas that extend off site. The existing wetland areas also appear to be regulated by the MDEQ.

The Michigan Department of Environmental Quality (MDEQ) generally regulates wetlands that are within 500 feet of an inland lake, pond, or stream, or within 1,000 feet of a Great Lake, Lake St. Clair, the St. Clair River, or the Detroit River. Isolated wetlands five (5) acres in size or greater are also regulated. The MDEQ may also exert regulatory control over isolated wetlands less than five acres in size "...if the department determines that protection of the area is essential to the preservation of the natural resources of the state from pollution, impairment, or destruction and the department has notified the owner".

As proposed, the project will require a City of Novi Minor Use wetland permit. The granting or denying of nonresidential minor use permits shall be the responsibility of the Community Development Department. A nonresidential minor use permit is a permit for activities consisting of no more than one (1) of the following activities which have a minimal environmental effect:

- a. Minor fills of three hundred (300) cubic yards or less and not exceeding ten thousand (10,000) square feet in a wetland area, providing the fill consists of clean, nonpolluting materials which will not cause siltation and do not contain soluble chemicals or organic matter which is biodegradable, and providing that any upland on the property is utilized to the greatest degree possible. All fills shall be stabilized with sod, or seeded, fertilized and mulched, or planted with other native vegetation, or riprapped as necessary to prevent soil erosion.
- b. Installation of a single water outfall provided that the outlet is riprapped or otherwise stabilized to prevent soil erosion.
- c. Watercourse crossings by utilities, pipelines, cables and sewer lines which meet all of the following design criteria:
 - i. The method of construction proposed is the least disturbing to the environment employable at the given site;
 - ii. The diameter of pipe, cable or encasement does not exceed twenty (20) inches;
 - iii. A minimum of thirty (30) inches of cover will be maintained between the top of the cable or pipe and the bed of the stream or other watercourse on buried crossings; and
 - iv. Any necessary backfilling will be of washed gravel.
- d. Extension of a wetland/watercourse permit previously approved by the Planning Commission.
- e. Replacement of a culvert of an identical length and size, and at the same elevation. If the proposed culvert is of a greater length or size than the existing culvert, or is a new culvert altogether, it must meet the conditions of subpart c., above, to qualify for a nonresidential minor use permit.
- f. Temporary impacts where the encroachment into protected areas is less than five hundred (500) feet.

Because the project contains one (1) proposed stormwater outfall a Minor Wetland Permit (granted or denied by the Community Development Department) shall be required.

The on-site wetlands are also likely regulated by the Michigan Department of Environmental Quality (MDEQ) due to size or proximity to a watercourse (i.e., within 500 feet of the northern tributary of Chapman Creek). Final determination of regulatory status should be made by the MDEQ however. A

permit from this agency may be required for any direct impacts, or potentially for stormwater discharge from the site to existing wetlands. It is the applicant's responsibility to contact the MDEQ in order to determine the need for a wetland use permit. It should be noted that a City of Novi Wetland Permit cannot be issued until the applicant receives either authorization or a letter of no jurisdiction from the MDEQ. The MDEQ does not regulate the 25-foot wetland buffer as does the City of Novi.

It should be noted that in those cases where an activity results in the impact to wetland areas of 0.25-acre or greater that are deemed essential under City of Novi Ordinance subsection 12-174(b) mitigation shall be required. The applicant shall submit a mitigation plan which provides for the establishment of replacement wetlands at a ratio of 1:1 through 2:1 times the area of the natural wetland impaired or destroyed, if impacts meet or exceed the 0.25-acre threshold. In general, the MDEQ's threshold for the requirement of wetland mitigation is 0.3-acre of wetland impacts. Wetland mitigation will not be a requirement of the current Plan.

Wetland Comments

ECT recommends that the Applicant address the items noted below in subsequent site plan submittals:

1. The applicant is urged to minimize impacts to all wetlands and 25-foot wetland setback areas to the greatest extent practicable
2. The applicant shall indicate, quantify and label all existing areas of wetland and 25-foot wetland buffers (square feet or acres) on the Plan.
3. The applicant shall indicate, quantify and label all proposed impacts to the wetlands (square feet or acres) including proposed volume of cut/fill (cubic feet or cubic yards), if applicable.
4. The applicant shall indicate, quantify and label all proposed impacts (both permanent and temporary) to the 25-foot wetland setbacks (square feet or acres). The Plan appears to show impacts to the wetland buffer for the proposed stormwater outfall as well as two (2) additional smaller impacts for the detention basin maintenance access path and a corner of the parking lot/drive isle.
5. It appears as though a MDEQ Wetland Permit and a City of Novi Minor *Wetland Use Permit* would be required for any proposed impacts to on-site wetlands, if applicable. A City of Novi *Authorization to Encroach the 25-Foot Natural Features Setback* would be required for any proposed impacts to on-site 25-foot wetland or watercourse buffers.
6. It should be noted that it is the Applicant's responsibility to confirm the need for a Permit from the MDEQ for any proposed wetland or floodplain impacts as well as the proposed stormwater discharge to wetland. Final determination as to the regulatory status of any on-site wetlands (if applicable) shall be made by MDEQ. If applicable, the applicant should provide a copy of the MDEQ Wetland Use Permit application to the City (and our office) for review and a copy of the approved permit upon issuance. A City of Novi Wetland Permit cannot be issued prior to receiving this information.
7. The Plan should address how any temporary impacts to wetland or 25-foot wetland buffers shall be restored, if applicable. Subsequent Plan submittals shall include specifications for any proposed seed mixes proposed for use within these areas. Sod or common grass seed will not be acceptable to restore temporary impacts to wetlands or 25-foot wetland buffers.

Onyx Plaza (JSP19-0001)
Wetland Review of the Preliminary Site Plan (PSP19-0049)
April 3, 2019
Page 6 of 9

Wetland Conclusion

The project site appears to contain wetlands/watercourse that are regulated by both the City of Novi and the MDEQ. Any proposed impacts to on-site wetlands will require a permit from the MDEQ, a City of Novi *Wetland and Watercourse Use Permit*, and an *Authorization to Encroach the 25-Foot Natural Features Setback* for any proposed impacts to the 25-foot wetland buffers. Subsequent site plan submittals shall clearly indicate all proposed impacts (permanent or temporary) to the existing wetlands (if applicable) and associated 25-foot wetland setbacks.

Recommendation

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

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

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

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

Attachments: Figure 1 – City of Novi Regulated Wetland and Woodland Map
Site Photos

