



## NOBLE VILLAGE JSP22-26

### **NOBLE VILLAGE JSP22-26**

Consideration of Noble Village at the request of Detroit Architectural Group for approval of the Preliminary Site Plan. The subject site contains 3.85 acres and is located at 42705 Grand River Avenue, east of Novi Road, and south of Grand River Avenue, which is in Section 23. The applicant is proposing a range of improvements to the current site of One World Market and the former Library Pub. These improvements include major changes to the façade of the building, landscape changes, and a total of 2,170 square feet in building additions to accommodate a few new uses of the site including an expanded Asian Grocery Store (One World Market), an Asian food hall anchored by Noble Fish Sushi and White Wolf Japanese Patisserie, an Izakaya bar, and community meeting spaces on the second and third floor of the building.

### **Required Action**

Approve/Deny the Preliminary Site Plan and any applicable Landscape Waivers.

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended		<ul style="list-style-type: none"> <li>Items to be addressed prior to the Final Site Plan Approval</li> </ul>
Engineering	Approval recommended		<ul style="list-style-type: none"> <li>Items to be addressed prior to the Final Site Plan Approval</li> </ul>
Landscape	Approval recommended		<ul style="list-style-type: none"> <li><b>Landscape waiver for lack of a decorative wall or fence along Grand River in front of the parking area (supported by staff)</b></li> <li><b>Landscape waiver for a deficiency in parking lot interior and perimeter trees (supported by staff if suggestions for additions and changes on the landscape chart are implemented)</b></li> <li><b>Landscape waiver for a painted end island (supported by staff if three end islands are provided in the parking bays with 15 or more contiguous spaces)</b></li> <li><b>Landscape waiver for three parking bays with 15 or more contiguous parking spaces (<u>not supported by staff</u>)</b></li> <li><b>Landscape waiver for a minor deficiency in greenbelt trees provided (supported by staff)</b></li> <li><b>Landscape waiver for undersized trees used as parking lot interior trees (supported by staff)</b></li> <li>Items to be addressed prior to the Final Site Plan Approval</li> </ul>

Traffic	Approval recommended		<ul style="list-style-type: none"><li>• Items to be addressed prior to the Final Site Plan Approval</li></ul>
Façade	Approval recommended		<ul style="list-style-type: none"><li>• <b>Section 9 Façade Waiver for a minor overage of Fiber Cement Panels on the West and South Elevations (<i>supported by staff</i>)</b></li><li>• Items to be addressed prior to the Final Site Plan Approval</li></ul>
Fire	Approval recommended		<ul style="list-style-type: none"><li>• Items to be addressed prior to the Final Site Plan Approval</li></ul>

## **MOTION SHEET**

### **Approval – Preliminary Site Plan**

In the matter of Noble Village, JSP22-26, motion to **approve** the Preliminary Site Plan based on and subject to the following:

- a. Landscape waiver for lack of a decorative wall or fence along Grand River in front of the parking area *because the area will be heavily landscaped with a mix of plantings aimed at enhancing an Asian theme, which is hereby granted;*
- b. Landscape waiver for a deficiency in parking lot interior and perimeter trees contingent upon additions and changes in the landscape review chart being implemented *because the applicant is proposing significant improvements to the existing site, which is hereby granted;*
- c. Landscape waiver for a minor deficiency in greenbelt trees provided *because the applicant is proposing significant improvements to the existing site, which is hereby granted;*
- d. Landscape waiver for undersized trees used as parking lot interior trees *because it will enhance the Asian appearance of the site, which is hereby granted;*
- e. **1.** Landscape waiver for a painted end island *because many of the existing and proposed landscaped end islands do not meet the width and radii requirements, which is hereby granted; (Applicant Requested)*

**OR**

**2.** Landscape waiver for a painted end island contingent upon three end islands being provided where more than 15 contiguous parking spaces are proposed *because it would enhance the overall design of the site and bring it closer to meeting current end island standards, which is hereby granted; (Staff Preferred)*

- f. **1.** Landscape waiver for three parking bays with 15 or more contiguous spaces *because many of the existing and proposed landscaped end islands do not meet the width and radii requirements, which is hereby granted; (Applicant Requested)*

**OR**

**2.** The applicant shall comply with ordinance requirement and provide three landscaped end islands to meet the ordinance requirement; **(Staff Preferred)**

- g. Section 9 Façade Waiver for a minor overage of Fiber Cement Panel on the West and South Elevations *because the overall design is consistent with the intent and purpose of the Façade Ordinance, which is hereby granted;*
- h. The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those being addressed on the Final Site Plan; and
- i. *(additional conditions here if any)*

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

**– OR –**

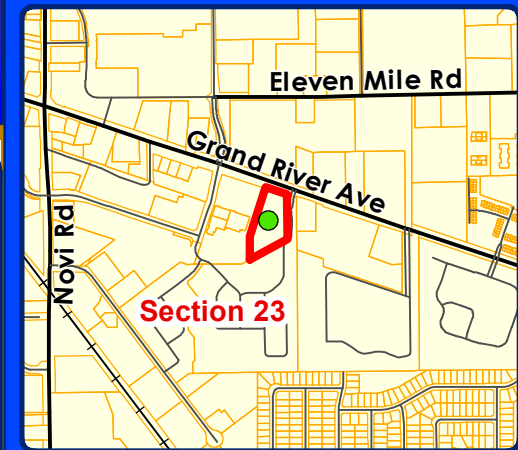
### **Denial – Preliminary Site Plan**

In the matter of Noble Village, JSP22-26, motion to **deny** the Preliminary Site Plan ... *(because the plan is not in compliance with Article 3, Article 4, and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)*

**MAPS**  
**Location**  
**Zoning**  
**Future Land Use**  
**Natural Features**


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# JSP22-26 NOBLE VILLAGE LOCATION



**LEGEND**


 Subject Property



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

Map Author: Christian Carroll  
Date: 9/21/22  
Project: NOBLE VILLAGE  
Version #: 1

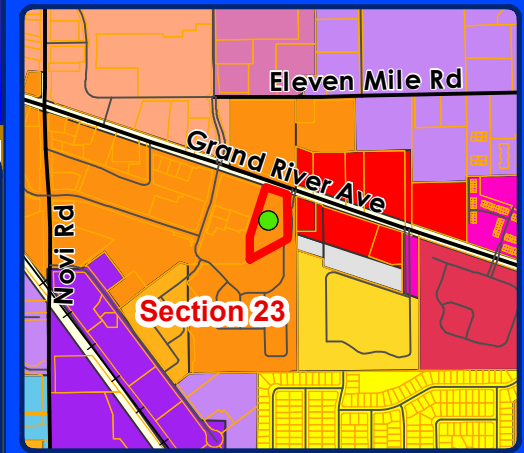
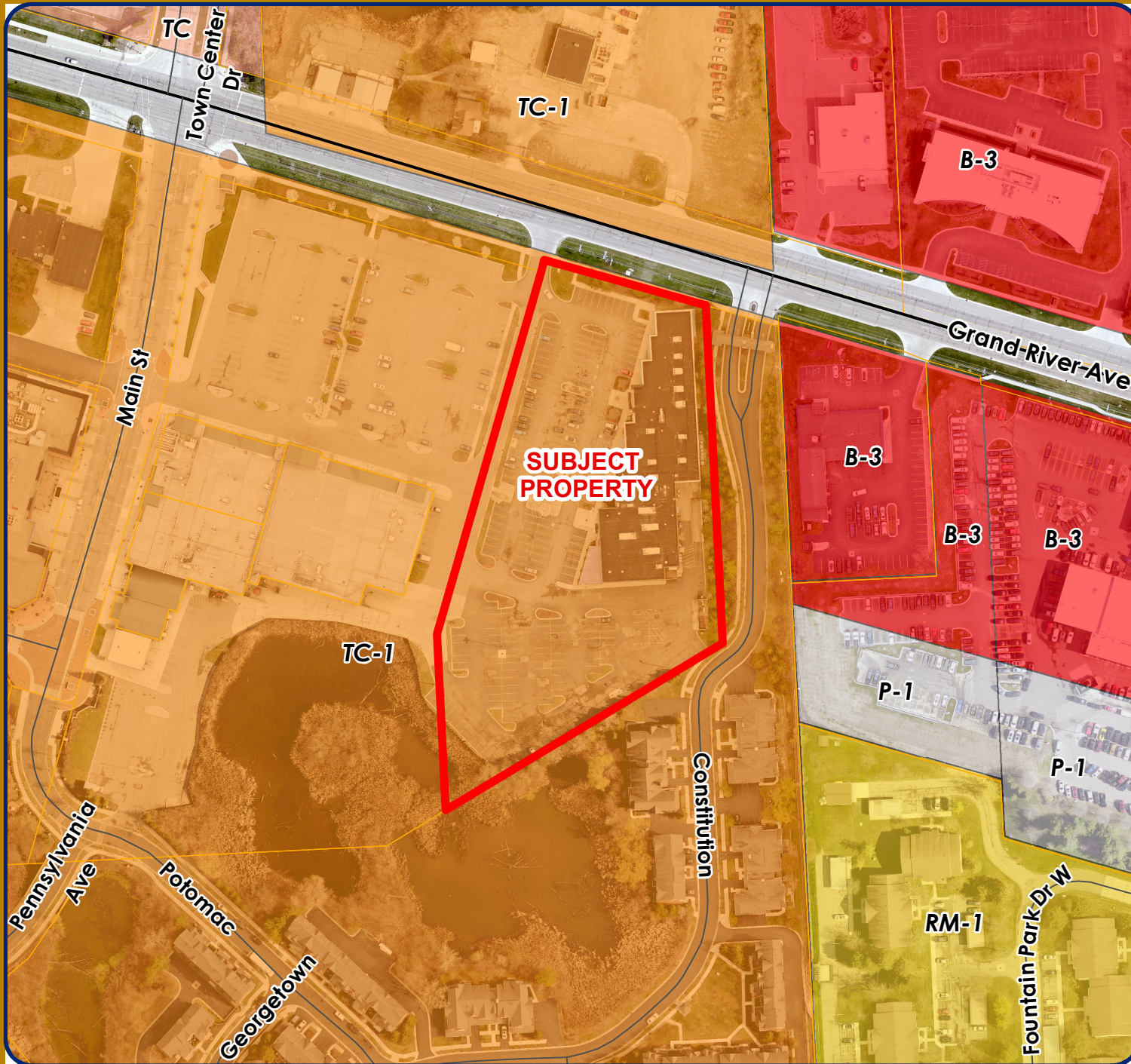
0 40 80 160 240 Feet  
1 inch = 182 feet



**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.

# JSP22-26 NOBLE VILLAGE ZONING



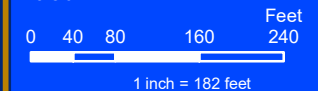
**LEGEND**

	Subject Property
	R-4: One-Family Residential District
	RM-1: Low-Density Multiple Family
	RM-2: High-Density Multiple Family
	B-3: General Business District
	GE: Gateway East District
	I-1: Light Industrial District
	I-2: General Industrial District
	NCC: Non-Center Commercial District
	OS-1: Office Service District
	OSC: Office Service Commercial
	P-1: Vehicular Parking District
	TC: Town Center District
	TC-1: Town Center - 1 District



**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
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 Novi, MI 48375  
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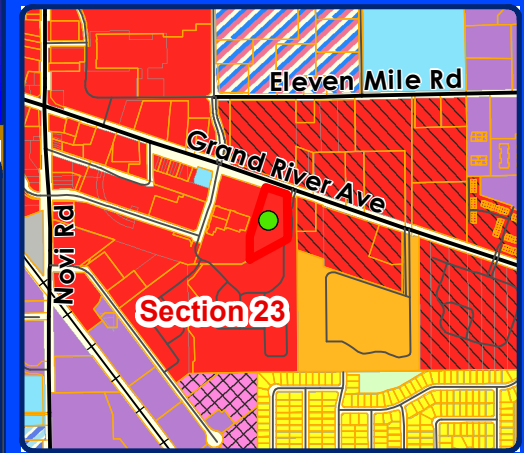
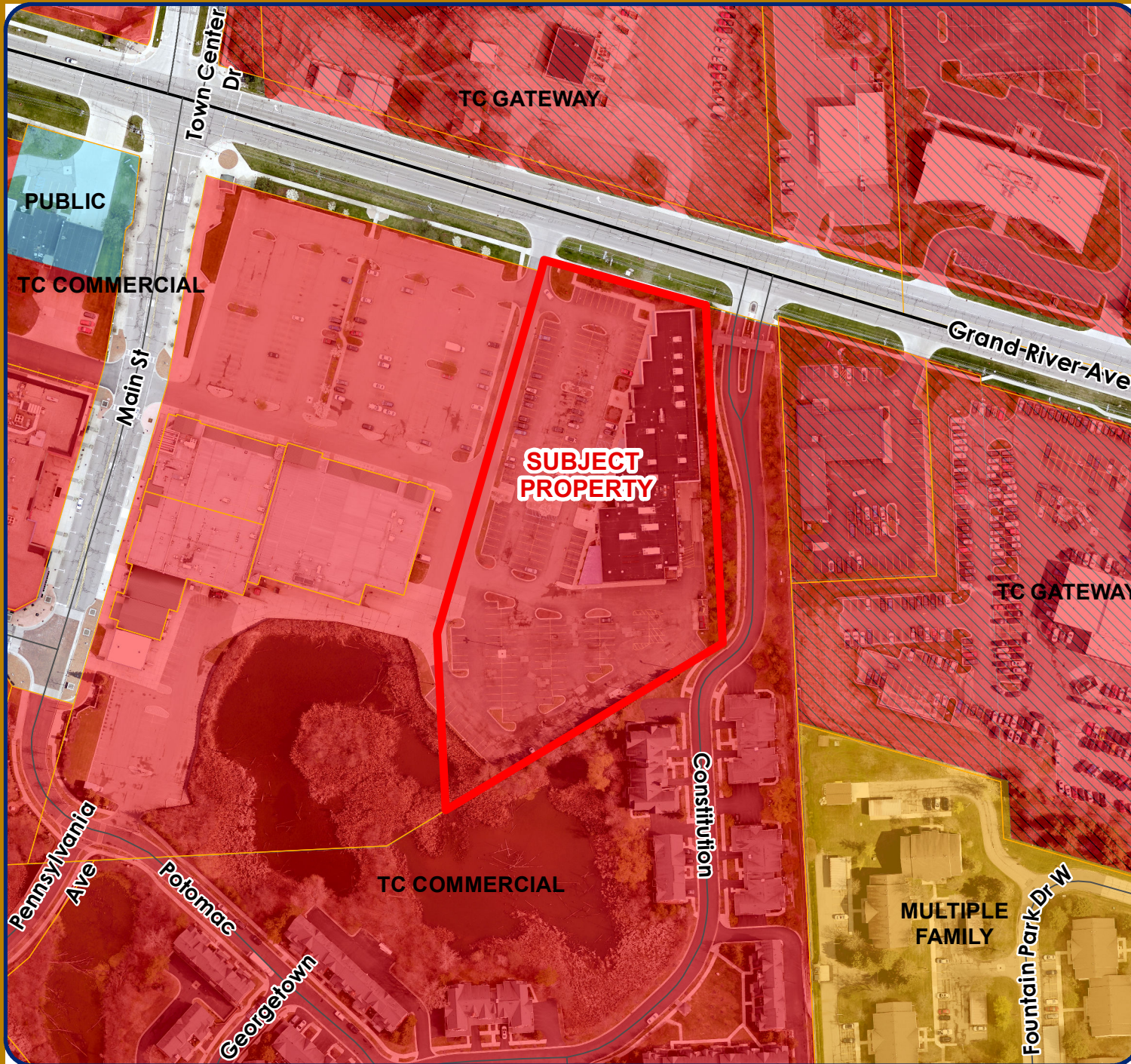


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# JSP22-26 NOBLE VILLAGE

## FUTURE LAND USE



### LEGEND

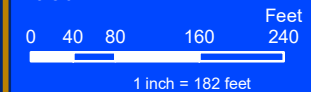
- Single Family
- Multiple Family
- Community Office
- Office Commercial
- Industrial Research Development Technology
- Heavy Industrial
- TC Commercial
- TC Gateway
- Public
- Private Park
- Cemetery
- Subject Property