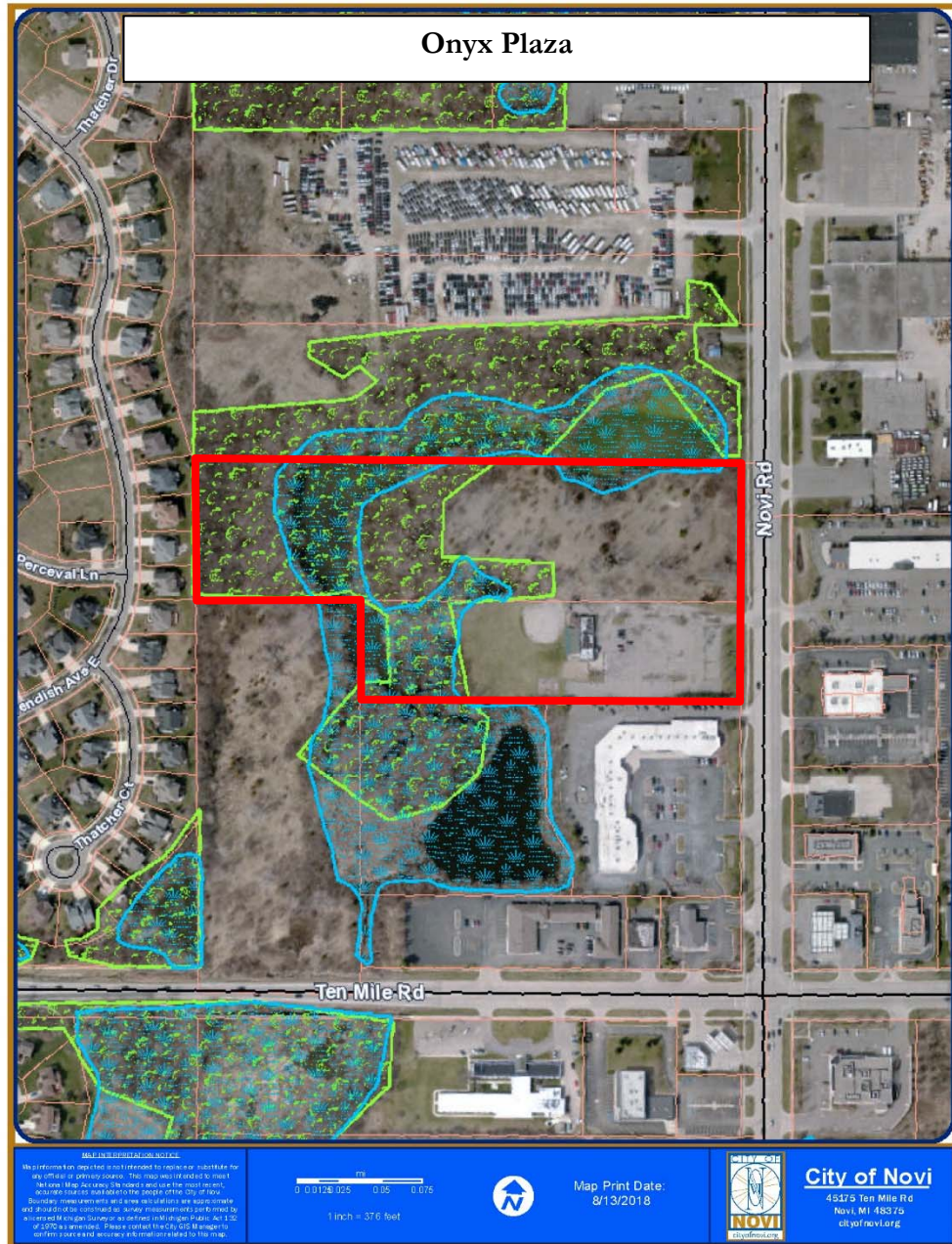


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate parcel boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

Site Photos



Photo 1. View of the existing DICE building from near Novi Road (ECT, June 19, 2018).



Photo 2. Looking west at northern property. Areas of disturbed ground are abundant (ECT, June 19, 2018).



Photo 3. Looking west at wetland located on west side of northern property (ECT, June 19, 2018).



Photo 4. Looking west from west side of DICE parcel at existing wetland area (ECT, June 19, 2018).

WOODLANDS REVIEW



ECT Project No. 190214-0200

April 3, 2019

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

Re: Onyx Plaza (fka Mirage Theatre) JSP19-0001
Woodland Review of the Preliminary Site Plan (PSP19-0049)

Dear Ms. McBeth:

Environmental Consulting & Technology, Inc. (ECT) has reviewed the Preliminary Site Plan for the proposed Onyx Plaza project prepared by Nowak & Fraus Engineers dated and stamped "Received" by the City of Novi on March 13, 2019 (Plan). The Plan was reviewed for conformance with the City of Novi Woodland Protection Ordinance Chapter 37.

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

The following woodland related items are required for this project:

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

The proposed project is located north of Ten Mile Road and west of Novi Road and contains two (2) parcels: 50-22-22-400-008 and 50-22-22-400-010 in Section 22. The southern parcel currently contains the DICE (Detroit Indian Center) building and the northern parcel is currently vacant/disturbed land. ECT agrees with the applicant's wetland consultant that both properties contain significant amounts of fill and debris from previous land uses, etc. Historic aerial photos show that a significant portion of each of these parcels have been highly disturbed as a result of previous land use (see attached Figures 1 and 2). The Plan proposes the construction of a proposed cinema and retail building, associated parking, utilities, and a stormwater detention basin.

Based on our review of the Plan, Novi aerial photos, Novi GIS, City of Novi Official Wetlands and Woodlands Map (see Figure 1), and on-site evaluation this proposed project site contains areas indicated as Regulated Woodlands as well as Regulated Wetlands. The western portion of the southern parcel, and the western 1/2 of the northern parcel are mapped as containing City-regulated woodland.

It should be noted that the purpose of the City of Novi Woodland Protection Ordinance (Chapter 37) is to:

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

(734)
769-3004

FAX (734)
769-3164

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

On-Site Woodland Evaluation

ECT has reviewed the City of Novi Official Woodlands Map and completed an onsite Woodland Evaluation on June 19, 2018. ECT's in-office review of available materials included the City of Novi Regulated Woodland map and other available mapping. As noted above, the western portion of the southern parcel, and the western ½ of the northern parcel are mapped as containing City-regulated woodland (see Figure 1). The proposed limits of disturbance for the proposed project does include areas mapped as City-Regulated Woodlands. Specifically, proposed parking area as well as the stormwater detention basin area have been sited within City-Regulated Woodlands.

An existing tree inventory list is included on Sheet C1 (*Natural Features and Existing Conditions Survey Plan*). This Plan identifies tree tag numbers, diameter-at-breast-height (DBH), common name and condition, but is does not specify proposed removal status. The surveyed trees have been marked with aluminum tree tags allowing ECT to compare the tree diameters reported on the Plan with the existing trees in the field. ECT found that the Plan appears to accurately depict the location, species composition and the size of the existing trees. ECT took a sample of diameter-at-breast-height (DBH) measurements and found that the data provided on the Plan was consistent with the field measurements.

The majority of the on-site trees are eastern cottonwood (*Populus deltoides*). The site also contains box elder (*Acer negundo*), American elm (*Ulmus americana*), willow (*Salix spp.*), red maple (*Acer rubrum*), and Siberian elm (*Ulmus pumila*). The wooded area of the site contains a significant amount of common buckthorn (*Rhamnus cathartica*). In terms of habitat quality and diversity of tree species, the overall subject site consists of fair quality trees. In terms of a scenic asset, wildlife habitat, windblock, noise buffer or other environmental asset, the forested area located on the subject site is considered to be of fair quality.

City of Novi Woodland Review Standards & Woodland Permit Requirements

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

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

In addition,

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

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

Proposed Woodland Impacts and Replacements

Based on the *Natural Features and Existing Conditions Survey Plan* (Sheet C1) there appear to be a total of **214** trees surveyed on the subject property. Of these, a total of **114** are located within the Regulated Woodland Boundary.

A total of **106** City-Regulated Trees are proposed for removal (93% of the Regulated Trees) and **8** City-Regulated Trees are proposed for preservation (7% of the Regulated Trees). The proposed tree removals require **159** Woodland Replacement Credits. The proposed impacts to Regulated Woodlands are unchanged from previous iterations of the site plan (i.e., Mirage Theatre).

Currently, the Plan proposes to provide a total of **101** Woodland Replacement Credits (64% of the Woodland Replacement Credits required) on-site through replacement plantings. This is an increase from previous site plans to the number of Woodland Replacement Credits being proposed on-site. Previous iterations of the site development Plan proposed a total of 61 on-site Woodland Replacement Credits (or 38% of the total Woodland Replacement Credits required). A total of fifty-eight (**58**) credits shall therefore be paid to the City of Novi Tree Fund (\$23,200; 58 Credits x \$400/Credit).

The proposed on-site Woodland Replacement Plantings will include seventy-nine (**79**) deciduous trees (for **79** Woodland Replacement Credits), eleven (**11**) evergreen trees (for **7** Woodland Replacement Credits; 1.5-to-1 replacement ratio), and ninety (**90**) large shrubs (for **15** Woodland Replacement Credits; 6-to-1 replacement ratio). These Woodland Replacement plantings are proposed in the greenspace surrounding the detention basin and some are proposed along the northern edge of the proposed site/parking area. The species proposed for the replacement trees and shrubs are:

- Paper birch (*Betula papyrifera*);
- Honey locust (*Gleditsia tricanthos Imperial*);
- Kentucky coffee tree (*Gymnocladus dioica*);
- Eastern larch (*Larix laricina*);
- Tupelo (*Nyssa sylvatica Red Rage*);
- American hophornbeam (*Ostrya virginiana*);
- Sycamore (*Platanus occidentalis*);
- White spruce (*Picea glauca*);
- Swamp white oak (*Quercus bicolor*);
- New harmony elm (*Ulmus Americana New Harmony*);

- Buttonbush (*Cephalanthus occidentalis*); and
- Arrowwood (*Viburnum dentatum*).

It should be noted that all Woodland Replacement trees provided shall be consistent with the requirements of the City's *Woodland Tree Replacement Chart* (attached). It should be noted that straight species of tree should be used. Also the Thornless Honey locust (*Gleditsia triacanthos inermis*) should be used.

Where replacements are installed in a currently non-regulated woodland area on the project property, appropriate provision shall be made to guarantee that the replacement trees shall be preserved as planted, such as through a conservation or landscape easement to be granted to the city. Such easement or other provision shall be in a form acceptable to the city attorney and provide for the perpetual preservation of the replacement trees and related vegetation.

Some of the Woodland Replacement material is proposed to be planted within the existing 25-foot wetland setback. Trees and shrubs can be planted within the wetland buffer as long as impact to existing vegetation within the regulated 25-foot setback is minimized by placing and planting the trees using the least disruptive means possible (i.e., hand tools or rubber tracked small equipment when not feasible to plant by hand). As noted, the Woodland Replacement trees shall be protected through the granting of a conservation or landscape easement.

Woodland Comments

Please consider the following comments when preparing subsequent site plan submittals:

1. ECT encourages the Applicant to minimize impacts to on-site woodlands to the greatest extent practicable. Currently, the Plan proposes to remove **106** of the regulated **114** trees (93% of the on-site regulated trees). The current required Woodland Replacement Credit quantity is **159** Woodland Replacement Credits.
2. The applicant shall add a 'remove/save' column to the *Tree Inventory List* on Sheet C1. In addition, for trees proposed for removal, the *Tree Inventory List* should include a column indicating the number of **Woodland Replacement Credits Required**.
3. The applicant should clearly indicate on the Plan (and in the *Tree Inventory List*) if existing trees are proposed for removal. The Applicant shall report the number of trees that are proposed to be removed within the following categories and indicate how many Woodland Replacement are required for each removed tree:

Replacement Tree Requirements

Removed Tree D.B.H. (In Inches)	Ratio Replacement/ Removed Tree
8 < 11	1
>11 < 20	2
> 20 < 29	3
> 30	4

4. A Woodland Permit from the City of Novi would be required for proposed impacts to any trees 8-inch diameter-at-breast-height (DBH) or greater and located within an area designated as City Regulated Woodland, or any tree 36-inches DBH regardless of location on the site. Such trees shall be relocated or replaced by the permit grantee. All deciduous replacement trees shall be two and one-half (2 ½) inches caliper or greater and count at a 1-to-1 replacement ratio and all coniferous replacement trees shall be six (6) feet in height (minimum) and count at a 1.5-to-1 replacement ratio. All Woodland Replacement trees shall be species that are listed on the City's Woodland Tree Replacement Chart (attached).
5. A Woodland Replacement Performance financial guarantee for the planting of replacement trees will be required. This financial guarantee will be based on the number of on-site woodland replacement trees (credits) being provided at a per tree value of \$400. In this case, the Woodland Replacement Performance Guarantee would be **\$40,400 (101 Woodland Replacement Credits Required x \$400/Credit)**. Based on a successful inspection of the installed on-site Woodland Replacement trees, the original Woodland Financial Guarantee shall be returned to the Applicant. Twenty-five percent (25%) of the value of the Woodland Replacement material shall be kept for a period of 2-years after the successful inspection of the tree replacement installation as a *Woodland Maintenance and Guarantee Bond*. This *Woodland Maintenance and Guarantee Bond* value is to be \$10,100.
6. The planting of Woodland Replacement material within the existing 25-foot natural features setback is proposed. This should be acceptable; however it should be done carefully. The following notes should be added to the Landscape Plans:
 - a. All planting work within the 25-foot wetland setback shall be done with hand-held equipment where possible and that all vehicles be kept out of the wetland and 25-foot wetland buffer thereby avoiding unauthorized soil disturbance. Disturbance of the ground surface near this setback shall be minimized and avoided through the use of small, rubber tracked equipment.
 - b. The proposed planting locations within the 25-foot setback shall all be staked on-site. Please indicate the type of tree proposed to be planted by writing it on each stake.
 - c. Proposed planting locations shall be approved by the City of Novi Landscape Architect or City Environmental Consultant prior to planting. Applicant shall call for an inspection of the staked locations at least 48-hours prior to the proposed planting.
7. If applicable, Woodland Replacement material should not be located 1) within 10' of built structures or the edges of utility easements and 2) over underground structures/utilities or within their associated easements. In addition, replacement tree spacing should follow the *Plant Material Spacing Relationship Chart for Landscape Purposes* found in the City of Novi *Landscape Design Manual*.
8. Currently, the applicant will also be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that cannot be placed on-site. This payment is currently **\$23,200** for fifty-eight (58) Woodland Replacement Credits).

9. If applicable, the Applicant will be required to pay the City of Novi Tree Fund at a value of \$400/credit for any Woodland Replacement tree credits that are proposed on-site that cannot be placed on-site at the time of landscaping.

10. The applicant currently proposes to provide **101** Woodland Replacement Credits on site. The Applicant shall provide preservation/conservation easements as directed by the City of Novi Community Development Department for any areas of woodland replacement trees (if applicable). The applicant shall demonstrate that the all proposed woodland replacement trees will be guaranteed to be preserved as planted with a conservation easement or landscape easement to be granted to the city. This language shall be submitted to the City Attorney for review. The executed easement must be returned to the City Attorney within 60 days of the issuance of the City of Novi Woodland permit. The applicant shall clearly indicate the proposed conservation easement boundaries on the Plan.

Recommendation

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

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

Respectfully submitted,
ENVIRONMENTAL CONSULTING & TECHNOLOGY, INC.