### City of Novi

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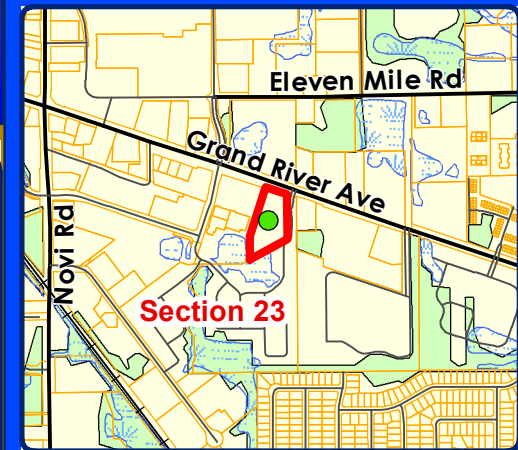


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# JSP22-26 NOBLE VILLAGE

## NATURAL FEATURES



**LEGEND**


-  WETLANDS
-  WOODLANDS
-  Subject Property

**City of Novi**  
 Dept. of Community Development  
 City Hall / Civic Center  
 45175 W Ten Mile Rd  
 Novi, MI 48375  
[cityofnovi.org](http://cityofnovi.org)

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Feet  
 0 40 80 160 240

1 inch = 182 feet



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**SITE PLAN**

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

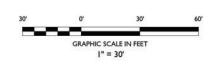
\P:\PROJECTS\2022\11\NOBLE VILLAGE\ARCHITECTURAL\NOBLE VILLAGE\_SITING\NOBLE VILLAGE\_SITING\_ARCHITECTURAL\_EXHIBIT\_1.rvt FOR NOBLE VILLAGE



SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	SAWCUT LINE
	PROPOSED CURB
	PROPOSED FLUSH CURB
	PROPOSED SIGN / BOLLARDS
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED HANDRAIL
	PROPOSED BUILDING DOORS



**EXHIBIT:**  
**DATE PREPARED:**  
 09/20/2022



NO.	DATE	BY	DESCRIPTION
1	09/19/2022	MU	SITE PLAN REVISIONS EXHIBIT

**NOT APPROVED FOR CONSTRUCTION**

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**SITE IMPROVEMENT PLAN**  
**NOBLE VILLAGE**  
**PROPOSED BUILDING AND SITE**  
**RENOVATIONS**

PARCEL ID: 05-02-23176-016  
 CITY OF NOBLE  
 OAKLAND COUNTY, MI

**STONEFIELD**  
 engineering & design

SCALE: 1" = 30' PROJECT ID: DET-21047H  
 TITLE:

**SITE PLAN RENDERING**  
**EXHIBIT**

DRAWING:

PROPOSED  
NOBLE VILLAGE  
42705 GRAND RIVER AVE.  
NOVI, MI 48375



Proposed  
NOBLE VILLAGE

42705 GRAND RIVER AVE.  
NOVI, MI 48375



CONTACTS

**OWNER**  
WHITE WOLF JAPANESE PATISSERIE, LLC.  
24 LINK DRIVE  
ROCKLEIGH, NJ 07647  
CONTACT: Fred Foose  
office (1717) 324-1015  
fred.foose@trueworldgroup.com

**ARCHITECT OF RECORD**  
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30445 NORTHWESTERN HWY, SUITE 360  
FARMINGTON HILLS, MI 48334  
CONTACT: Brandon Krizman  
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bkizman@devroyarch.com

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2299 E LINCOLN ST.  
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kcarter@studio21.com

**FOOD SERVICE CONSULTANT**  
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24101 W. NINE MILE RD.  
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direct (312) 730-6880  
ryan@glds.com

**GENERAL CONTRACTOR**  
F.E.D.

**CIVIL ENGINEER**  
STONEFIELD ENGINEERING  
607 SHELBY ST. SUITE 200  
DETROIT, MI 48206  
CONTACT: Michael Nona  
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mnona@stonefieldeng.com

**MECHANICAL ENGINEER**  
SELLINGER ASSOCIATES, INC.  
15821 FARMINGTON RD.  
LIVONIA, MI 48152  
CONTACT: Jose Gabello  
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jgabello@sellingerinc.com

**ELECTRICAL ENGINEER**  
ETS ENGINEERING, INC.  
418 S SOUTH WASHINGTON AVE.  
ROYAL OAK, MI 48067  
CONTACT: Doug Sayles  
office (248) 744-0360  
doug@etsengineering.net

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08/05/2022 PRELIMINARY SITE PLAN APPROVAL  
08/10/2022 PRE APPLICATION SUBMITTAL

REV	DATE	ISSUED

This drawing is an instrument of service, remains the property of DAG Design Architectural Group, Inc. Any changes, alterations, or modifications made without the express approval.

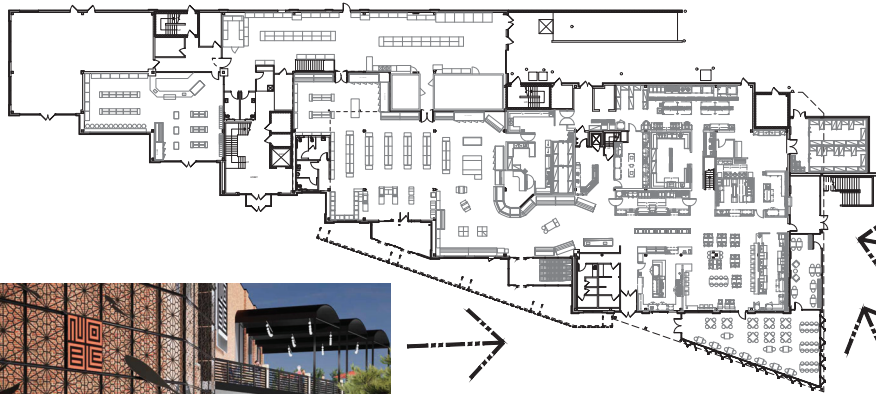


DRAWN BY: MV  
CHECKED BY: BK  
IN CHARGE: BK

SHEET NAME:  
TITLE SHEET

JOB NO: 21-121

SHEET NO: T-101



Proposed  
NOBLE VILLAGE

42705 GRAND RIVER AVE.  
NOVI, MI 48375

08.05.2022	PRELIMINARY SITE PLAN APPROVAL	
06.10.2022	PRE-APPLICATION SUBMITTAL	
REV	DATE	ISSUED

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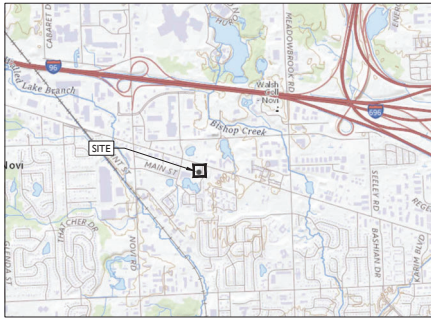


DRAWN BY: MV  
CHECKED BY: BK  
IN CHARGE: BK

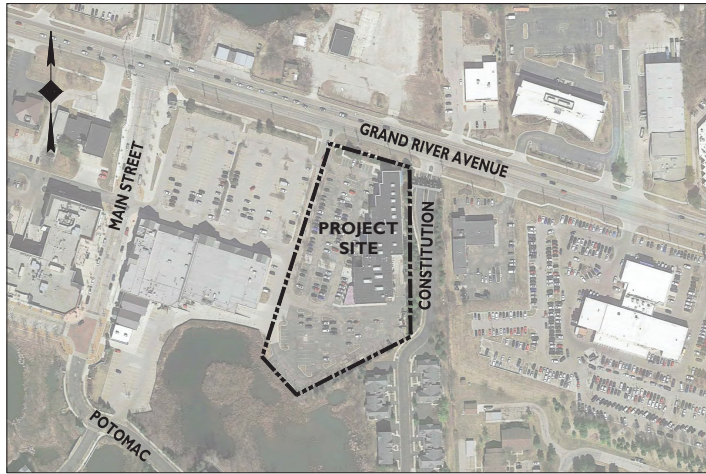
SHEET NAME:  
CONCEPTUAL RENDERINGS

JOB NO:  
21-121

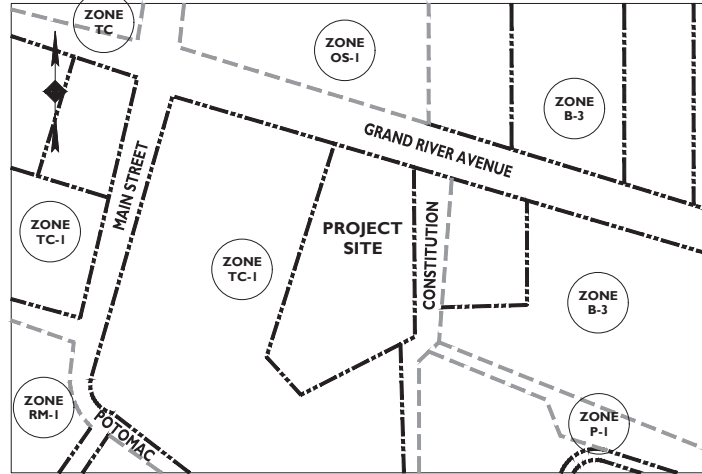
SHEET NO:  
T-102



**LOCATION MAP**  
SCALE: 1" = 2,000'±



**AERIAL MAP**  
SCALE: 1" = 150'±



**ZONING MAP**  
SCALE: 1" = 150'±

# SITE IMPROVEMENT PLAN FOR NOBLE VILLAGE PROPOSED BUILDING AND SITE RENOVATIONS

PARCEL ID: 50-22-23-176-016  
42705 GRAND RIVER AVENUE  
CITY OF NOVI  
OAKLAND COUNTY, MICHIGAN

**APPLICANT**

DORAN BROOKS  
NOBLE VILLAGE GROUP, LLC  
2774 FRANKLIN ROAD  
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224-277-8078  
DORAN@NOBLEVILLAGE.COM

**ARCHITECT**

BRANDON KRITZMAN  
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30445 NORTHWESTERN HWY, SUITE 360  
FARMINGTON HILLS, MI 48334  
248-583-4990  
BKRITZMAN@DETROITARCH.COM

ISSUE	DATE	BY	DESCRIPTION
1	06/10/2021	MMN	CLIENT REVIEW
2	06/10/2021	MMN	PRELIMINARY SUBMITTAL
3	06/10/2021	NTM	PRELIMINARY STREET PLAN APPROVAL

NOT APPROVED FOR CONSTRUCTION

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**SITE IMPROVEMENT PLAN**  
**NOBLE VILLAGE**  
**PROPOSED BUILDING AND SITE**  
**RENOVATIONS**

PARCEL ID: 50-22-23-176-016  
CITY OF NOVI  
OAKLAND COUNTY, MI

**STONEFIELD**  
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J. NEIDT, REGISTERED PROFESSIONAL ENGINEER  
MICHIGAN LICENSE NO. 63018918  
LICENSED PROFESSIONAL ENGINEER

SCALE: AS SHOWN PROJECT ID: DET-21014  
TITLE:  
**COVER SHEET**  
DRAWING:  
**C-1**

PLANS PREPARED BY:



Detroit, MI · Rutherford, NJ · New York, NY  
Princeton, NJ · Tampa, FL · Boston, MA  
www.stonefielddeng.com

607 Shelby Suite 200, Detroit, MI 48226  
Phone 248.247.1115



Know what's below  
Call before you dig.

**PROPERTY DESCRIPTION**

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

T1N, R8E, SEC 23 PART OF NW 1/4 BEG AT PT DIST 5.73588 FT & E 1668.87 FT & TO S 1/4 OF E 439.73 FT FROM NW SEC COR, TH S 79.31 64 E 311.44 FT, TH S 90.18 20 W 425.10 FT, TH S 42.02 14 W 466.94 FT, TH N 60.26 13 E 222.87 FT, TH N 79.58 56 E 482.51 FT TO BEG.

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

**PLAN REFERENCE MATERIALS:**

- THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
  - TOPOGRAPHIC SURVEY PROVIDED BY KEM-TEC, DATED 01-12-2022
  - ARCHITECTURAL PLANS PROVIDED BY DETROIT ARCHITECTURAL GROUP, DATED 04-09-2022
  - AERIAL MAP OBTAINED FROM GOOGLE MAPS PRO
  - LOCATION MAP OBTAINED FROM THE USGS NATIONAL MAPPER
- ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

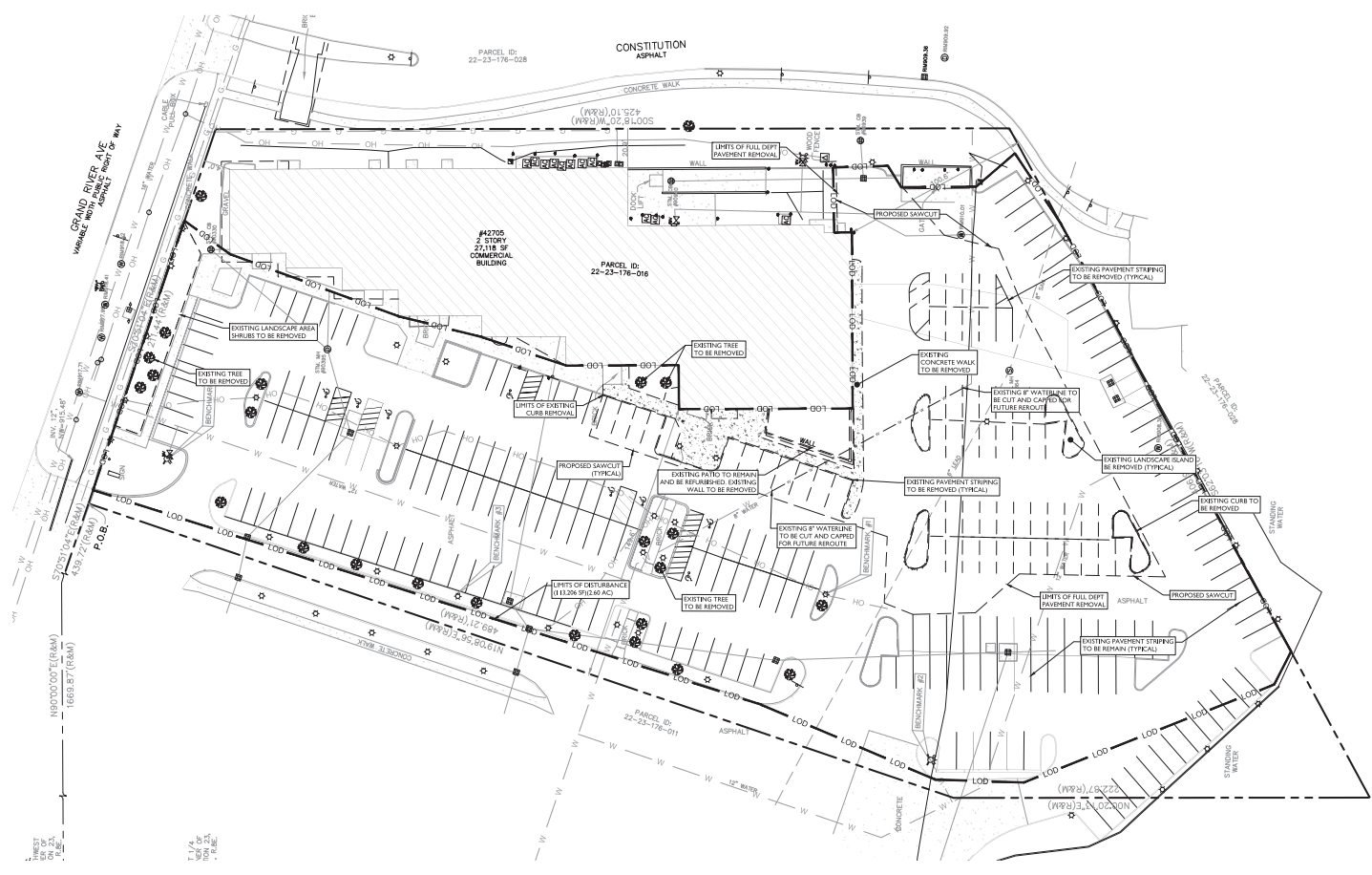
**SHEET INDEX**

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**ADDITIONAL SHEETS**

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TOPOGRAPHIC SURVEY	1 OF 1
CITY OF NOVI STANDARD DETAILS- PAVING	2 OF 2
CITY OF NOVI STANDARD DETAILS- WATERMAIN	5 OF 5

1. VISIBILITY OF THE PROJECT ON AERIAL PHOTOGRAPHY SHALL BE MAINTAINED THROUGHOUT THE DEMOLITION PROCESS.

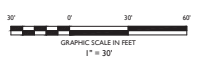


SYMBOL	DESCRIPTION
---	FEATURE TO BE REMOVED / DEMOLISHED
---	LIMIT OF DISTURBANCE



Know what's below  
Call before you dig.