Pete Hill, P.E.
Senior Associate Engineer

cc: Lindsay Bell, City of Novi Planner (lbell@cityofnovi.org)
Sri Komaragiri, City of Novi Planner (skomaragiri@cityofnovi.org)
Rick Meader, City of Novi Landscape Architect (rmeader@cityofnovi.org)
Hannah Smith, City of Novi Planning Assistant (hsmith@cityofnovi.org)

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

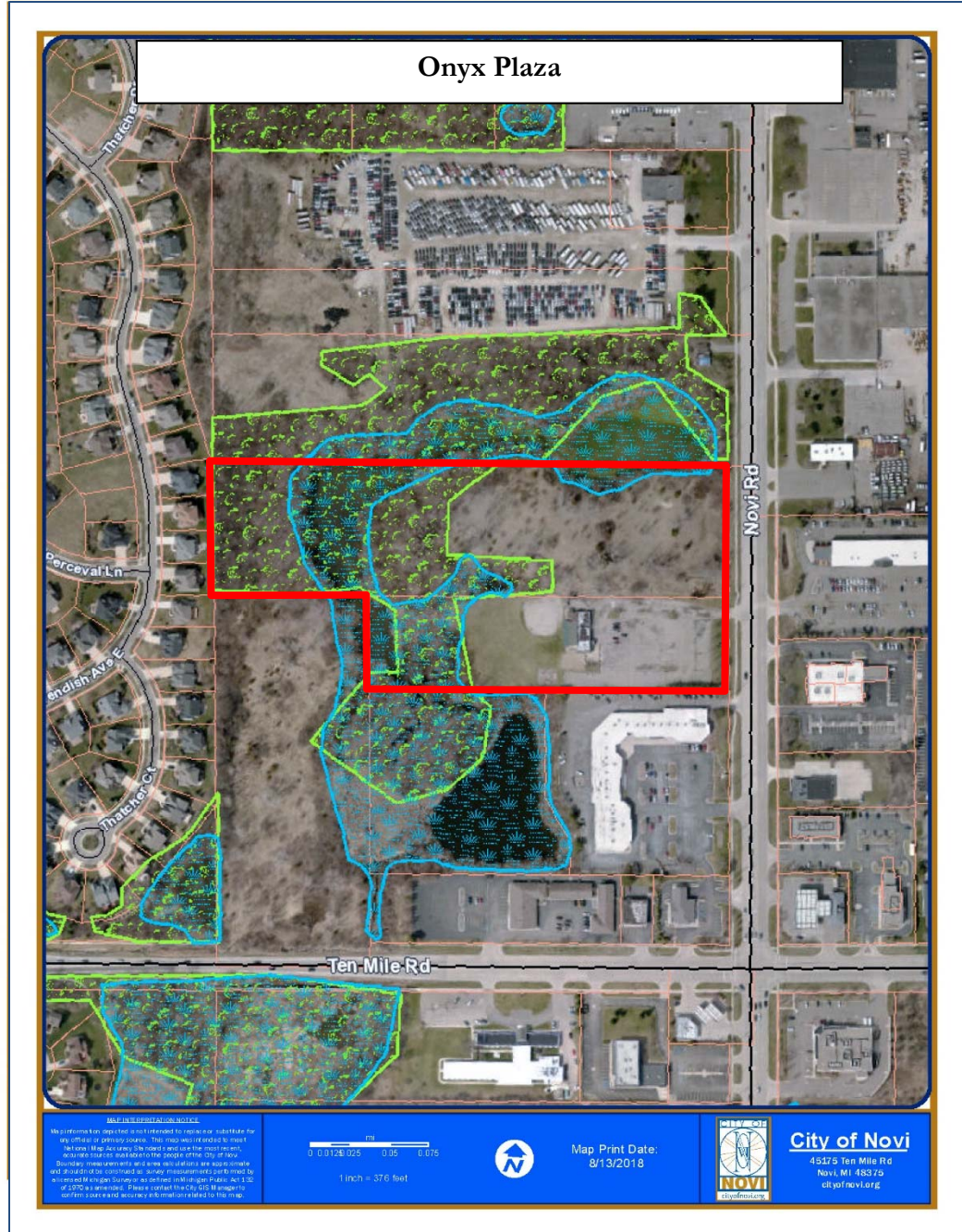


Figure 1. City of Novi Regulated Wetland & Woodland Map (approximate parcel boundary shown in red). Regulated Woodland areas are shown in green and Regulated Wetland areas are shown in blue.

Woodland Tree Replacement Chart

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

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

Site Photos



Photo 1. View of the existing DICE building from near Novi Road (ECT, June 19, 2018). This portion of the site has been previously cleared for current use.



Photo 2. Looking west at northern property. Areas of disturbed ground are abundant (ECT, June 19, 2018). Area mapped as Regulated Woodland is located on the western portion of the site..



Photo 3. Trees were marked with aluminum tags allowing ECT to compare the tree diameters reported on the Plan with the existing trees in the field (ECT, June 19, 2018). Tree No. 595 (10" cottonwood) to be removed for construction of proposed stormwater detention basin.



Photo 4. Looking west towards area of proposed stormwater detention basin to be located with City-Regulated Woodland area (ECT, June 19, 2018).

TRAFFIC REVIEW



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

Project name:
 JSP19-0001 – Onyx Plaza (FKA Mirage Cinema Development) Preliminary Site Plan Traffic Review

From:
 AECOM

Date:
 April 8, 2019

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

CC:
 Sri Komaragiri, Lindsay Bell, George Melistas, Darcy
 Rechten, Hannah Smith, Kate Richardson

Memo

Subject: JSP19-0001 – Onyx Plaza (FKA Mirage Cinema Development) Preliminary Site Plan Traffic Review

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

GENERAL COMMENTS

1. The applicant, Dice Holdings Corporation, is proposing a 34,156 SFT theater and 18,171 SFT retail/restaurant on the west side of Novi Road north of 10 Mile Road.
2. Novi Road is under the jurisdiction of Oakland County.
3. The parcel the building is proposed to be constructed on is currently zoned B-3. The area the parking lot is proposed for is currently zoned OS1.
4. Summary of traffic-related waivers/variances:
 - a. An opposite-side driveway spacing waiver may be required if the currently proposed driveway locations remain.
 - b. The applicant has indicated they will be seeking a waiver for a Traffic Impact Study (TIS).

TRAFFIC IMPACTS

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

ITE Code: 932 (High-Turnover (Sit-Down Restaurant)) and 820 (Shopping Center)
 Development-specific Quantity: 34,156 square feet theater, 9,000 square feet restaurant, 9,171 square feet retail
 Zoning Change: N/A

Trip Generation Summary				
	Estimated Trips (Restaurant+Retail)	Estimated Peak- Direction Trips	City of Novi Threshold	Above Threshold?
AM Peak-Hour Trips	N/A+89+156=245	N/A+49+97=146	100	Y

PM Peak-Hour Trips	N/A+88+93=181	N/A+55+48=103	100	Y
Daily (One-Directional) Trips	N/A+1010+1184=2194	N/A	750	Y

2. The number of trips exceeds the City's threshold of more than 750 trips per day and 100 trips per either the AM or PM peak hour. Under typical conditions AECOM would recommend performing a traffic impact study in accordance with the City's requirements. However, the development is included as part of the region-wide traffic impact study that AECOM and the City have completed. Additionally, the applicant has provided a parking study that indicates the number of expected trips which corresponds to the previously mentioned region-wide study. The City staff has indicated that they are in agreement with not requiring the TIS, though it would be subject to approval by the planning commission. It should be noted that the applicant may be subject to certain off-site and/or on-site mitigation measures as a result of the region-wide traffic impact study including but not limited to signal timing.

Trip Impact Study Recommendation	
Type of Study:	Justification
None	-

EXTERNAL SITE ACCESS AND OPERATIONS

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

1. The applicant should refer to City Ordinance Section 11-216.d for commercial driveway requirements, including dimensions, taper/turn lanes, and spacing.
 - a. Based on the average annual daily traffic (AADT) on Novi Road (20,870 vehicles per day (SEMCOG)) and the expected number of peak-hour right turns into the development (69 during the PM peak period), the applicant is required to provide a right-turn taper into the development. Based on the AADT of Novi Road alone, right-turn tapers are required; therefore, they should be incorporated at both proposed drives. The applicant should indicate dimensioned right-turn tapers at both driveways that are in compliance with Figure IX.11 in the City's Code of Ordinances.
 - b. The applicant has indicated the north driveway to the site allows for left or right turns from the exit lane and has one entrance lane.
 - i. AECOM recommends that the applicant modify the north driveway to provide a left turn lane separate from the right turn lane to improve operations, taking into account the traffic volumes on Novi Road and projected turning volumes and the recommendations of Figure IX.8 in the City Ordinances. The assumption of approximately 35 vehicles turning left out of the north driveway with Novi Road having a volume of 20,870 would recommend a lane to allow motorists to bypass the left turners, which in this case would be a right turn lane. The applicant should consider widening the north driveway to allow for 3 lanes of traffic, as had been present in a previous site plan.
 - c. The south driveway is marked as a two-way, three lane driveway, with one lane for inbound traffic, one for exiting vehicles to turn left, and one for exiting vehicles to turn right.
 - d. The applicant should provide driveway spacing information for both same-side and opposite side driveways. A waiver/variance may be required if the spacing cannot be met.
 - e. The entering and exiting radii for the two driveways is 35', which is within the range for a driveway according to Figure IX.1. The applicant could consider reducing the radii to 20' to meet standard.
 - f. The applicant should provide sight distances for the two proposed driveways.

- g. The applicant has indicated the proposed north driveway is 25' wide and the proposed south driveway is 36' wide.
 - i. The north drive's proposed width is within the range for a driveway according to Figure IX.1, however the applicant should consider revising it to a three lane driveway to match the south entrance which would require widening it to 36'.
 - ii. The south drive's proposed width is greater than the standard, however due to the fact that it is a three lane driveway, it is acceptable.

INTERNAL SITE OPERATIONS

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

1. General Traffic Flow

- a. The applicant has indicated aisle widths ranging from 24' to 27'.
 - i. While the minimum of 24' is met, the applicant could consider reducing larger aisle widths to the 24' minimum.
- b. The applicant should include dimensions for the width of the proposed end islands throughout the site to review accessibility and compliance with City requirements as stated in Section 5.3.12 of the Zoning Ordinance.
 - i. Note that all end islands adjacent to a travel way shall be constructed three (3) feet shorter than the adjacent parking space.
 - 1. Many of the islands proposed appear to meet this requirement, but dimensions should be added and the applicant should confirm that all end islands are in compliance.
 - ii. The end island outside radii is required to be a minimum of 15'. Many of the outside radii are not in compliance.
- c. The applicant has proposed a trash receptacle in the southwest corner of the site and a second location on the south side of the site behind the retail building.
 - i. The applicant should confirm that the trash receptacle is accessible by trash collection vehicles via turning movement paths.
- d. The applicant should provide details for a loading zone as applicable and required by the Zoning Ordinance.
 - i. The applicant has indicated the location of the loading zone, as required by Section 5.4 of the Zoning Ordinance.
 - ii. The applicant should provide truck travel patterns throughout the site to confirm accessibility to/from the loading zone, as applicable.
 - iii. The applicant should consider a second loading zone for the retail businesses on the east side of the development.

2. Parking Facilities

- a. The applicant should refer to the Planning Review Letter for parking quantity requirements.
- b. The applicant has indicated no more than 15 parking spaces without providing a landscaped island, which meets the requirement for parking bay length.
- c. The applicant has indicated an adequate amount of accessible parking spaces as required by the City.
 - i. The applicant should consider moving the two accessible spaces on the south side of the retail building to the west end of the parking strip. This would keep it clear from the dumpster loading zone and connect the spots to sidewalks as is required by the City. This location would still require an end island adjacent to the parking spaces.
- d. The applicant has indicated variable parking space lengths, from 17.5' to 19'.
 - i. The applicant should refer to Section 5.3.2 of the City's Zoning Ordinance and provide either 17' or 19' long parking spaces. The applicant should specify if the 17.5' spaces currently dimensioned are measured to face or back of curb.
 - ii. The applicant should indicate the proposed curb type throughout the site.

- iii. A 6" curb height is required for all landscaped areas and in front of 19 foot long parking spaces.
 - iv. Alternatively, the applicant may install 4" curbs with 17 foot long parking spaces and a clear 2 foot overhang in order to reduce the amount of impermeable surface on the site.
 - v. The applicant should indicate which spaces are designated as van accessible.
 - vi. The accessible parking spaces may be reduced to eight feet in width with an eight foot aisle.
 - vii. Bumper blocks are required to be 17' from the edge of the parking space. A detail should be provided for the bumper blocks if used.
- e. The applicant has not indicated bicycle parking facilities. As required by Ordinance 5.16.1, the minimum number of spaces required is 5% of the required automobile spaces, with a minimum of 8 spaces.
 - i. The applicant should provide details of the bicycle parking racks and layout to ensure compliance.
3. Sidewalk Requirements
- a. The applicant has indicated some sidewalk widths on the site plan. The applicant should ensure that all sidewalks have a width dimensioned that meets the minimum of 5' or 7' if adjacent to a 17' parking space.
 - b. Sidewalk ramps should be indicated on the plans and the latest MDOT detail should be provided.

SIGNING AND STRIPING

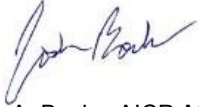
1. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices (MMUTCD). The following is a discussion of the proposed signing and striping.
 - a. The applicant should provide a signing quantities table and additional details (quantity and proposed size) in future submittals.
 - b. The applicant should include the R7-8p under the R7-8 sign for the van accessible parking space(s).
2. The applicant should indicate the proposed signing on site and provide notes and details related to the proposed signing.
 - a. Single signs with nominal dimensions of 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post. Multiple signs and/or signs with nominal dimension greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post as dictated by the weight of the proposed signs.
 - b. The applicant should indicate a bottom height of 7' from final grade for all signs installed.
 - c. The applicant should indicate that all signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign.
 - d. Traffic control signs shall use the FHWA Standard Alphabet series.
 - e. Traffic control signs shall have High Intensity Prismatic (HIP) sheeting to meet FHWA retroreflectivity requirements.
3. The applicant shall include parking space striping notes to indicate that:
 - a. The standard parking spaces shall be striped with four (4) inch white stripes.
 - b. The accessible parking space and associated aisle should be striped with four (4) inch blue stripes.
 - c. Where a standard space is adjacent to an accessible space, abutting blue and white stripes shall be installed.
4. The applicant should provide a detail for the proposed international symbol for accessibility pavement markings that may be placed in the accessible parking space. The symbol shall be white or white with a blue background and white border with rounded corners.

Memo

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

Sincerely,

AECOM

A handwritten signature in black ink, appearing to read "Josh Bocks".

Josh A. Bocks, AICP, MBA
Senior Transportation Planner/Project Manager

A handwritten signature in black ink, appearing to read "Patricia A. Thompson".

Patricia Thompson, EIT
Traffic Engineer

FAÇADE REVIEW



April 2, 2019

Façade Review Status Summary:
Approved, Section 9 Waivers Recommended.

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

Attn: Ms. Barb McBeth – Director of Community Development

Re: **FACADE ORDINANCE REVIEW**
Onyx Plaza, JSP19-0001
 Façade Region: 1, Zoning District: B-3

Dear Ms. McBeth:

The following is the Façade Review for the above referenced project based on the drawings and sample board provided by GAV Associates Architects, dated 3/13/19. The percentages of materials proposed for each façade are as shown below. The maximum allowable and minimum required percentages of each material are indicated in the right-hand column. Materials in non-compliance are highlighted in bold.

	North	South	East	West	Façade Ordinance Section 5.15 Maximum (Minimum)
Brick	52%	86%	0%	85%	100% (30% Min.)
Granite (Black Galaxy)	18%	0%	23%	6%	50%
Limestone	3%	3%	34%	0%	50%
Flat Metal (Cornice and Panel)	22%	10%	31%	9%	50%
Composite Wood (Nichiha, Vintagewood)	5%	1%	12%	0%	25%

As shown above the minimum percentage of Brick is not provided on the east façade. In this case the underage of Brick is offset by the extensive use of Granite and Marble. These are high quality materials that are integrated into the overall design in a manner that that is of equal or greater aesthetic value as compared to Brick.