- DEMOLITION NOTES**
1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED APPROPRIATE DOCUMENTS INCLUDING ALL DISPOSITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
  2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
  3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
  4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR INDICATING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
  5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTES/RESIDUES GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.



ISSUE	DATE	BY	DESCRIPTION
3	8/10/2022	ATH	PRELIMINARY STREET PLAN APPROVAL
2	8/10/2022	MMN	PRELIMINATION SUBMITTAL
1	8/10/2022	MMN	CLIENT REVIEW

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Phone: 248.347.1115

**SITE IMPROVEMENT PLAN**  
**NOBLE VILLAGE**  
**PROPOSED BUILDING AND SITE RENOVATIONS**

PARCEL ID: 22-23-178-016  
CITY OF NOBLE  
OSHTON COUNTY, MI

J. REID DEGIACOMI, P.E.  
MICHIGAN LICENSE NO. 65018918  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-2104

TITLE: DEMOLITION PLAN

DRAWING: C-2

LAND USE AND ZONING			
PARCEL ID: 22-23-176-016			
TOWN CENTER 1 (TC-1)			
PROPOSED USE	PERMITTED USE	EXISTING	PROPOSED
RESTAURANT FAST-FOOD	PERMITTED USE		
RETAIL BUSINESS	PERMITTED USE		
OUTDOOR SEATING AREA	PERMITTED ACCESSORY USE		
ZONING REQUIREMENT	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	75A	107,831 SF (1.81 AC)	NO CHANGE
MINIMUM OPEN SPACE	17% (25,182)	15.1% (25,280 SF)	15.4% (25,830)
MAXIMUM BUILDING HEIGHT	5 STORIES (65 FT)	5 STORIES	NO CHANGE
MINIMUM FRONT YARD SETBACK	50 FT	49.0 FT (EN)	NO CHANGE
MINIMUM SIDE YARD SETBACK (INTERIOR)	10 FT	14.9 FT	NO CHANGE
MINIMUM SIDE YARD SETBACK (EXTERIOR)	50 FT	21.0 FT (EN)	NO CHANGE
MINIMUM REAR YARD SETBACK	50 FT	186.3 FT	75A FT
ROW PARKING SETBACK	30 FT	0 FT (EN)	NO CHANGE

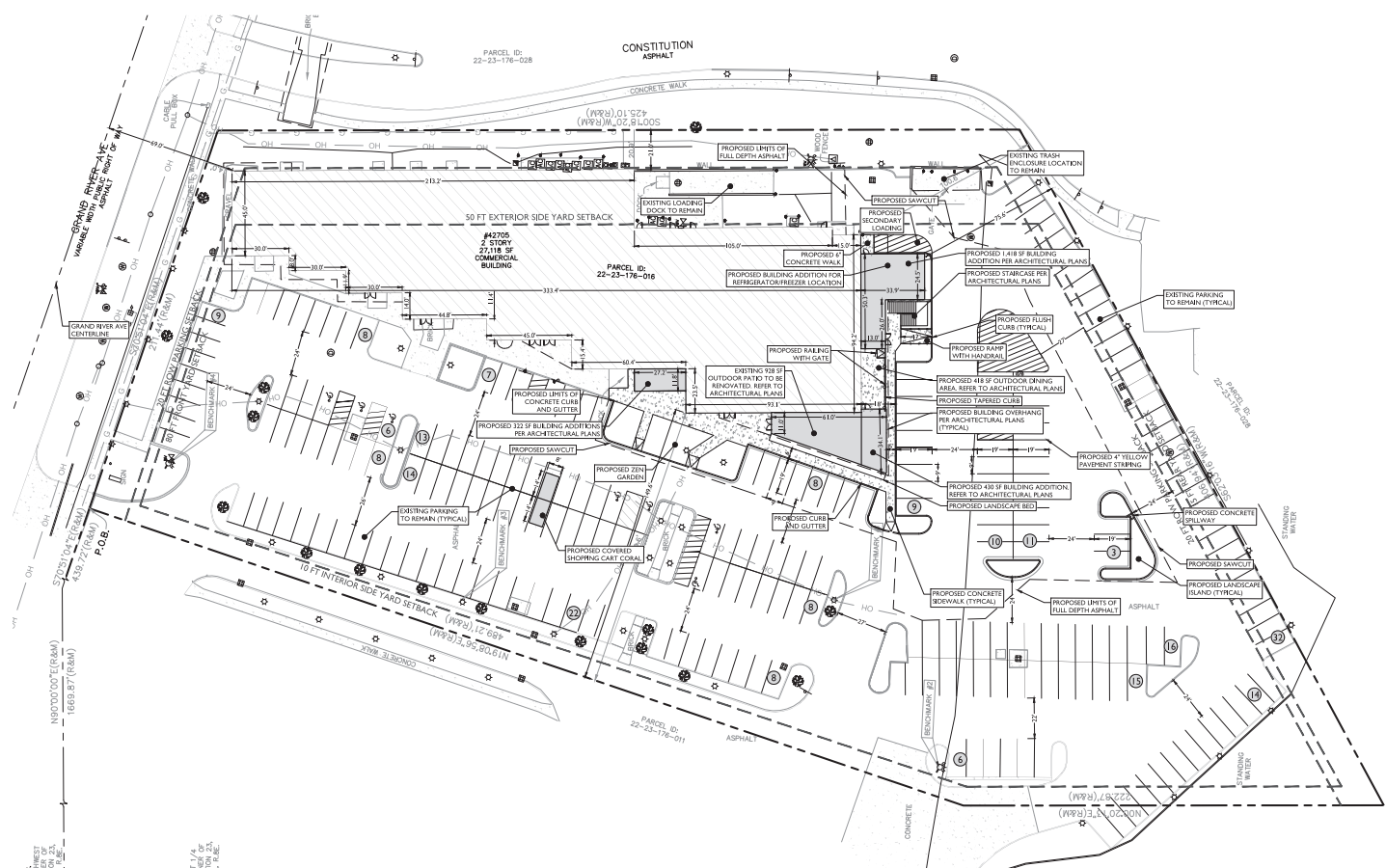
(EN) EXISTING NON-COMFORMITY MEASURED FROM CENTERLINE OF ROAD

OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 52.12C	PLANNED COMMERCIAL CENTER, (< 400,000 SF) 1 SPACE PER 300 SF GFA (55,352 SF GFA) (SPACE / 250 SF) = 221 SPACES <sup>(1)</sup>	227 SPACES 9' x 4' x 3' SPACES
§ 52.12	90' PARKING 9 FT X 19 FT WITH 24 FT ASLE	9 FT X 19 FT W/ 24 FT ASLE

(1) REFER TO AREA BREAKDOWN PREPARED BY DETROIT ARCHITECTURAL GROUP FOR TENANT AREAS SHOWN BELOW

BEAUTY PARLOR	2,232 SF	(SALON HEAD WEST)
RETAIL	1,980 SF	(MIRA)
	13,791 SF	(ONE WORLD MARKET)
CAFETERIA	2,214 SF	(MOBILE FISH (WHITE WOLF))
	2,407 SF	(OUTDOOR PATIO - 1ST FLOOR)
RESTAURANT	11,208 SF	(ZAKAYA - 2ND FLOOR)
	2,502 SF	(OUTDOOR PATIO - 2ND FLOOR)
OFFICE	10,364 SF	(PARK STREET BUSINESS CENTER) <sup>(*)</sup>
SUPPORT	4,875 SF	(MIRA)
	2,879 SF	(ONE WORLD MARKET)
TOTAL	55,352 SF	

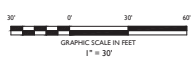
(\*) NOTE THAT SUPPORT AREAS FOR OFFICE SPACE ARE NOT TO BE INCLUDED FOR OFFICE USERS



SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	SETBACK LINE
---	SAWCUT LINE
---	PROPOSED CURB
---	PROPOSED FLUSH CURB
○	PROPOSED SIGN / BOLLARDS
■	PROPOSED BUILDING
△	PROPOSED CONCRETE
○	PROPOSED HANDRAIL
□	PROPOSED BUILDING DOORS

DEDICATED SNOW STORAGE AREAS ARE LOCATED TO MATCH EXISTING STORAGE AREAS AND ARE TO BE CONFIRMED WITH THE CONTRACTOR

- GENERAL NOTES**
- THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS. IDENTIFIED WITHIN THESE DOCUMENTS SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC PRIOR TO THE START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
  - ALL CONTRACTORS SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEYS' FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
  - THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
  - THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHOD OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
  - THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW (STONEFIELD ENGINEERING & DESIGN, LLC WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET).
  - THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR IS REQUIRED TO PROVIDE ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET CLOSING PERMITS.
  - THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION OF DESIGN ACTIVITIES.
  - SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC, BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND OBLIGATIONS SET FORTH IN THESE NOTES WITHIN THIS PLAN SET. CONTRACTOR TO PROVIDE SMOOTH TRANSITIONS BETWEEN ALL EXISTING AND PROPOSED LIMITS OF PAVEMENT AND CURB.



NO.	DATE	ISSUE	DESCRIPTION
1	8/10/2022	ISSUE	CLIENT REVIEW
2	8/10/2022	ISSUE	PRELIMINARY STREET APPROVAL
3	8/10/2022	ISSUE	PRELIMINARY SUBMITTAL

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Phone: 248.347.1115

**SITE IMPROVEMENT PLAN**

**NOBLE VILLAGE**

**PROPOSED BUILDING AND SITE RENOVATIONS**

PARCEL ID: 22-23-176-016  
TOWN CENTER 1 (TC-1)  
CITY OF NOBLE  
OSHTON COUNTY, MI

**STONEFIELD**  
ENGINEERING & DESIGN, LLC

NEID DECONY P.E.  
MICHAEL KERNEN, P.E.  
LICENSED PROFESSIONAL ENGINEER

SCALE: 1" = 30' PROJECT ID: DET-21191

TITLE: **SITE PLAN**

DRAWING: **C-3**

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**BENCHMARK**

- SITE BENCHMARK #1  
CHISELED SQUARE ON TOP OF CONC. LIGHT POLE BASE  
ELEVATION = 914.01 (NAVD 88)
- SITE BENCHMARK #2  
ARBOR ON FIRE HYDRANT  
ELEVATION = 914.46 (NAVD 88)
- SITE BENCHMARK #3  
CHISELED SQUARE ON TOP OF CONC. LIGHT POLE BASE  
ELEVATION = 914.36 (NAVD 88)
- SITE BENCHMARK #4  
ARBOR ON FIRE HYDRANT  
ELEVATION = 913.72 (NAVD 88)

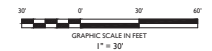
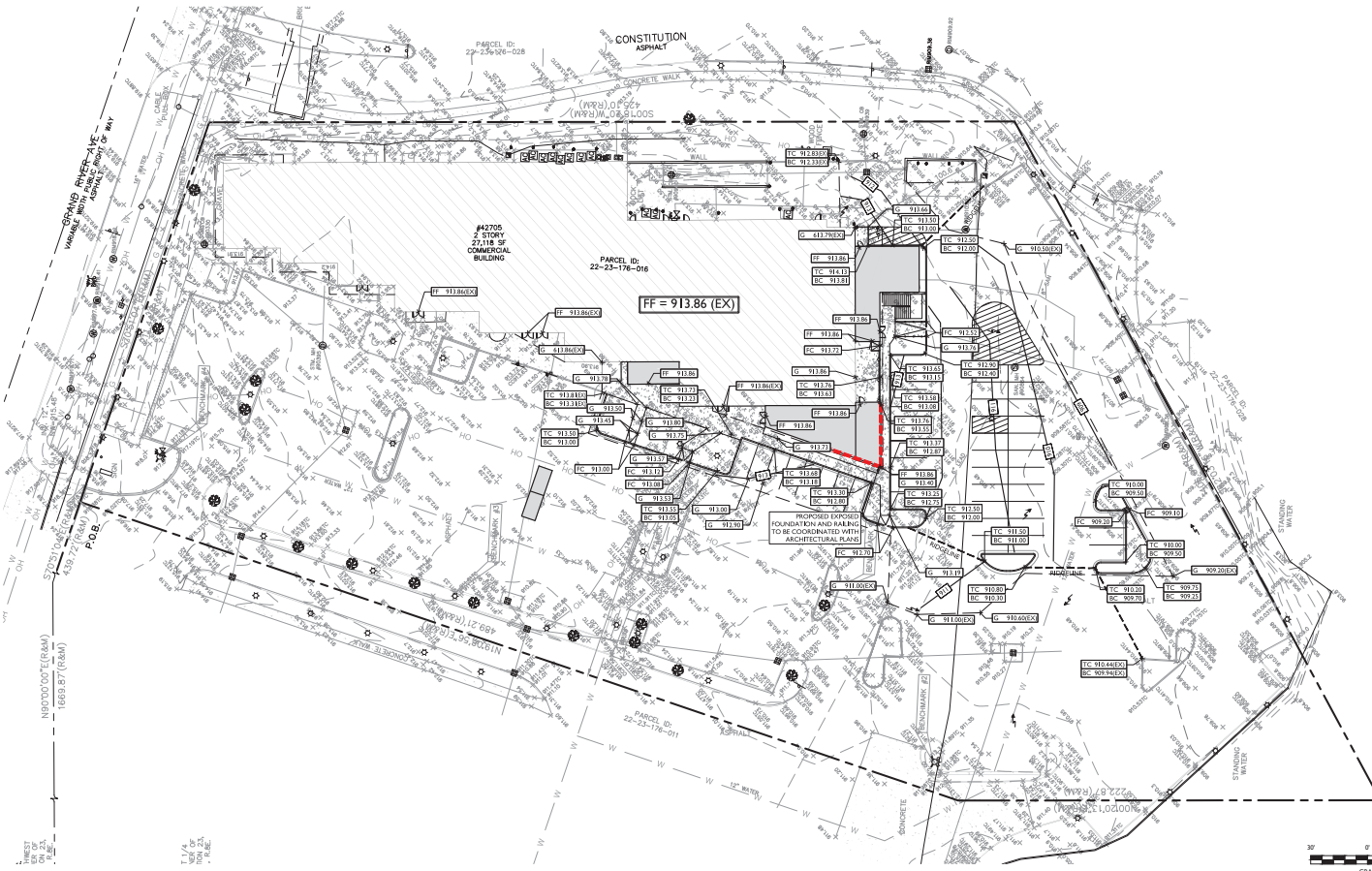
SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGE LINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT
	PROPOSED FINISH FLOOR SPOT SHOT
	PROPOSED EXPOSED FOUNDATION

**GRADING NOTES**

- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DEPOSITED IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE REMOVAL OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED AND THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 1 INCH TO 7 INCHES ABOVE EXISTING GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL TAKEOUT CURB GRADE SHEETS TO STONERIDGE ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
- THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
- MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
  - CONCRETE SURFACES: 0.50%
  - ASPHALT SURFACES: 1.00%
  - A MINIMUM SLOPE OF 1:005 SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONERIDGE ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
  - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/IMPROVED BY THE CONSTRUCTION CODE OFFICIAL. SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.
  - CONTRACTOR TO PROVIDE SMOOTH TRANSITIONS BETWEEN ALL EXISTING AND PROPOSED LIMITS OF PAVEMENT AND CURBS.