Recommendation – For the reasons stated above it is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and the following Section 9 Waivers be granted for the underage of Brick on the east façade.

Notes to the Applicant:

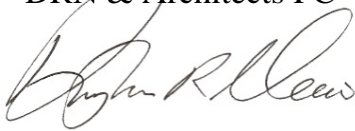
1. It should be noted that all roof top equipment must be screened from view from all vantage points both on-site and off-site using materials in compliance with the Façade Ordinance.

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

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

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

Sincerely,
DRN & Architects PC

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

Douglas R. Necci, AIA

FIRE REVIEW



March 22, 2019

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

CITY COUNCIL

Mayor
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Mayor Pro Tem
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Assistant Chief of Police
Scott R. Baetens

RE: Onyx Plaza (FKA Mirage Cinema Development)

JSP# 19-01 (Preliminary Site Plan)

PSP# 19-0049 (24555 Novi Rd)

PSP# 19-0001

PSP# 18-0109

PSP#18-0063

JSP# 18-23

Project Description:

New Retail building – 18,503 SQ. FT.

New Cinema building – 34,158 SQ FT.

Comments:

- **All fire hydrants MUST** in installed and operational prior to any building construction begins.
- **NOT CORRECTED 3/22/19** - Fire apparatus access drives to and from buildings through parking lots shall have a minimum fifty (50) feet outside turning radius and designed to support a minimum of thirty-five (35) tons. **(D.C.S. Sec 11-239(b)(5))**. On the south west corner of the building, the turning radius doesn't meet city standards.
- **NOT LISTED OR SHOWN ON PLANS 3/22/19** - Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. **(International Fire Code)**
- **NOT LISTED OR SHOWN ON PLANS 3/22/19** - Proximity to hydrant: In any building or structure required to be equipped with a fire department connection, the connection shall be located within one hundred (100) feet of a fire hydrant. **(Fire Prevention Ord. Sec. 15-17)**
- **CORRECTED 3/22/19** - The minimum width of a posted fire lane is 20 feet. The minimum height of a posted fire lane is 14 feet. **(Fire Prevention Ord.)**. **MUST** post fire lanes.
- **NOT ACCEPTABLE AND NOT CORRECTED AS OF 3/22/19 (HYDRANT DISTANCES EXCEED +500 FT AROUND DEVELOPMENT)** Hydrants shall be spaced approximately three hundred (300) feet apart on line in commercial, industrial, and multiple-residential areas. In cases where the buildings within developments are fully fire suppressed,

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

cityofnovi.org

hydrants shall be no more than **five hundred (500) feet** apart. The spacing of hydrants around commercial and/or industrial developments shall be considered as individual cases where special circumstances exist upon consultation with the fire chief. **(D.C.S. Sec 11-68(F)(1)c).**

Recommendation:

This plan is **NOT recommended** at this time, until the above items can be addressed.

Sincerely,

Andrew Copeland – Acting Fire Marshal
City of Novi Fire Department

cc: file

APPLICANT RESPONSE LETTER

April 10, 2019

Sri Komaragiri, Planner
City of Novi
45175 Ten Mile Road
Novi, MI 48375

Re: ONYX Plaza Preliminary Site Plan Application Review

Sri,

Please see below for the responses for ONYX Plaza Preliminary Site Plan Application review comments made by the City of Novi staff and consultants.

Ordinance Requirements (Action Items)

Bike Parking:

- The required layout for each bike parking location that meets the spacing requirements in section 5.16.6 will be provided as required for Final Site Plan approval

Traffic Study:

- Drive approach tappers will be provided as required for Final Site Plan approval

Traffic Review:

- Larger aisle widths will be reduced to the 24' minimum as recommended for Final Site Plan approval
- Drive approach tappers will be provided as required for Final Site Plan approval
- The north driveway will be revised to allow for 3 lanes of traffic as recommended for Final Site Plan approval
- An exhibit has been provided to Staff that shows truck travel patterns throughout the site that confirms accessibility to/from the loading zone, as applicable and shall be made a part of plans submitted for Final Site Plan approval
- A second loading zone for the retail business on the east side of the development will be provided as requested by the City with the understanding that a waiver will be required and approved in lieu of their request
- The two accessible spaces on the south side of the retail building will be moved to the west end of the parking strip or as required based on any revisions necessary to provide the second loading zone as requested and shall be made part of plans submitted for Final Site Plan approval

Lighting:

- Anticipated Hours of operation: 8AM to Midnight
- Applicant is proposing security lighting with motion sensor lighting capability in the parking

Conservation Easement:

- A Conservation Easement over remaining undevelopable wetlands and woodlands will be provided as requested at the time of final site plan approval

Parcel Combination:

- A parcel combination shall be completed prior to Final Site Plan approval as requested

Planning Commission Waivers:

- a. Landscape waiver for proposing a wall in lieu of the required berm along the northern property line. This waiver will be necessary due to the existence of wetlands and dramatic grade change in this area. A wall and the proposed landscaping will meet the intent of the berm
- b. Landscape waiver for lack of foundation planting at the base of building. This is required at this current time as the applicant does not know the retail split usage to have a permanent landscaping; however, the applicant intends to provide planters that may not count towards this requirement but will meet its intent
- c. A waiver will only be requested if it is found to be necessary as determined by RCOC requirements or possible conflicts with existing utilities. The applicant fully intends to meet this requirement or to the fullest extent possible
- d. A landscape waiver will NOT be required for a lack of a berm along the western property boundary since the applicant intends to provide this berm and shall be made part of the plans submitted for Final Site Plan approval
- e. A landscape waiver will NOT be required for a lack of a berm along the eastern property boundary along Novi Road since the applicant intends to provide a berm to the satisfaction of staff and shall be made part of the plans submitted for Final Site Plan approval
- f. A section 9 waiver is recommended by the staff façade consultant as we are using higher quality material instead of brick. If the planning commission sees it is an issue, the applicant is ready to comply by replacing granite with brick so that a waiver is not required
- g. An opposite-side driveway spacing waiver will be required for the north approach due the location of the east side approach in relation to this property. A waiver will not be required for the south approach because it lines up as required
- h. Trip generation numbers were provided to the traffic consultant by the applicant

Zoning Board of Appeals Variance:

- a. Transformer: A variance is requested as DTE Energy made a recommendation on the location of the transformer that does not meet the Zoning Ordinance. However, the applicant can provide a different location for Final Site Plan approval that will meet Zoning Ordinance so that no variance will be required
- b. Loading Zone and Dumpster: Applicant proposed a loading zone and dumpster that meets the ordinance. However; a second loading zone for the retail business on the east side of the development will be provided as requested by the City with the understanding that a waiver/variance will be required and that is supported by the staff

ENGINEERING REVIEW

Unconditional Preliminary Site Plan Approval Recommended by Staff

- There are NO action items required by the Engineering Staff for Preliminary Site Plan approval. All other items listed as required for Final Site Plan approval and all items required

prior to construction shall be provided to the satisfaction of the City as requested and required for final approvals

LANDSCAPING REVIEW

Ordinance Requirements (Action Items)

Landscape Waivers:

1. Landscape waiver for proposing a wall in lieu of the required berm along the northern property line. This waiver will be necessary due to the existence of wetlands and dramatic grade change in this area. A wall and the proposed landscaping will meet the intent of the berm
2. A landscape waiver will NOT be required for a lack of a berm along the western property boundary since the applicant intends to provide this berm and shall be made part of the plans submitted for Final Site Plan approval
3. A landscape waiver will NOT be required for a lack of a berm along the eastern property boundary along Novi Road since the applicant intends to provide a berm to the satisfaction of staff and shall be made part of the plans submitted for Final Site Plan approval
4. Landscape waiver for lack of foundation planting at the base of building. This is required at this current time as the applicant does not know the retail split usage to have a permanent landscaping; however, the applicant intends to provide planters that may not count towards this requirement but will meet its intent
5. A waiver will only be requested if it is found to be necessary as determined by RCOG requirements or possible conflicts with existing utilities. The applicant fully intends to meet this requirement or to the fullest extent possible

Existing and proposed overhead and underground utilities, including hydrants. (LDM 8.e.(4):

- Light posts shall be shown on the Landscape Plan and all conflicts will be resolved prior to Final Site Plan approval

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

- Protective tree fencing will be shown on the Grading Plan for Final Site Plan approval as requested

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

- All berms and walls will be provided as required for Final Site Plan approval

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

- Landscape waiver for proposing a wall in lieu of the required berm along the northern property line. This waiver will be necessary due to the existence of wetlands and dramatic grade change in this area. A wall and the proposed landscaping will meet the intent of the berm
- NO other waiver will be required regarding berms. The applicant intends to provide the berms along Novi Road and on the west side of the development boundary as required and as requested to the satisfaction of the City

- A waiver on the trees along Novi Road will only be requested if it is found to be necessary as determined by RCOC requirements or possible conflicts with existing utilities. The applicant intends to meet this requirement fully or to the fullest extent possible

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

- The end islands will be revised to increase the island size to a minimum 200 s.f. as required for Final Site Plan approval

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

- The southeastern-most Honey Locust will be moved to the nearby end island as required for Final Site Plan approval

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

- A second loading zone for the retail business on the east side of the development will be provided as requested by the City with the understanding that a waiver/variance will be required and approved in lieu of their request. If this is approved and a loading area is proposed, then proper screening will be provided as required for Final Site Plan approval

Building Foundation Landscape (Zoning Sec 5.5.3.D.):

- Landscape waiver for lack of foundation planting at the base of building. This is required due to the nature of this development; however, the applicant intends to provide planters that may not count towards this requirement but will meet its intent
- As stated above, additional building planters at the base of the retail building will be added in consultation with the architect, to better comply with the ordinance requirement and shall be included in plans submitted for Final Site Plan approval

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

- The Phragmites eradication note will be added to the plans for Final Site Plan approval as required

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

- An irrigation plan will be prepared upon approval of the Preliminary Site Plan and will be provided as required for Final Site Plan approval

Snow Deposit (LDM.2.q.):

- Additional snow deposit areas will be shown and identified on the Final Site Plan as required

Corner Clearance (Zoning Sec 5.9):

- The RCOC clear vision clearances have been added to the plans and will be included in future submittals for Final Site Plan approval

WETLAND REVIEW

Unconditional Preliminary Site Plan Approval Recommended by ECT

- There are NO action items required by ECT for Preliminary Site Plan approval. All other items listed as required for Final Site Plan approval and all items required prior to construction shall be provided to the satisfaction of the City as requested and required for final approvals

WOODLAND REVIEW

Unconditional Preliminary Site Plan Approval Recommended by ECT

- There are NO action items required by ECT for Preliminary Site Plan approval. All other items listed as required for Final Site Plan approval and all items required prior to construction shall be provided to the satisfaction of the City as requested and required for final approvals

TRAFFIC REVIEW

External Site Access and Operations (Action Items)

- 1.a. Right turn taper will be incorporated into the design of both proposed drive approaches as a part of the final site plan submittal and will be in compliance with Figure IX.11 of the City's Code of Ordinances.
- 1.b.i. A third right turn lane will be added to the north drive approach as a part of the final site plan submittal.
- 1.d. Spacing information of the same-side and opposite-side driveways will be provided as a part of the final site plan submittal.
- 1.e. The entering and exiting radii of the two driveways has been set at 35 feet to accommodate exiting garbage trucks, delivery vehicles, and emergency vehicles.
- 1.f. Sight distance information for the two proposed driveways will be provided as a part of the final site plan submittal.
- 1.g. The north drive approach will be widened to 36 feet to accommodate an additional right turn lane.

Internal Site Operations (Action Items)

- 1.a. Drive aisles will be reduced to 24 feet wide as a part of the final site plan submittal.
- 1.b. End islands will include additional dimensions to show end islands are in conformance with city requirements. End island outside radii shall be a minimum of 15 feet. This will be done as a part of the final site plan submittal.
- 1.c. An exhibit has been prepared showing that the trash receptacles are accessible by trash collection vehicles.
- 1.d. An exhibit has been prepared showing that the loading zone is accessible by delivery vehicles.

- 2.a. Per the Planning Review Letter, the parking quantity provided is in compliance with requirements.
- 2.c.i. The accessible parking spaces on the south side of the retail building will be shifted to the west end of the parking strip, and an end island adjacent to the spaces will be added as a part of the final site plan submittal.
- 2.d.i. Parking space length dimensions will be clarified as a part of the final site plan submittal.
- 2.d.ii. The locations of 4" curb and 6" curb will be clarified as a part of the final site plan submittal.
- 2.d.v. The locations of van accessible spaces will be labeled as a part of the final site plan submittal.
- 2.d.vii. A bumper block detail illustrating the placement of the block 17 feet from the edge of parking space will be included as a part of the final site plan submittal.
- 2.e.i. Details and information relating to bicycle parking facilities will be provided as a part of the final site plan submittal.
- 3.a. The dimensions of sidewalks will be labeled as a part of the final site plan submittal.
- 3.b. The locations of sidewalk ramps will be included as a part of the final site plan submittal.

Signing and Striping (Action Items)

- 1.a. A sign quantity table listing quantity and proposed size of signs will be included as a part of the final site plan submittal.
- 1.b. An R7-8p sign will be included underneath the R7-8 sign for the van accessible parking spaces.
2. Notes and details will be added to the plans as a part of the final site plan submittal relating to proposed signing on site.
3. Parking space striping notes indicating that standard spaces shall be 4 inch white stripes, accessible spaces shall be 4 inch blue stripes, and where an accessible spaces abuts a standard space abutting blue and white stripes shall be installed. This will be done as a part of the final site plan submittal.
4. A detail for the international symbol for accessibility pavement markings will be included as a part of the final site plan submittal

FIRE REVIEW

Fire Marshal Comments (Action Items)

1. All fire hydrants will be installed and operational prior to any building construction begins as required
2. An exhibit has been created and provided to City Staff and the Acting Fire Marshal showing that the site can meet the requirements for fire truck maneuvering. This will also be shown as required on future submittals for Final Site Plan approval as required

3. Fire Department Connections shall be shown and provided on the street side of the buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the code official. This will be worked out with the Fire Marshal and provided as required on future submittals for Final Site Plan approval to the satisfaction of the City/Fire Marshal
4. Fire Department Connections will be located within (100) feet of a fire hydrant as required and will be shown as required on future submittals for Final Site Plan approval to the satisfaction of the City/Fire Marshal
5. All hydrants shall be spaced approximately (500) feet apart as required for building within developments that are fully fire suppressed. This shall be shown as required on future submittals for Final Site Plan approval to the satisfaction of the City/Fire Marshal

Economic Impact Statement

Employment Numbers (after construction):

Retail: 10 Employees

Movie theater: 10 Employees

Employment Numbers (during construction):

It is anticipated that the construction employment for the site will be several hundred persons of the various construction trades

Construction Cost:

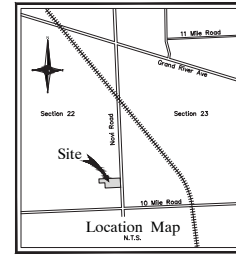
The estimated construction cost for the entire project is \$6.5 Million.

Please let me know if you need additional clarification on the items above or any other items pertaining to the ONYX Plaza project.