**ADA NOTES**

- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 3.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
- THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 1:005 RUNNING SLOPE AND A MAXIMUM OF 3:005 CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 3:005 SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP. AT ACCESSIBLE BUILDING ENTRANCES AT AN AREA IN FRONT OF A WALKWAY AND AT TURNING POINTS ALONG THE ACCESSIBLE PATH OF TRAVEL, THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 40 INCHES BY 40 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 0.375% RUNNING SLOPE AND A MAXIMUM 3:005 CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL, WHERE PROVIDED. CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 1:60 IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 1:60 IN A LANDING AREA NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 4 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
- ACCESSIBLE RAMPS WITH A RISE GREATER THAN 4 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 1/4" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
- A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
- THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4" INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4" INCHES AND 1/2" INCHES EXISTS, CONTRACTOR SHALL INSURE THAT THE TOP 1/2" INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL (2:1 SLOPE).
- THE CONTRACTOR SHALL INSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4" INCH.



NO.	DATE	ISSUE	DESCRIPTION
1	06/10/2022	ISSUE	CLIENT REVIEW
2	06/10/2022	ISSUE	PRELIMINARY SITE PLAN APPROVAL
3	06/10/2022	ISSUE	PRELIMINARY SUBMITTAL

NOT APPROVED FOR CONSTRUCTION

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**SITE IMPROVEMENT PLAN**

**NOBLE VILLAGE**  
PROPOSED BUILDING AND SITE  
RENOVATIONS

PARCEL ID: 22-23-176-011  
CITY OF NOBLE  
OAKLAND COUNTY, MI

NEID, DOUGLAS P.E.  
MICHIGAN LICENSE NO. 03109518  
LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
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SCALE: 1" = 30' PROJECT ID: DET-21414

TITLE: **GRADING & STORMWATER MANAGEMENT PLAN**

DRAWING: **C-4**

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SYMBOL	DESCRIPTION
---	PROPERTY LINE
∩	PROPOSED VALVE
∩	PROPOSED WATER TEE / BEND

MATERIAL	QUANTITY
6" CONCRETE WATERMAIN	1642'
4" BEND	4 UNITS

MANHOLE SCHEDULE									
#	TYPE	RIM [FT]	SIZE (IN)	DIRECTION	INVERT [FT]				
45092	CATCH BASIN	910.14	24	N	905.54				
					27	S	905.19		
45142	CATCH BASIN	910.69	21	N	905.89				
					28	S	905.69		
					12	NE	906.47		
					18	W	NOT VISIBLE		
45150	CATCH BASIN	910.33	8	E	906.63				
					18	E	906.13		
					21	SW	906.68		
45164	CATCH BASIN	913.83	12	SE	906.68				
					21	SW	906.48		
					18	W	906.58		
					18	W	906.58		
45198	CATCH BASIN	910.79	18	E	904.93				
					18	E	906.22		
					18	W	906.34		
45226	CATCH BASIN	913.72	18	E	906.47				
					18	E	906.42		
					18	E	906.42		
90254	CATCH BASIN	912.17	12	NW	906.52				
					12	NE	906.92		
					12	NE	906.27		
					12	SW	907.49		
90330	BEEHIVE CATCH BASIN	912.99	12	SW	907.49				
					12	SW	907.19		
90395	STORM MANHOLE	912.71	12	NE	907.40				
					8	E	907.19		
90571	STORM MANHOLE	918.00	FULL OF WATER		913.09				
					27	N	905.23		
90860	CATCH BASIN	910.10	12	S	905.30				
					12	S	905.15		
90862	CATCH BASIN	907.46	FULL OF WATER		904.02				
					12	NE	904.12		
90863	CATCH BASIN	907.52	12	E	903.97				
					12	E	905.00		
90864	SANITARY MANHOLE	909.48	8	SE	899.40				
					12	S	904.77		
90938	CATCH BASIN	911.30	12	S	904.60				
					12	S	904.77		
90939	BEEHIVE CATCH BASIN	910.35	12	W	905.60				
					12	S	905.40		
90940	CATCH BASIN	909.50	12	S	905.20				
					12	S	905.20		

- DRAINAGE AND UTILITY NOTES**
1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK-OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CORRECT THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY BY WRITING.
  2. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN IN OPERATION ALL UTILITIES NOT DESIGNATED TO BE REWORKED.
  3. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO ANY EXISTING UTILITY DESIGNATED TO REMAIN WITHIN THE LIMITS OF THE PROPOSED WORK DURING CONSTRUCTION.
  4. A MINIMUM HORIZONTAL SEPARATION OF 18 FEET IS REQUIRED BETWEEN ANY SANITARY SEWER SERVICE AND ANY WATER LINES IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  5. ALL WATER LINES SHALL BE VERTICALLY SEPARATED ABOVE SANITARY SEWER LINES BY A MINIMUM VERTICAL CLEARANCE OF 18 INCHES. IF THIS SEPARATION CANNOT BE PROVIDED, A CONCRETE ENCASMENT SHALL BE UTILIZED FOR THE SANITARY SEWER SERVICE AS APPROVED BY STONEFIELD ENGINEERING & DESIGN, LLC.
  6. THE CONTRACTOR TO "REBORN" A TEST PIT PRIOR TO CONSTRUCTION (REBORN) SHALL BE AT THE LOCATION OF EXISTING UTILITY CROSSINGS FOR WATER AND SANITARY SEWER CONNECTION. IMMEDIATELY UPON A CONTRACT TEST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
  7. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRIC AND TELECOMMUNICATION CONNECTIONS WITH THE APPROPRIATE GOVERNING AUTHORITY.
  8. CONTRACTOR SHALL START CONSTRUCTION OF ANY SANITARY SEWER AT THE LOWEST INVERT AND WORK UP GRADIENT.
  9. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD SET OF PLANS REFLECTING THE LOCATION OF EXISTING UTILITIES THAT HAVE BEEN CARVED, ABANDONED OR RELOCATED BASED ON THE DEDUPLICATION/REMOVAL ACTIVITIES REQUIRED IN THIS PLAN SET. THIS DOCUMENT SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
  10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A SECOND OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS INDICATED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

NO.	DATE	BY	DESCRIPTION
1	06/10/2022	MM	CLIENT REVIEW
2	06/10/2022	MM	PRELIMINARY SUBMITTAL
3	06/10/2022	MM	PRELIMINARY STREET PLAN APPROVAL

**NOT APPROVED FOR CONSTRUCTION**

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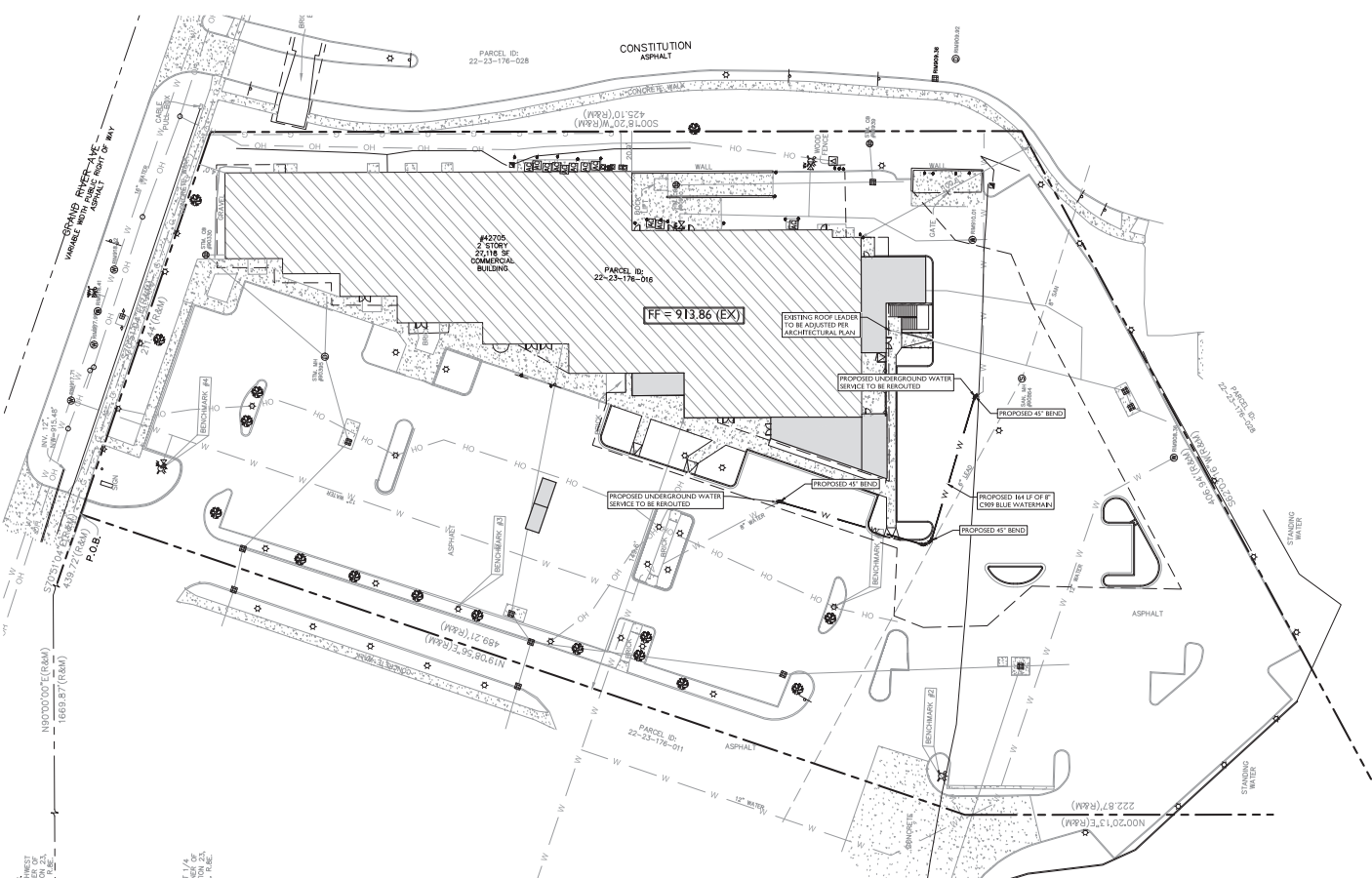
**SITE IMPROVEMENT PLAN**  
**NOBLE VILLAGE**  
**PROPOSED BUILDING AND SITE RENOVATIONS**

PARCEL ID: 22-23-178-016  
 CITY OF NOBLE  
 OAKLAND COUNTY, MI

  
**J. REID DEGRUY, P.E.**  
 MICHIGAN LICENSE NO. 63018918  
 LICENSED PROFESSIONAL ENGINEER

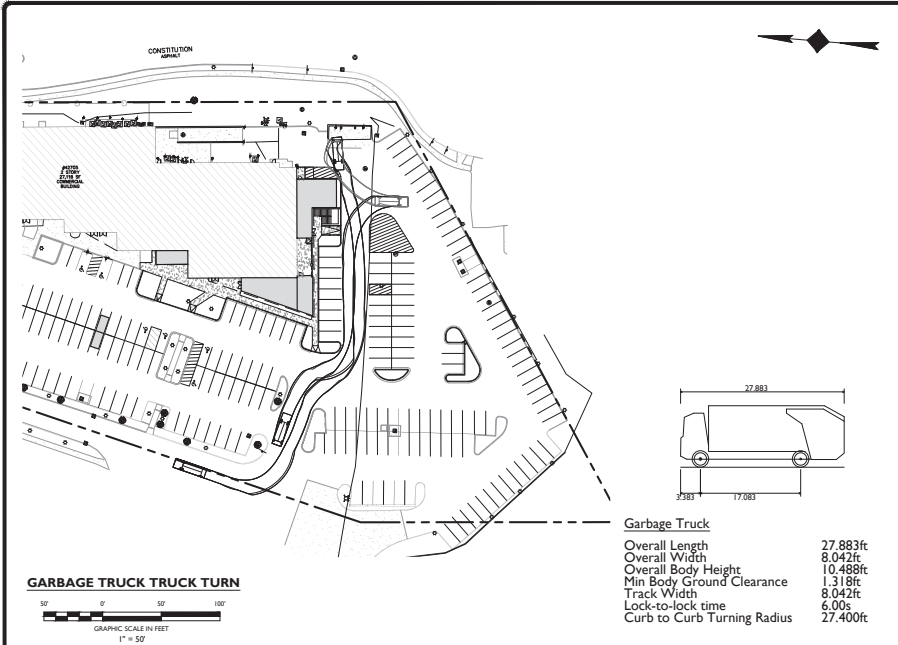
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SCALE: 1" = 30' PROJECT ID: DET-2104  
 TITLE: UTILITY PLAN  
 DRAWING: **C-5**

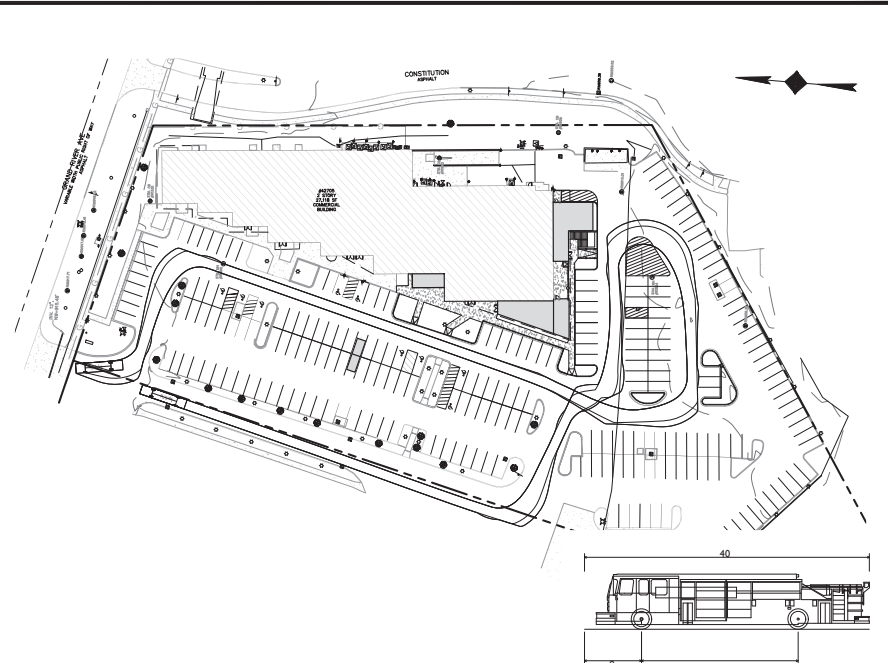


1. VERTICAL CURVE INFORMATION OF ARCHITECTURAL QUALITY AND GRADE SHALL BE BASED ON THE PLAN INDICATED BY A UTILITY LINE.

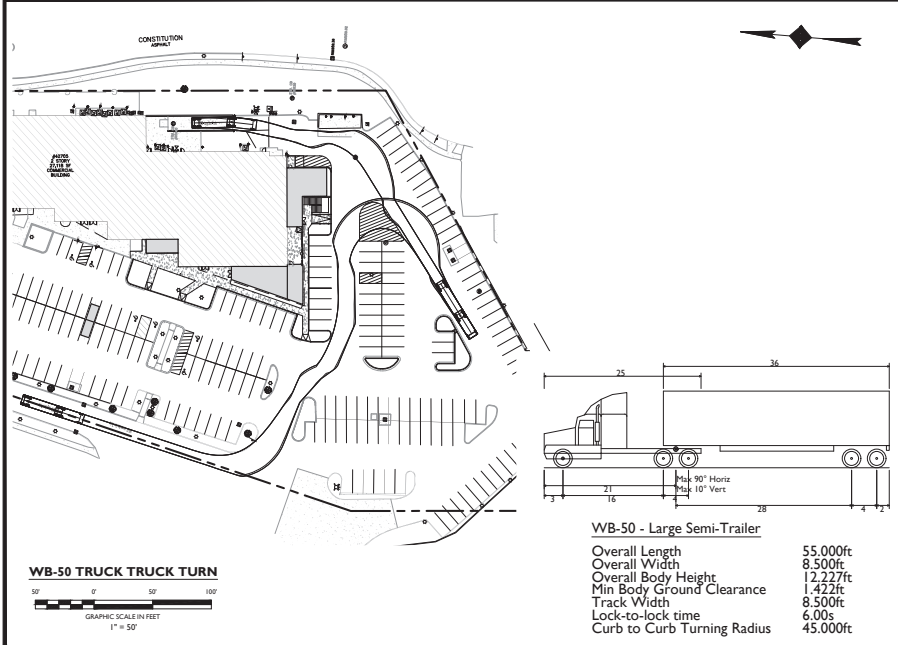




**Garbage Truck**  
 Overall Length 27.883ft  
 Overall Width 8.043ft  
 Overall Body Height 10.488ft  
 Min Body Ground Clearance 1.318ft  
 Track Width 8.042ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 27.400ft