Sincerely,

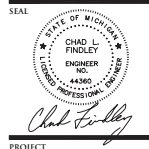
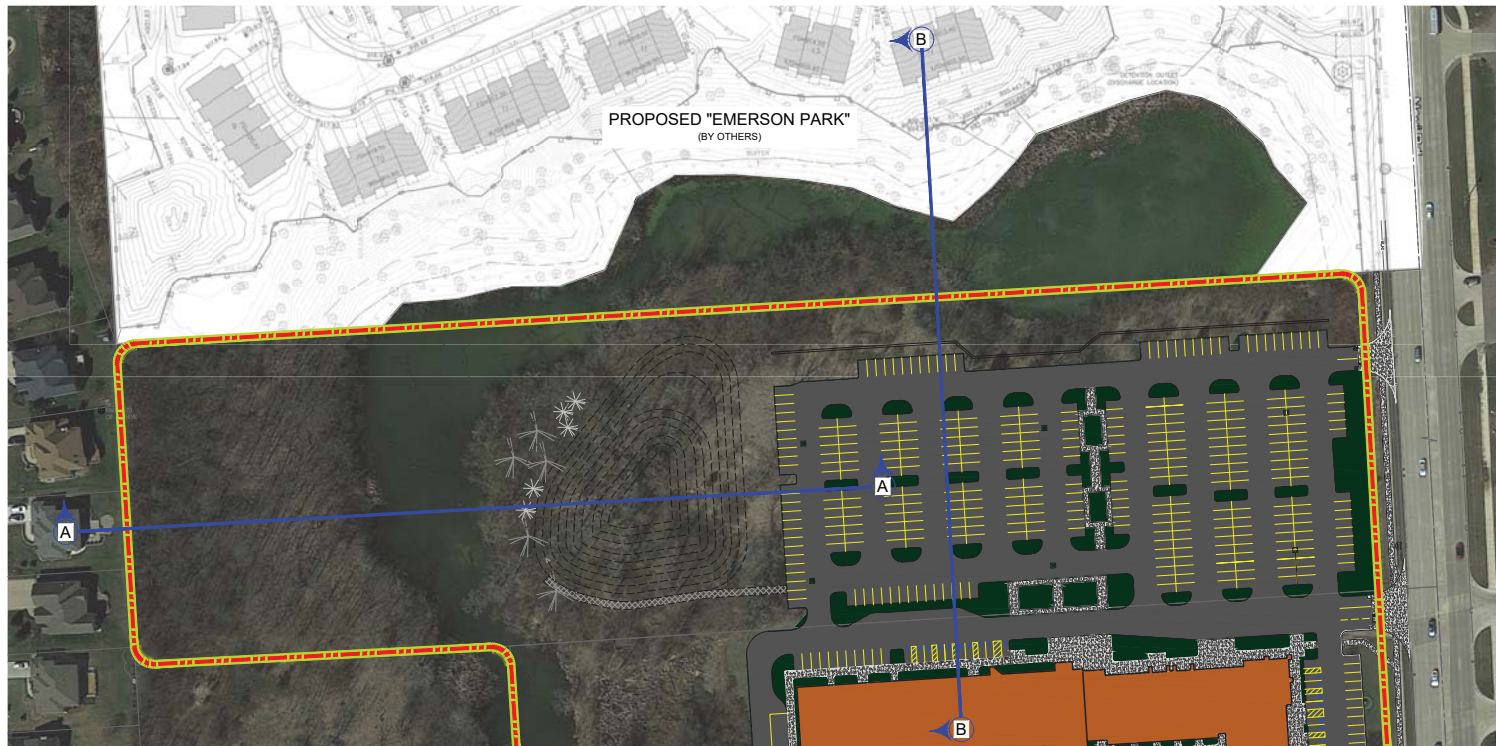


Raghu Ravipati



NF
ENGINEERS
 CIVIL ENGINEERS
 LAND SURVEYORS
 LAND PLANNERS

NOWAK & FRAUS ENGINEERS
 28 WEST ADAMS, SUITE 210
 DETROIT, MI 48226
 TEL. (313) 965-2444
 FAX. (248) 332-8257



PROJECT
 Onyx Plaza
 Retail Development
 24555 Novi Rd.

CLIENT
 Poturi Estates, LLC
 19181 Levan Rd.
 Livonia, MI 48152

CONTACT
 Mr. Dinesh Poturi
 Tel: 248-719-8675

PROJECT LOCATION
 Part of the Southeast 1/4
 of Section 22
 T.1 North, R.8 East
 City of Novi,
 Oakland County, Michigan

SHEET
 Site Visibility Sections



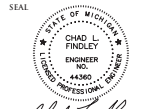
REVISIONS
 2019-03-11 - SPA

DRAWN BY:
 J. Klenk
 PROJECT MANAGER:
 J. Klinkenberger
 APPROVED BY:
 C. Findley
 DATE:
 April 19, 2018
 SCALE: 1" = 60'



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
28 WEST ADAMS, SUITE 210
DETROIT, MI 48226
TEL. (313) 965-2444
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Chad L. Findley

PROJECT
Onyx Plaza
Retail Development
24555 Novi Rd.

CLIENT
Poturi Estates, LLC
19181 Levan Rd.
Livonia, MI 48152

CONTACT
Mr. Dinesh Poturi
Tel: 248-719-8675

PROJECT LOCATION
Part of the Southeast 1/4
of Section 22
T.1 North, R.8 East
City of Novi,
Oakland County, Michigan

SHEET
Site Visibility Sections



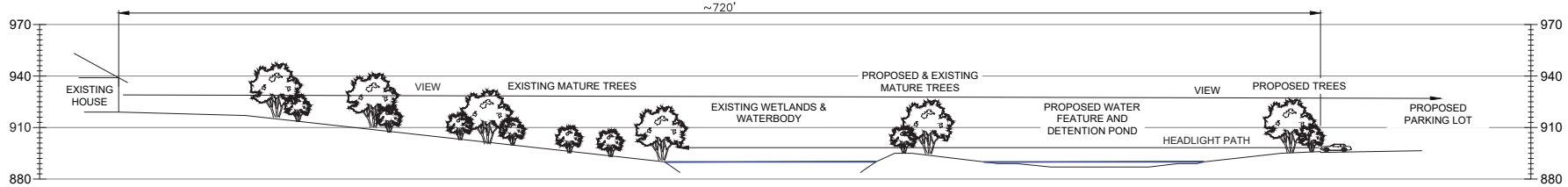
REVISIONS
2018-03-11 - SPA

NO.	DATE	DESCRIPTION

DRAWN BY:
J. Klenk
PROJECT MANAGER:
J. Klinkenberger
APPROVED BY:
C. Findley
DATE:
April 19, 2018
SCALE: 1" = 30'



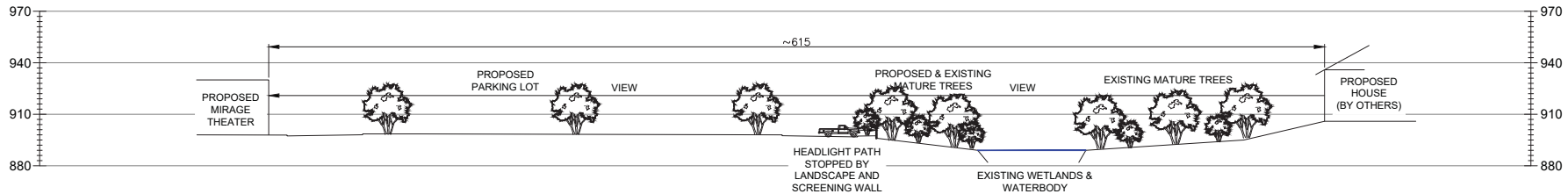
NFE JOB NO. SHEET NO.
K187 2 of 2



SECTION A-A

CROSS SECTIONS FROM GOOGLE EARTH

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 30'



SECTION B-B

CROSS SECTIONS FROM GOOGLE EARTH

HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 30'