**PUMPER FIRE-TRUCK TRUCK TURN**  
 Overall Length 40.000ft  
 Overall Width 8.167ft  
 Overall Body Height 7.745ft  
 Min Body Ground Clearance 0.656ft  
 Track Width 8.167ft  
 Lock-to-lock time 5.00s  
 Max Wheel Angle 45.00°



**WB-50 - Large Semi-Trailer**  
 Overall Length 55.000ft  
 Overall Width 8.500ft  
 Overall Body Height 12.227ft  
 Min Body Ground Clearance 1.423ft  
 Track Width 8.500ft  
 Lock-to-lock time 6.00s  
 Curb to Curb Turning Radius 45.000ft

ISSUE	DATE	BY	DESCRIPTION
1	8/1/2023	MMN	CLIENT REVIEW
2	8/1/2023	MMN	PRELIMINATION SUBMITTAL
3	8/1/2023	NTM	PRELIMINARY SITE PLAN APPROVAL

NOT APPROVED FOR CONSTRUCTION

**STONEFIELD**  
*engineering & design*

Detroit, MI - Romulus, NJ - New York, NY  
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 www.stonefieldeng.com  
 607 Shady Side, 200, Detroit, MI 48226  
 Phone: 248.347.1115

**SITE IMPROVEMENT PLAN**  
**NOBLE VILLAGE**  
**PROPOSED BUILDING AND SITE RENOVATIONS**  
 PARCELS 85-03-02-251, 251A, 251B, 251C  
 CITY OF NOBLE  
 OAKLAND COUNTY, MI

**J. REID DEGROOT, P.E.**  
 MICHIGAN LICENSE NO. 650089038  
 LICENSED PROFESSIONAL ENGINEER

**STONEFIELD**  
*engineering & design*

SCALE: 1" = 50' PROJECT ID: DET-21041  
 TITLE: VEHICLE TURNING PLAN

DRAWING: C-II

1. VEHICLE TURNING PLAN AND SITE IMPROVEMENT PLAN. GRAPHIC SCALE AND DIMENSIONS. SCALE: 1" = 50'. PROJECT ID: DET-21041.



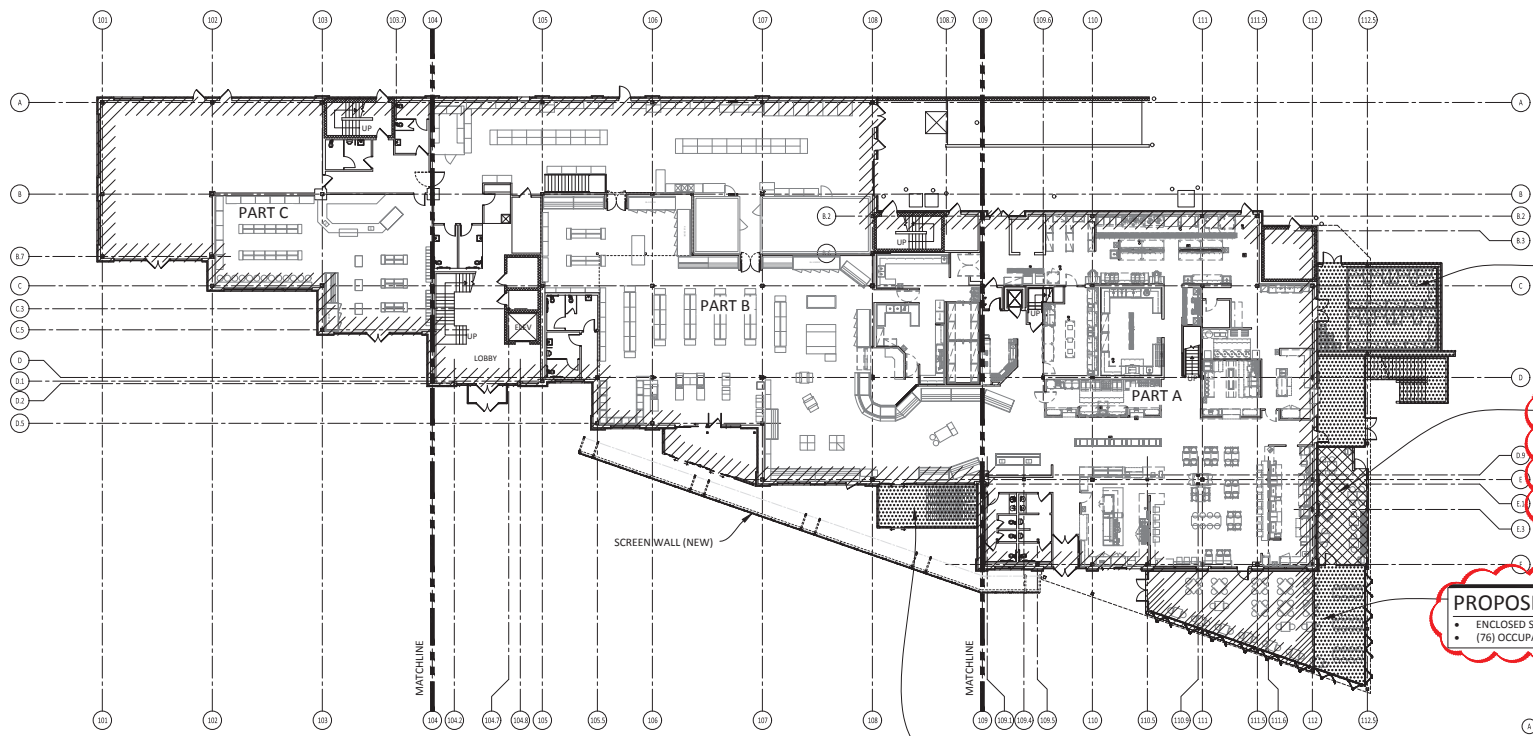
**LEGEND**

	<b>EXIST. FIRST FLOOR FOOTPRINT ~28,285sf</b> (includes exist. outdoor seating)		<b>EXIST. OUTDOOR SEATING ~900sf</b>
	<b>PROPOSED FIRST FLOOR ADDITIONS ~2,590sf</b> (includes outdoor seating area)		<b>PROPOSED OUTDOOR SEATING ~418sf</b>

**HOURS OF OPERATION:**

NOTE: ALL MERCHANDISE AND EQUIPMENT ARE KEPT INDOORS DURING NON-BUSINESS HOURS.

BUSINESS	HOURS
ONE WORLD MARKET	8AM - 9PM
MIRAI	8AM - 9PM
FOOD COURT	7AM - 9AM
COMMUNITY ROOM	11AM - 5PM
IZAKAYA	5PM - 1AM



**PROPOSED ADDITION - 1,418sf**

- OUTDOOR COOLER/FREEZER ENCLOSURE
- DELIVERY ENTRANCE VESTIBULE FOR CURBSIDE PICKUP
- STAIRS TO SECOND LEVEL

**PROPOSED OUTDOOR DINING AREA - 418sf**

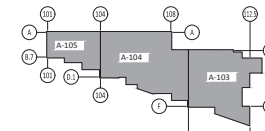
- STEEL RAILING W/ GATE
- NON-FIXED SEATING
- ALL OUTDOOR FURNITURE TO BE STORED FROM DEC. 1ST TO FEB. 28TH (16) OCCUPANTS

**PROPOSED ADDITION - 430sf**

- ENCLOSED SEATING TO SUPPORT FOOD COURT (76) OCCUPANTS

**PROPOSED ADDITION - 322sf**

- GROCERY STORE ENTRANCE VESTIBULE
- CART STORAGE



COMPOSITE FLOOR PLAN - FIRST FLOOR  
SCALE: 3/8" = 1'-0"



KEY PLAN (1)  
SCALE: N.T.S.

Proposed  
**NOBLE VILLAGE**

42705 GRAND RIVER AVE.  
NOVI, MI 48375

REV	DATE	ISSUED
08-05-2022		PRELIMINARY SITE PLAN APPROVAL
08-10-2022		PRELIMINARY SITE PLAN APPROVAL



SEAL:

DRAWN BY: MV  
CHECKED BY: BK  
IN CHARGE: BK

SHEET NAME:  
COMPOSITE FLOOR PLAN - FIRST FLOOR

JOB NO: 21-121

SHEET NO: A-101

Proposed  
 NOBLE VILLAGE

42705 GRAND RIVER AVE.  
 NOVI, MI 48375

08.05.2022 PRELIMINARY SITE PLAN APPROVAL  
 09.10.2022 PRE-APPLICATION SUBMITTAL

This drawing is an instrument of service, remains the property of Design Architectural Group, Inc. Any changes, alterations or modifications shall be provided unless expressly agreed upon.



DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK

SHEET NAME:  
 COMPOSITE FLOOR PLAN -  
 SECOND FLOOR

JOB NO:  
 21-121

SHEET NO:  
 A-102

**LEGEND**

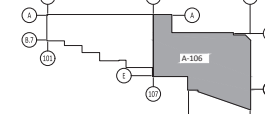
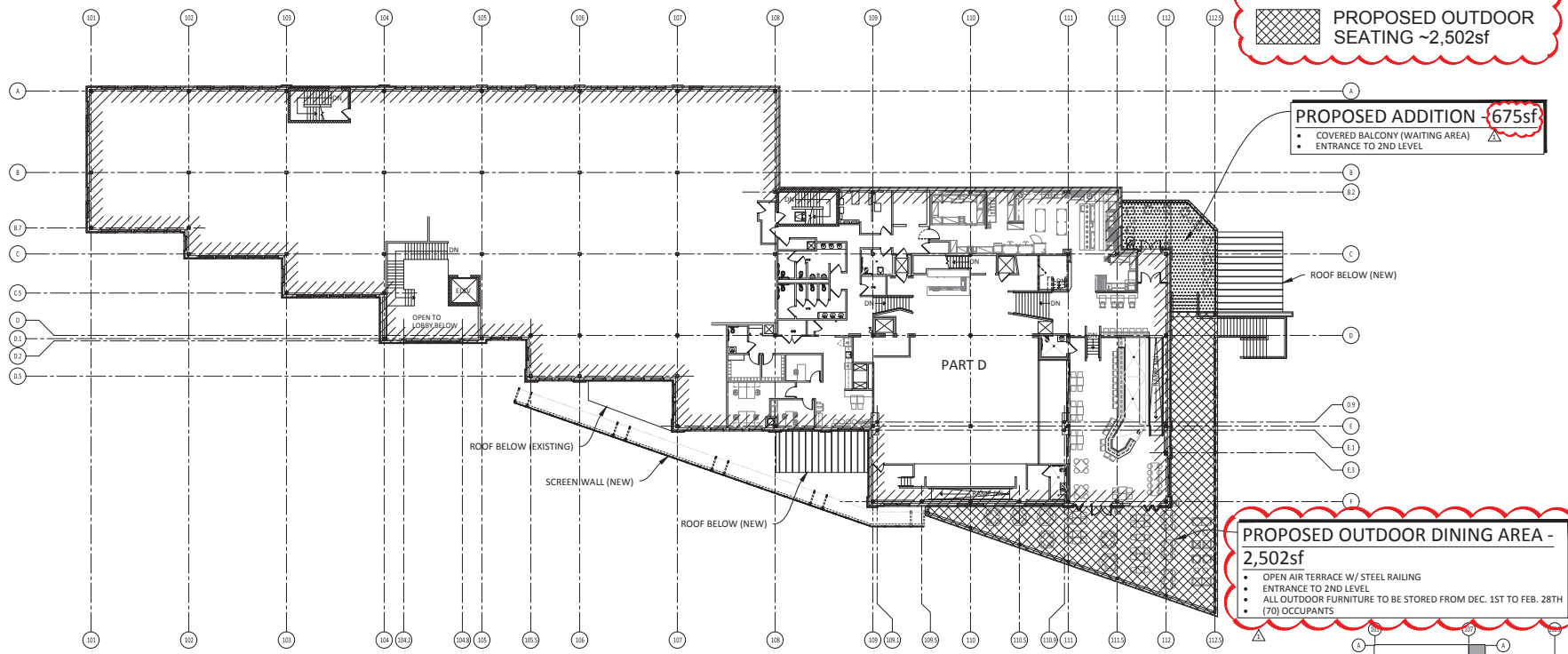
- EXIST. SECOND FLOOR FOOTPRINT ~26,848sf
- PROPOSED SECOND FLOOR ADDITIONS ~3,177sf (includes proposed covered and open seating areas)
- PROPOSED OUTDOOR SEATING ~2,502sf

**PROPOSED ADDITION - 675sf**

- COVERED BALCONY (WAITING AREA)
- ENTRANCE TO 2ND LEVEL

**PROPOSED OUTDOOR DINING AREA - 2,502sf**

- OPEN AIR TERRACE W/ STEEL RAILING
- ENTRANCE TO 2ND LEVEL
- ALL OUTDOOR FURNITURE TO BE STORED FROM DEC. 1ST TO FEB. 28TH
- (70) OCCUPANTS



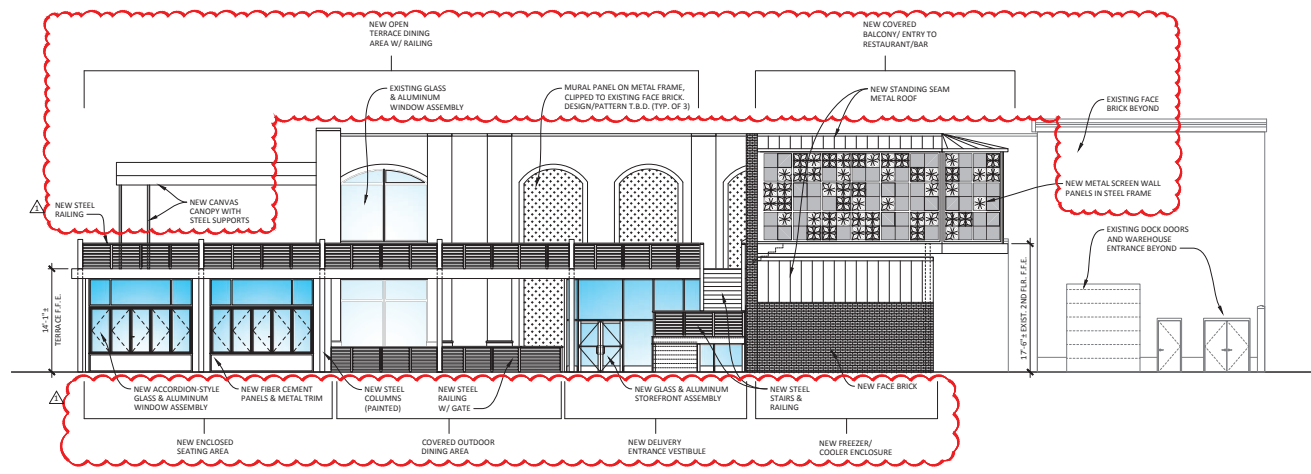
COMPOSITE FLOOR PLAN - SECOND FLOOR  
 SCALE: 3/16" = 1'-0"



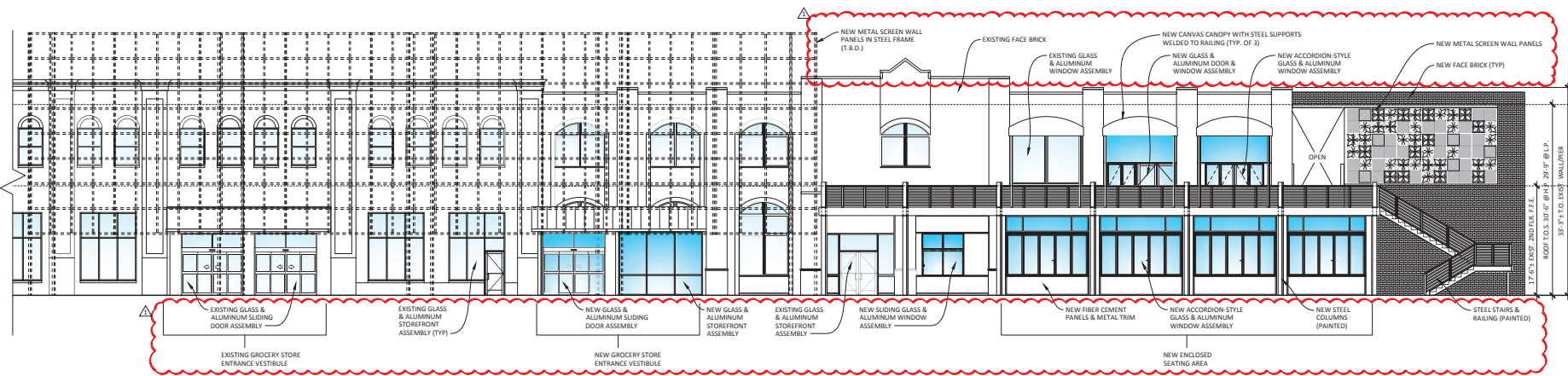
## FACADE MATERIALS AND ELEVATIONS

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**NOTE:**  
 NO NEW ROOFTOP EQUIPMENT IS PLANNED  
 AT THIS TIME. ANY NEW ROOFTOP EQUIPMENT  
 WILL BE PROPERLY SCREENED PER APPLICABLE  
 ORDINANCES.



**SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0" 2



**WEST ELEVATION**  
 SCALE: 1/8" = 1'-0" 1

Proposed  
**NOBLE VILLAGE**  
 42705 GRAND RIVER AVE.  
 NOVI, MI 48375

08.05.2022 PRELIMINARY SITE PLAN APPROVAL  
 09.10.2022 PRE-APPLICATION SUBMITTAL

REV DATE ISSUED  
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DRAWN BY: MV  
 CHECKED BY: BK  
 IN CHARGE: BK  
 SHEET NAME:  
 EXTERIOR ELEVATIONS

JOB NO: 21-121  
 SHEET NO: A-201

Proposed  
**NOBLE VILLAGE**

42705 GRAND RIVER AVE.  
 NOVI, MI 48375

REV	DATE	ISSUED
Δ	08.05.2022	PRELIMINARY SITE PLAN APPROVAL
	06.10.2022	PRE-APPLICATION SUBMITTAL

This drawing is an instrument of service, remains the property of Design Architectural Group, Inc. Any changes, alterations, or modifications shall be provided unless expressly approved.

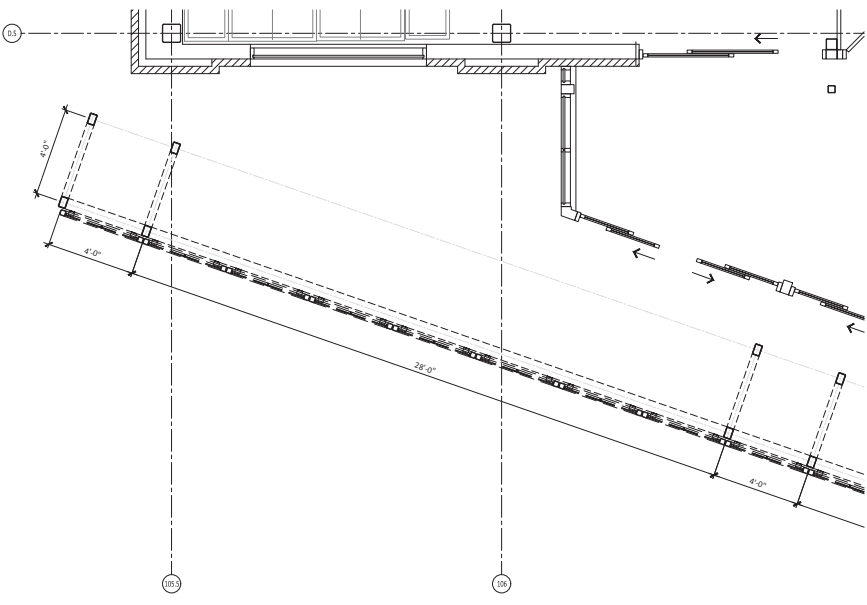
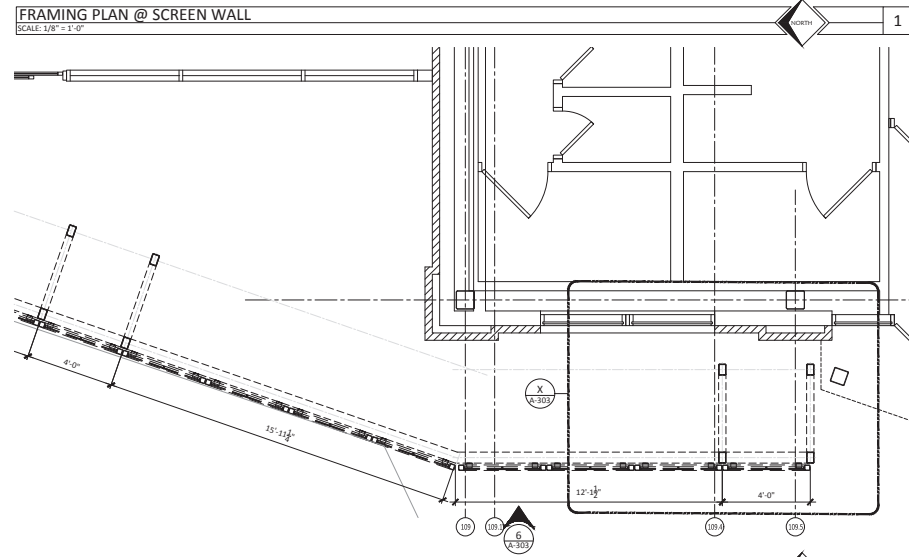
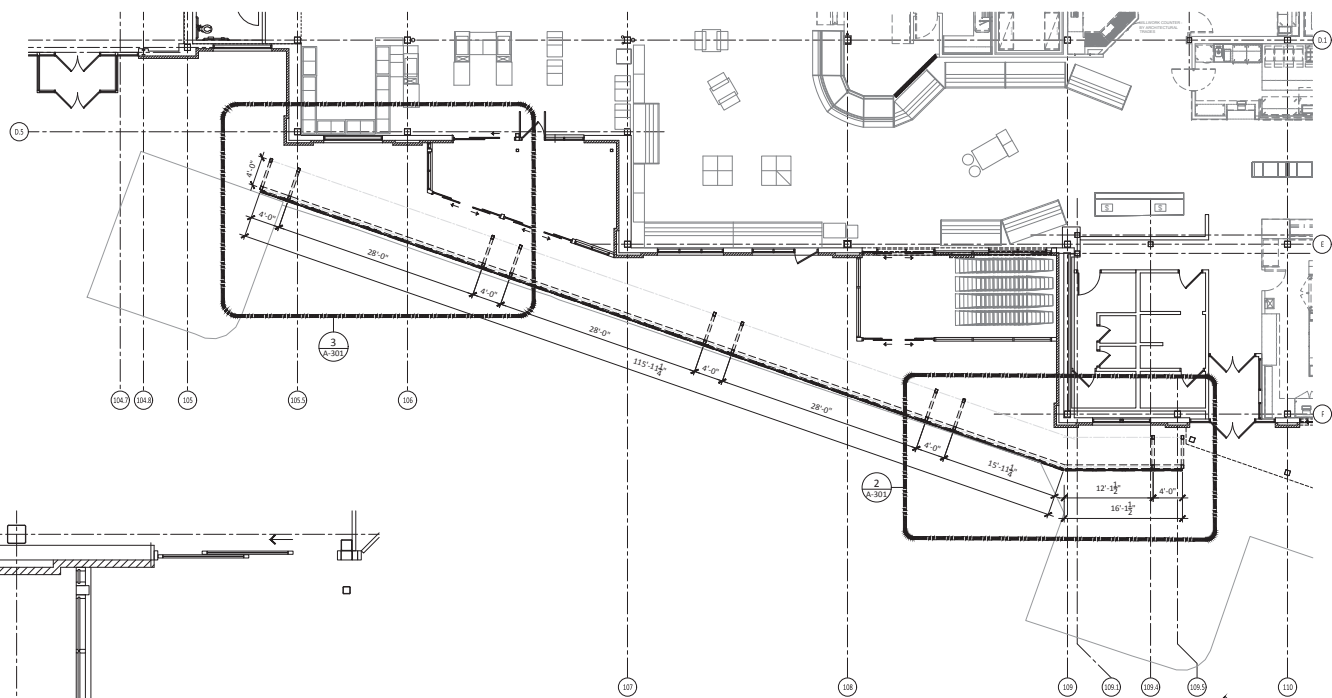


DRAWN BY: RO  
 CHECKED BY: BK  
 IN CHARGE: BK

SHEET NAME:  
 ENLARGED PLANS AND DETAILS

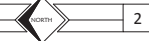
JOB NO: 21-121

SHEET NO: A-301



ENLARGED PARTIAL FRAMING PLAN  
 SCALE: 3/8" = 1'-0"

ENLARGED PARTIAL FRAMING PLAN  
 SCALE: 3/8" = 1'-0"



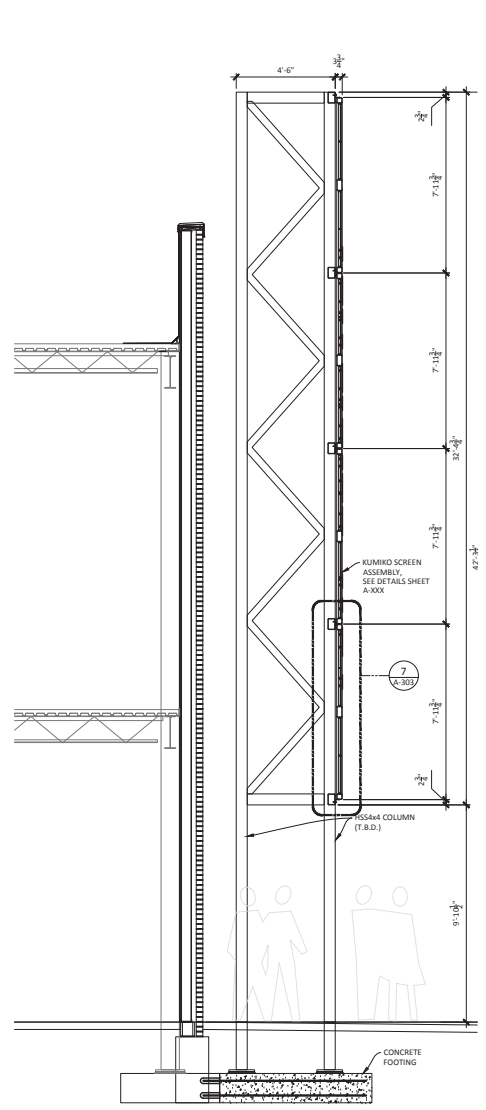




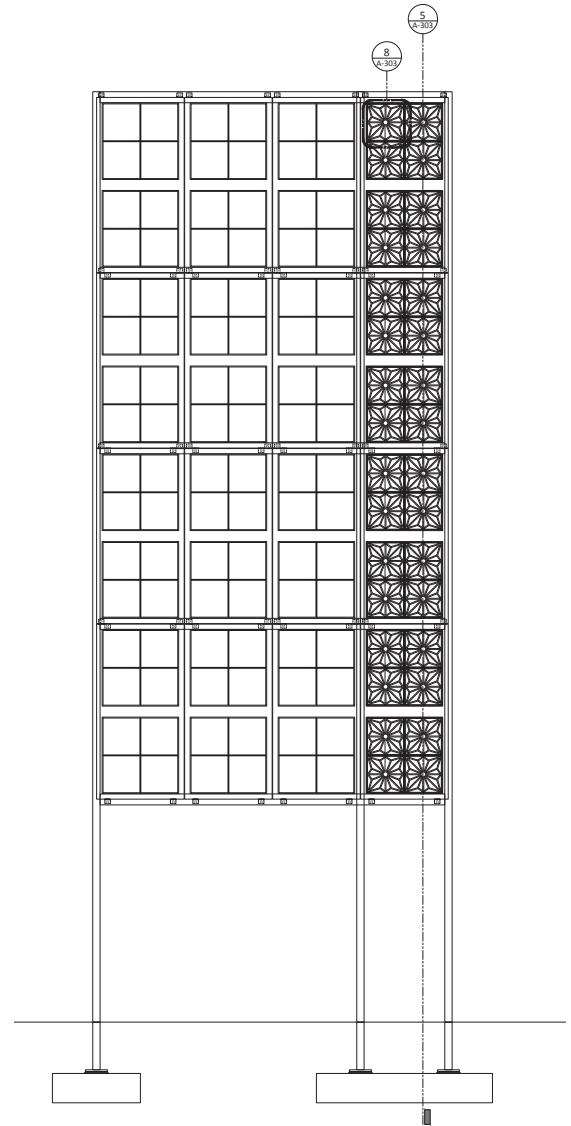
**NOBLE VILLAGE**

Proposed  
**NOBLE VILLAGE**

42705 GRAND RIVER AVE.  
 NOVI, MI 48375



**SECTION**  
 SCALE: 3/8" = 1'-0" 5



**PARTIAL ELEVATION**  
 SCALE: 3/8" = 1'-0" 4


Δ	08.05.2022	PRELIMINARY SITE PLAN APPROVAL
	06.10.2022	PRE-APPLICATION SUBMITTAL
REV	DATE	ISSUED

This drawing is an instrument of service, remains the property of Design Architectural Group, Inc. Any changes, alterations or modifications shall be provided unless expressly approved.



DRAWN BY: RO  
 CHECKED BY: BK  
 IN CHARGE: BK

SHEET NAME:  
 SECTIONS AND DETAILS

JOB NO:  
 21-121

SHEET NO:  
 A-302

## PLANNING REVIEW

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# PLAN REVIEW CENTER REPORT

## Planning Review

### NOBLE VILLAGE

JSP 22-26

September 14, 2022

#### PETITIONER

Detroit Architectural Group

#### REVIEW TYPE

Preliminary Site Plan

#### PROPERTY CHARACTERISTICS

Section	23	
Site Location	42705 Grand River Ave, Suite 201; East of Novi Rd, south of Grand River Ave; 22-23-176-016	
Site School	Novi Community School District	
Site Zoning	TC-1 Town Center 1	
Adjoining Zoning	North	TC-1 Town Center 1
	East	TC-1 Town Center 1
	West	TC-1 Town Center 1
	South	TC-1 Town Center 1
Current Site Use	One World Market (Specialty Market)	
Adjoining Uses	North	Vacant (Future: Sakura Novi)
	East	Main Street Village Apartments Access Drive & Belle Tire
	West	Main Street Commercial Uses
	South	Main Street Village Apartments
Site Size	3.85 acres	
Plan Date	August 1, 2022	

#### PROJECT SUMMARY

The applicant is proposing a range of improvements to the current site of One World Market and the former Library Pub. These improvements include major changes to the façade of the building, landscape changes, and a total of 2,170 square feet in building additions to accommodate a few new uses of the site including an expanded Asian Grocery Store (One World Market), an Asian food hall anchored by Noble Fish Sushi and White Wolf Japanese Patisserie, an Izakaya bar, and community meeting spaces on the second and third floor of the building. The applicant has indicated that over \$10 million will be invested in project and it will create over 100 new jobs (increase from 38 current employees to 160 employees). The site is located at 42705 Grand River Avenue, Suite 200, and is zoned TC-1 Town Center 1. The Future Land Use map indicates TC Commercial for the entirety of the property.

## RECOMMENDATION

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**Approval of the Preliminary Site Plan is recommended by staff.** The plan mostly conforms to the requirements of the Zoning Ordinance, with any deviations noted below. All reviewers recommend approval of the Preliminary Site Plan.

## ORDINANCE REQUIREMENTS

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This project was reviewed for compliance with the Zoning Ordinance, with respect to Article 3 (Zoning Districts), Article 4 (Use Standards), Article 5 (Site Standards), and any other areas of the ordinance, as noted. The plans show general compliance with ordinance requirements. Please address the items in **bold** with the next submittal.

1. Open Space Area for TC-1 (Sec. 3.27.1.F): The Town Center 1 Zoning district typically requires open space coverage of 15% (permanently landscaped open areas and pedestrian plazas). Currently, the plan provided indicates that 15.4% landscaped open space is provided. **Please identify the location of the open space on the landscape plan.**
2. Site Plans (Sec. 3.27.1.A): Any proposed site plan under 5 acres in size requires Planning Commission approval in the Town Center District. **Therefore, Planning Commission approval of the Preliminary Site Plan is required.**
3. Façade Materials (Sec. 3.27.1.G): All sides of the building must have the same materials. Façade materials may deviate from brick or stone with Planning Commission approval. **The City's Façade Consultant supports the changes to the appearance of the site and recommends approval of the Preliminary Site Plan. A Section 9 Façade Waiver for minor overage of Fiber Cement Panels on the West and South Elevations is supported by the City's Façade Consultant and will require Planning Commission consideration.**
4. Required Parking Calculation (Sec. 5.2.12): Currently, 211 parking spaces are required for the existing Planned Commercial Center. In addition to the required 211 parking spaces, 35 parking spaces are potentially required due to the addition of approximately 2,264 square feet of outdoor seating area. In total, 246 parking spaces are required and 227 parking spaces are provided. These additional parking spaces are noted in part because the proposed additional square footage (i.e., net gain of outdoor seating area compared to the existing outdoor seating) of the outdoor seating area has not been provided. **Please provide this square footage—it is currently estimated to be 2,464 square feet, so that the parking requirements can be accurately reflected. If still below the required amount of parking spaces, please seek a reduction in the required parking spaces from the Zoning Board of Appeals, which would be supported by staff. Alternatively, please revise the site to include additional parking spaces.**
5. End Islands (Sec. 5.3.12): Currently, three existing parking bays are shown with more than 15 contiguous spaces without a landscaped end island. In addition, a painted end island is proposed near the loading dock to provide sufficient access. **This will require a landscape waiver, which is supported by staff if the three missing end islands are installed.**
6. Outdoor Restaurants (Sec. 4.84): The project is proposing an approximately 2,464 square foot addition to the outdoor seating capacity of the building. Listed below are items that should be addressed as part of the next submittal or should be noted.
  - a. Outdoor Seating Area (Sec. 4.84.1): Building Official approval of the outdoor seating area will be required.
  - b. Seasonal Requirement (Sec. 4.84.2): **Please provide a standard note on Sheet A107 indicating that "Outdoor seating shall be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles**

**removed from the exterior premises after November 30th. Outdoor seating shall not be the primary seating of the restaurant.”**

- c. Parking Requirements (Sec. 4.84.6): The additions proposed to the outdoor seating area increases the capacity of the first floor seating area by 16 occupants and increases the capacity of the second floor seating area by at least 70 occupants. The proposed capacity of the second floor seating area has not been provided. **Please provide the proposed capacity of the second floor seating area and the net addition of outdoor seating square footage (as noted in the required parking calculation). Based on Section 5.2 of the Zoning Ordinance, 35 additional parking spaces will be required.**
7. Rooftop Equipment and Wall Mounted Utility Equipment (Sec. 4.19.2.E.ii): At this time, no rooftop equipment has been shown, but may be needed as the project moves forward. **Please show any proposed rooftop equipment in the Final Site Plan submittal.**
8. Planning Chart: Please refer to the attached Planning Chart for additional comments to address in the next submittal.

#### **OTHER REVIEWS**

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- a. Engineering Review: Engineering is recommending approval of the Preliminary Site Plan with comments to be addressed on the Final Site Plan.
- b. Landscape Review: Landscape is recommending approval of the Preliminary Site Plan with comments to be addressed on the Final Site Plan.
- c. Traffic Review: Traffic is recommending approval of the Preliminary Site Plan with comments to be addressed on the Final Site Plan.
- d. Façade Review: Façade is recommending approval of the Preliminary Site Plan with comments to be addressed on the Final Site Plan.
- e. Fire Review: Fire is recommending approval of the Preliminary Site Plan with comments to be addressed on the Final Site Plan.

#### **NEXT STEP: PLANNING COMMISSION AND RESPONSE LETTER**

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The Preliminary Site Plan, any applicable Landscape Waivers, and the Stormwater Management Plan requires Planning Commission approval as a Matter of Consideration. This item will be tentatively scheduled to go before the Planning Commission as Matter for Consideration on **September 28, 2022, at 7pm** in the Novi Civic Center. Please provide the following via email by **September 21, 2022**:

1. Site Plan submittal in PDF format (maximum of 10MB). **NO CHANGES MADE.**
2. A response letter addressing ALL **bolded** comments from ALL the review letters and a request for waivers/variances as you see fit.
3. A color rendering of the Site Plan (to be used for Planning Commission presentation).

#### **FINAL SITE PLAN SUBMITTAL**

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

1. [Final Site Plan Application](#)
2. [Final Site Plan Checklist](#)
3. **Seven** copies of Final Site Plan sets (24" x 36", folded) addressing ALL comments from Preliminary Site Plan Review.
4. Response letter addressing ALL comments from ALL review letters and **refer to sheet numbers where the change is reflected.**
5. An itemized engineering cost estimate including sanitary sewer, watermain, storm sewer, paving and grading costs, size 8.5" x 11" (The cost estimate should not include soil erosion or demolition costs.)

6. An itemized landscaping cost estimate including greenbelt and greenbelt ornamental trees, perennials, pond plantings, shrubs, edging, mulch, seed mix and seeded lawn, size 8.5" x 11" (The cost estimate should not include woodland trees, replacement trees or mitigation.)
7. An [Other Agencies Checklist](#)

### **ELECTRONIC STAMPING SET SUBMITAL AND RESPONSE LETTER**

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

### **STAMPING SET APPROVAL**

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Stamping sets will be required for this project. After having received all the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies, folded, with signature and seals on each sheet (may be electronic)** to the Community Development Department for Final Stamping Set approval.

### **PRE-CONSTRUCTION MEETING**

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At this time, **a Pre-Construction meeting is required for this project**. Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled, so it is suggested you contact Sarah Marchioni [248.347.0430 or [smarchioni@cityofnovi.org](mailto:smarchioni@cityofnovi.org)] once the Final Site Plan has been approved to begin the Pre-Con checklist. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah.

### **CHAPTER 26.5**

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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 [ccarroll@cityofnovi.org](mailto:ccarroll@cityofnovi.org).



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Christian Carroll, Planner



## PLANNING REVIEW CHART: TC-1, Town Center-1 District

**Review Date:** September 14, 2022  
**Review Type:** Preliminary Site Plan Review  
**Project Name:** **JSP22-26 NOBLE VILLAGE**  
**Location:** 42705 Grand River Ave, Suite 201, 22-23-176-016  
**Plan Date:** August 1, 2022  
**Prepared by:** Christian Carroll, Planner  
**E-mail:** [ccarroll@cityofnovi.org](mailto:ccarroll@cityofnovi.org) **Phone:** (248) 735-5607

- **Bold:** Items that need to be addressed by the applicant with next submittal
- **Bold and Underline:** Planning Commission waiver or ZBA variance required
- *Italics:* Notes to be noted

Item	Required Code	Proposed	Meets Code	Comments
<b>Zoning and Use Requirements</b>				
<b>Master Plan</b> <i>(Adopted July 26, 2017)</i>	TC Commercial	TC Commercial	Yes	
<b>Town Center Area Study</b>	This site is in study area boundary for Town Center Area study adopted in 2014	Main Street Area – Specialty Market	Yes	<i>Pedestrian amenities required</i>
<b>Zoning</b> <i>(Effective Jan. 8, 2015)</i>	Town Center-1	Fast Food Restaurant, Retail, Business Office	Yes	<i>Fast food without drive-through/walk-up window is a permitted use, retail and office is a permitted use</i>
<b>Phasing</b>	Show proposed phasing lines on site plan if applicable. Describe scope of work for each phase. Each phase should be able to stand on its own with regards to utilities and parking	Not proposed	NA	
<b>Height, bulk, density and area limitations</b>				
<b>Frontage on a Public Street</b> <i>(Sec. 5.12)</i>	Frontage upon a public street is required	Frontage on Grand River Ave	Yes	
<b>Access To Major Thoroughfare</b> <i>(Sec. 5.13)</i>	Access to major thoroughfare is required, unless the property directly across the street between the driveway and major thoroughfare is either multi-family or non-residential	Access to Grand River Ave	Yes	
<b>Open Space Area for TC1</b> <i>(Sec. 3.27.1.F)</i>	15% (permanently landscaped open areas and pedestrian plazas).	15.4% indicated	Yes	<b>Please identify the location of the open space on the landscape plan.</b>

Item	Required Code	Proposed	Meets Code	Comments
<b>Maximum % of Lot Area Covered</b> (By All Buildings) (Sec. 3.6.2 D)	No Maximum	Complies	NA	
<b>Building Height</b> (Sec.3.1.26.D)	5 stories or 65 ft, whichever is less	42 foot screen wall	Yes	
<b>Building Setbacks (Sec 3.1.26 D) and (Sec. 3.27.1.C)</b>				
<b>Arterials: Front (Grand River Ave)</b>  50 feet minimum from all exterior lot lines  15 feet minimum for front side, for interior lot lines	Front (North): 50 feet  Interior Side Yard (West): 15 feet  Interior Side Yard (East): 15 feet  Rear Yard (South): 15 feet	Front (North): 18 ft  Interior Side Yard (West): 160 ft  Interior Side Yard (East): 21 ft  Rear Yard (South): 84 ft	Yes	<i>The non-compliant setback is in the front yard and is not changing.</i>
<b>Non-residential collectors and local streets</b>	0 feet minimum	NA	NA	
<b>Parking Setback (Sec 3.1.25.D)</b>				
<b>Front (north)</b>	20 ft	20 ft	Yes	<i>Existing – no change</i>
<b>Interior Side Yard (West)</b>	10 ft	10 ft	Yes	<i>Existing – no change</i>
<b>Interior Side Yard (East)</b>	10 ft	NA	NA	
<b>Rear Yard (south)</b>	10 ft	0 ft	Yes	<i>Existing – no change</i>
<b>Note To District Standards (Sec 3.6.2)</b>				
<b>Exterior Side Yard Abutting a Street</b> (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	NA	NA	
<b>Minimum lot area and width</b> (Sec 3.6.2.D)	Except where otherwise provided in this ordinance, the minimum lot area and width, maximum percentage of lot coverage shall be determined by the requirements set forth.	Complies	Yes	
<b>Yard setbacks</b> (Sec 3.6.2.H&L)	If site abuts a residential zone, buildings must be set back at least 3' for each 1' of building height, but in no case can be less than 20' setback	Does not abut a residential district	NA	



Item	Required Code	Proposed	Meets Code	Comments
<b>Wetland/Watercourse Setback</b> (Sec 3.6.2.M)	A setback of 25 ft. from wetlands and from high watermark course shall be maintained	Complies – no wetland	NA	
<b>Parking setback screening</b> (Sec 3.6.2.P)	Required parking setback area shall be landscaped per Section 5.5.3.	Appears to comply	Yes	<i>Refer to Landscape review for more details.</i>
<b>Modification of parking setback requirements</b> (Sec 3.6.2.Q)	The Planning Commission may modify parking setback requirements based on its determination according to Sec 3.6.2.Q.	Does not apply	NA	
<b>TC-1 District Required Conditions</b> (Sec 3.27)				
<b>Site Plans</b> (Sec. 3.27.1.A)	Site area under 5 acres: Requires Planning Commission approval; Site area over 5 acres: Requires City Council approval upon Planning Commission recommendation	The subject parcel is less than 5 acres (3.85 acres).	Yes	<b><u>Planning Commission approval is required.</u></b>
<b>Surface parking lot screening</b> (Sec. 3.27.1.D)	Surface parking areas must be screened by either a 2.5 ft. brick wall, semitransparent screening or a landscaped berm from all public ROW (access easement for private roads)	Not proposed – existing lot with screening	Yes	<i>Consider screening parking with 2.5 foot brick wall, semitransparent screening, or a landscaped berm.</i>
	For TC-1, No front yard or side yard parking on any non-residential collector.	Does not apply	NA	
<b>Architecture/Pedestrian Orientation</b> (Sec. 3.27.1.E)	No building in the TC-1 district shall be in excess of one-hundred twenty-five (125) feet in width unless pedestrian entranceways are provided at least every one-hundred twenty-five (125) feet of frontage.	Building width is greater than 125 feet, but entrances are provided every 125 feet	Yes	
<b>Façade materials</b> (Sec. 3.27.1.G)	All sides of the building and accessory buildings must have the same materials. Façade materials may deviate from brick or stone with PC approval.	Appears to have consistent materials – Section 9 Waiver Required.	Yes	<b>A Section 9 Façade Waiver for minor overage of Fiber Cement Panel is required. See Façade Review for more information.</b>
<b>Parking, Loading, Signs, Landscaping, Lighting, Etc.</b>	Off-street parking can be reduced by # of on-street parking adjacent to a use	On-street parking is not proposed, but existing nearby	NA	

Item	Required Code	Proposed	Meets Code	Comments
(Sec. 3.27.1.H)	PC may allow parking requirement reduction when parking areas serve dual functions.	Not proposed	TBD	<b>Proposed parking count is lower than the required amount. Provide additional parking information of adjacent lots to justify.</b>
	Special assessment district for structured park	Not proposed	NA	
<b>Sidewalks Required</b> (Sec. 3.27.1.I)	For TC-1 only, Sidewalks required along non-residential collector to be 12.5 ft. wide. 5 foot sidewalk required along Grand River.	Site improvements to the sidewalk system proposed and 5 foot wide sidewalk existing on Grand River Ave	Yes	
	Direct pedestrian access between all buildings and adjacent areas		Yes	
<b>Bicycle Paths</b> (Sec. 3.27.1.J)	Bike paths required to connect to adjacent residential & non-residential areas.	No sidewalk, not adjacent to residential.	NA	
<b>Development amenities</b> (Sec. 3.27.1.L)	All sites must incorporate amenities such as exterior lighting, paved activity nodes, outdoor furniture, and planters in accordance with Town Center Study Area.	Existing Site – improvements proposed (Zen Garden, Gazebo)	Yes	
<b>Combination of use groups within a single structure</b> (Sec. 3.27.1.M) (Sec.3.27.2.B)	Additional regulations per Sec. 3.27.1.M and 3.27.2.B apply if combination of uses proposed in same building	Residential uses not proposed	NA	
<b>Street and Roadway Rights-Of-Way</b> (Sec. 3.27.1.N)	Nonresidential collector and local streets shall provide ROWs consistent with DCS standards	ROW has already been dedicated	Yes	
<b>Parking, Handicap Parking and Bike Requirements</b>				
<b>Required Parking Calculation</b> (Sec. 5.2.12)	Planned Commercial Center: 1:250 SF GLA, (55,352 sf – 2,464 SF (new outdoor seating area))/250 sf = <u>211 spaces</u> (221 shown as required)  Restaurant (Sit Down): 1: 70 SF GFA OR 1 per 2 employees + 1 per 2 customers allowed under maximum capacity, whichever is greater. ~2,464	227 total parking spaces shown	<b>Yes?</b>	<b>Please clearly denote the proposed additional square footage of the outdoor seating area. It is estimated to be 2,464 square feet. Please seek a reduction in the required parking spaces from the ZBA, which is supported by staff, or revise, as necessary.</b>

Item	Required Code	Proposed	Meets Code	Comments
	SF/70 = <u>35 spaces</u>  <b>Total spaces required: 246</b>			
<b>Barrier Free Spaces</b> <i>Barrier Free Code</i>	7 spaces required: 5 standard accessible and 2 van accessible	9 van accessible provided	Yes	
<b>Barrier Free Space Dimensions</b> <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 8' wide with a 5' wide access aisle for regular accessible spaces	8' wide spaces with an 8' wide access aisle	Yes	
<b>Barrier Free Signs</b> <i>Barrier Free Code</i>	One sign for each accessible parking space.	Some signs shown – existing	Yes	<i>Shall comply with ADA standards, as necessary.</i>
<b>Parking Lot Design Requirements (Sec. 5.3.2)</b>				
<b>Parking Space Dimensions and Maneuvering Lanes</b> <i>(Sec. 5.3.2)</i>	- 90° Parking: 9 ft. x 19 ft. - 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed as long as detail indicates a 4" curb at these locations - 60° 9 ft. x 18 ft.	9' x 19' spaces  Access aisles are 24' wide	Yes	
<b>Parking lot entrance offset</b> <i>(Sec. 5.3.6)</i>	Parking lot entrances must be set back 25' from any single-family residential district.	Subject property does not abut single-family residential district.	NA	
<b>End Islands</b> <i>(Sec. 5.3.12)</i>	- 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 ft. wide, have an outside radius of 15 ft., and be constructed 3 ft. shorter than the adjacent parking stall	- Southwest Parking Bay (16 spaces) - West Parking Bay (22 spaces) - South Parking Bay (32 spaces) - 1 painted end island	<b>No</b>	<b>Please provide justification for the end island waivers and the proposed painted end island. <u>This request will be considered as part of the Planning Commission motion.</u></b>
<b>Parking stall located adjacent to a parking lot entrance</b> <i>(public or private) (Sec. 5.3.13)</i>	- 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	Complies	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Minimum number of Bicycle Parking</b> (Sec. 5.16.1)	5% of the required parking, minimum of 2 spaces. 246 x 5% = 12 spaces required	Not required	NA	<i>Expansion is less than 10% (~8%) as shown on the plans.</i>
<b>Bicycle Parking General requirements</b> (Sec. 5.16)	<ul style="list-style-type: none"> <li>- No farther than 120 ft. from the entrance being served</li> <li>- When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations</li> <li>- Spaces to be paved and the bike rack shall be inverted "U" design</li> <li>- Shall be accessible via 6 ft. paved sidewalk</li> </ul>	Not required	NA	
<b>Bicycle Parking Lot layout</b> (Sec 5.16.6)	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	Not required	NA	
<b>Loading Space</b> (Sec. 5.4.2)	TC District: loading space shall be provided in the rear yard (or in the interior side yard beyond the side yard setback for double frontage lots)	Located in the interior side yard.	Yes	<i>No change – existing.</i>
<b>Loading Space Area</b> (Sec. 5.4.2)	Ratio of 10 sq. ft. per front foot of building. 45'x10 = <b>450 SF required</b>	1,450 sf and secondary loading provided	Yes	<i>Addition of secondary loading.</i>
<b>Loading Space Screening</b> (Sec. 5.4.2 B)	Loading area must be screened from view from adjoining properties and from the street.	Provided	Yes	
<b>Dumpster</b> (Sec 4.19.2.F)	<ul style="list-style-type: none"> <li>- Located in rear yard</li> <li>- Attached to the building or no closer than 10 ft. to building if not attached</li> <li>- Not located in parking setback 20 ft. setback required.</li> <li>- Away from BF Spaces</li> </ul>	Located in the rear yard, setbacks met	Yes	

Item	Required Code	Proposed	Meets Code	Comments
<b>Dumpster Enclosure</b> Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> <li>- Screened from public view</li> <li>- A wall or fence 1 ft. higher than height of refuse bin</li> <li>- And no less than 5 ft. on three sides</li> <li>- Posts or bumpers to protect the screening</li> <li>- Hard surface pad.</li> <li>- Screening Materials: Masonry, wood or evergreen shrubbery</li> </ul>	Enclosure existing	Yes	No change proposed.
<b>Sit-Down Restaurants (Sec. 4.27.C)</b>				
<b>Permitted Uses (Sec. 4.27.C)</b>	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	No drive-through	Yes	
<b>Outdoor Restaurants (Sec. 4.84)</b>				
<b>Outdoor Seating Area (Sec. 4.84.1)</b>	If the seating area is proposed to be added for an existing business, a plan providing sufficient information to determine compliance with Section 4.84 shall be submitted for review and approval.	Site Plan provided	Yes	Building Official approval will be required.
<b>Seasonal Requirement (Sec. 4.84.2)</b>	Outdoor seating shall be permitted between March 1st and November 30th with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles removed from the exterior premises after November 30th. Outdoor seating shall not be the primary seating of the restaurant.	Not provided	No	<b>Provide note on Sheet A107. This is a condition of approval.</b>
<b>Pathway Width (Sec. 4.84.3)</b>	Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of six (6) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Chairs	6 foot pathway, furniture shown	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	and tables shall be of a quality durable material such as metal or wood. Waste receptacles shall be provided in instances where wait staff does not clear all tables.			
<b>Alcohol Service</b> (Sec. 4.84.4)	Outdoor seating areas shall be required to be enclosed in instances where there is alcohol service.	Proposed on second floor	Yes	
<b>Seating in ROW</b> (Sec. 4.84.5)	For outdoor seating areas located within any public right-of-way, approval by the corresponding jurisdiction (i.e. City of Novi, MDOT or Road Commission for Oakland County) is required.	Not in ROW	Yes	
<b>Parking Requirements</b> (Sec. 4.84.6)	For plans showing more than twenty (20) occupants within the outdoor seating area, requirements for off-street parking for outdoor restaurants shall be computed according to the standards contained in Section 5.2, as indicated for restaurant use.	Continuation of 76 enclosed seating spaces, 16 new outdoor seating spaces (1 <sup>st</sup> floor). On the 2 <sup>nd</sup> floor, at least 70 new outdoor seating spaces are proposed.	TBD	<b>Please provide the entire seating capacity and square footage of the second floor outdoor terrace. Based on Section 5.2, 35 additional parking spaces will be required.</b>
<b>Hours of Operation</b> (Sec. 4.84.7)	The hours of operation for the outside restaurant shall be consistent with the hours of operation of the inside restaurant.	Shall comply – provided	Yes	
<b>Site Plan Review</b> (Sec. 4.84.8)	If the seating area proposed contains more than twenty (20) occupants or if hardscape or landscape improvements are proposed as part of the outdoor seating area, a site plan prepared in accordance with Section 6.1 shall be submitted for administrative review and approval by the Planning Division staff.	Site plan provided	Yes	
<b>Retail Business Use in Town Center District</b> (Sec. 4.78.3)				
<b>Sidewalk</b> (Sec. 4.78.3.i)	At least 6 feet of sidewalk width is clear for pedestrian	6 foot clearance provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	traffic.			
<b>Merchandise</b> (Sec. 4.78.3.ii)	All merchandise and equipment are kept indoors during non-business hours.	Provided	Yes	
<b>Lighting and Photometric Plan</b> (Sec. 5.7) – <i>Additional requirements removed currently.</i>				
<b>Intent</b> (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare, reduce spill-over onto adjacent properties & reduce unnecessary transmission of light into the night sky	No plan is provided at this time – none proposed	NA	
<b>Building Code and Other Requirements</b>				
<b>Accessory Structures</b> (Sec. 4.19)	- Each accessory building shall meet all setback requirements for the zoning district in which the property is situated - Shall meet the façade ordinance standards	None proposed	NA	
<b>Roof top equipment and wall mounted utility equipment</b> (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	To be determined	<b>TBD</b>	<b>Rooftop equipment to be shown in the Final Site Plan Submittal.</b>
<b>Exterior Building Wall Façade Materials</b> (Sec. 5.15)	Region 1 level façade	Appears to comply	<b>TBD</b>	<b>Section 9 Façade waiver is required.</b>
<b>Building Code</b>	Building exits must be connected to sidewalk system or parking lot.	Sidewalk connections existing.	Yes	
<b>Design and Construction Standards Manual</b>	Land description, Sidwell number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	Provided.	Yes	
<b>General layout and dimension of proposed physical improvements</b>	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate	Provided.	Yes	<i>Provide additional information as requested in all reviews</i>

Item	Required Code	Proposed	Meets Code	Comments
	public or private).			
<b>Economic Impact</b>	- Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known)	\$10 million investment, increase of total employees from 38 to 160 employees	Yes	
<b>Signage</b>  <b>See link below (Chapter 28, Code of Ordinances)</b>	- Signage if proposed requires a permit. - Signage is not regulated by the Planning Commission or Planning Division.	Not applicable	NA	Contact Maureen Underhill at 248-735-5602, or <a href="mailto:munderhill@cityofnovi.org">munderhill@cityofnovi.org</a> if any new signage is proposed.
<b>Property Address</b>	The applicant should contact the Building Division for an address prior to applying for a building permit.	Not applicable	NA	Contact Brain Riley at 248-347-0438, or <a href="mailto:briley@cityofnovi.org">briley@cityofnovi.org</a> if any new addresses are required.
<b>Project and Street Naming Committee</b>	Some projects may need approval from the Street and Project Naming Committee.	Not proposed	NA	Contact Ben Peacock at 248-347-0579 or <a href="mailto:bpeacock@cityofnovi.org">bpeacock@cityofnovi.org</a>

**NOTES:**

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



## ENGINEERING REVIEW

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# PLAN REVIEW CENTER REPORT

09/09/2022

## Engineering Review

Noble Village Novi  
JSP22-0026

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### Applicant

Detroit Architectural Group

### Review Type

Preliminary Site Plan

### Property Characteristics

- Site Location: Existing One World Market, south side of Grand River between Novi Road and Meadowbrook Road
- Site Size: 3.85 acres
- Plan Date: 08/05/2022
- Design Engineer: Stonefield Engineering & Design

### Project Summary

- Renovation of the existing One World Market building, including small building expansions and reconfiguration of a portion of the parking lot.
- A portion of 8-inch water main will be relocated due to the building expansion. Otherwise, no changes to the existing water mains or service are proposed.
- No changes to the existing sanitary sewer service are proposed.
- No changes to the existing storm sewer collection system or off-site regional detention basin are proposed.

### Recommendation

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

### Comments:

The Preliminary Site Plan meets the general requirements of 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. Provide a note on the plans that all work shall conform to the current City of Novi standards and specifications.
2. Provide a traffic control sign table listing the quantities of each **permanent** sign type proposed for the development. Provide a note along with the table stating all traffic signage will comply with the current MMUTCD standards.
3. Provide a note that compacted sand backfill (MDOT sand Class II) shall be provided for all utilities within the influence of paved areas, and illustrate and label on the profiles.
4. If applicable, provide a utility crossing table indicating that at least 18-inch vertical clearance will be provided, or that additional bedding measures will be utilized at points of conflict where adequate clearance cannot be maintained.
5. Where the minimum 18-inch clearance at utility crossings cannot be achieved, provide a prominent note stating the substandard clearance and that proper bedding/encasement will be determined by the inspecting engineer.
6. For common area irrigation systems connected to public water supplies: Install a backflow prevention Reduced Pressure Zone Assembly (RPZ) with an ASSE 1013 listing approval at each tap to the public water supply. A minimum clearance of 12-inches measured from the bottom of pressure relief valve to the finished landscaped grade shall be required. Provide a detail showing the RPZ installation setup and height above grade. If backflow preventer is to be enclosed, provide a detail of the enclosure with required drainage outlets. Show all locations on a site plan. A plumbing permit is required for the installation of the backflow preventer. Installation of the backflow preventer shall be in such a manner as to not require blowing out the system through the backflow preventer. Drain ports and blow out ports shall be included. Any deviations from these requirements must be approved through the Novi Water & Sewer Division Cross Connection Control Specialist (248-735-5661).

**Water Main**

7. **Stonefield has provided an updated ALTA showing that existing water main is not located in an existing easement.**
  - a. **Provide a 20-foot-wide easement for all existing pipe to remain, plus the proposed (relocated) portion. Show the proposed easement lines on the plan.**
  - b. **Per City requirement, all 8-inch water main is considered public and will require a State permit.**
8. **Water main material shall be Class 54 ductile iron instead of C909. Revise callouts and material table.**
9. **Per current EGLE requirement, provide a profile for all proposed water main 8-inch and larger.**

10. **In the general notes and on the profile, add the following note: “Per the Ten States Standards Article 8.8.3, one full 20-foot pipe length of water main shall be used whenever storm sewer or sanitary sewer is crossed, and the pipe shall be centered on the crossing, in order to ensure 10-foot separation between water main and sewers.” Additionally, show the 20-foot pipe lengths on the profile.**
11. **Only once no further design changes are anticipated,** three (3) sealed sets of revised utility plans along with the Michigan Department of Environment, Great Lakes & Energy (EGLE) permit application for water main construction, the Streamlined Water Main Permit Checklist, and electronic utility plan should be submitted to the Engineering Division for review. Utility plan sets shall include only the cover sheet, any applicable utility sheets, and the standard detail sheets.

### **Storm Sewer**

12. No modifications to storm sewer are proposed. The proposed parking lot modifications will continue to direct runoff over pavement and towards existing catch basins.

### **Storm Water Management Plan**

13. Additional detention will not be required for the following reasons:
  - a. The impervious surface is changing insignificantly.
  - b. Changes to the overall site layout are not substantial.
  - c. Storm water is currently flowing, and will continue to flow, to the existing off-site detention basin south of the property.
  - d. Detention is assumed to be provided by the existing basin at the 100-year storm rate, per recent research for a development in the area.

### **Paving & Grading**

14. Provide a construction materials table on the Paving Plan listing the quantity and material type for each pavement cross-section being proposed.
15. If proposed, label specific ramp locations on the plans where detectable warning surface is to be installed.
16. Although the City standard parking lot cross section will not be required due to the limited area being removed and replaced, indicate an approximate depth of pavement milling and/or removal. If base stone is placed or modified, crushed concrete is not allowed within 100 feet of the existing wetland south of the parcel.
17. Noted that the painted parking island is intended and justified. Variance may be required from the Zoning Board of Appeals.

### **Flood Plain**

18. The 100-year floodplain does not appear to traverse the site.

**Soil Erosion and Sediment Control**

19. A SESC permit is required since the improvements are within 500 feet of a wetland. Although the SESC sheet is noted in the plan set, a full review has not been completed at this time. The review checklist detailing all SESC requirements is attached to this letter. Please 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>.

**The following must be submitted with the Final Site Plan:**

20. 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.**
21. 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 main) and on-site paving (square yardage).

**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.)*

22. 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.

**The following must be addressed prior to construction:**

23. A pre-construction meeting shall be required prior to any site work being started. Please contact Sarah Marchioni in the Community Development Department to setup a meeting (248-347-0430). **Be advised that scheduling the pre-construction meeting can take 2-4 weeks.**
24. 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.
25. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any onsite utilities. Contact Heather Gendron at 248-844-5400 for more information.
26. Construction inspection fees in **an amount to be determined** must be paid to the Community Development Department.

27. Legal escrow fees in **an amount 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** (except for escrows that are \$50 or less). This amount includes engineering legal fees only. There may be additional legal fees for planning legal documents.
28. A street sign financial guarantee in **an amount to be determined** (\$400 per traffic control sign proposed) must be posted at the Community Development Department. Signs must be installed in accordance with MMUTCD standards.
29. 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.
30. A permit for water main construction must be obtained from EGLE. 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.

**The following must be addressed prior to issuance of a Temporary Certificate of Occupancy (TCO) approval for the development:**

31. The amount of the incomplete site work performance guarantee for any outstanding site improvement items (limited to top course of pavement and other minor items), is calculated at 1.2 times the amount required to complete the site improvements (as specified in the Performance Guarantee Ordinance).
32. All easements and agreements referenced above must be executed, notarized, and approved by the City Attorney and Engineering Division.
33. A Bill of Sale for the utilities conveying the improvements to the City of Novi must be submitted to the Community Development Department. This document is available on our website.
34. The City's consultant Engineer Spalding DeDecker will prepare the record drawings for this development. The record drawings will be prepared in accordance with Article XII, Design and Construction Standards, Chapter 11 of the Novi Code of Ordinances.
35. Submit a Maintenance Bond to the Community Development Department in **an amount to be determined** (equal to 25 percent of the cost of the construction of the utilities to be accepted). This bond must be for a period of two years from the date that the Utility Acceptance Permit is issued by the City of Novi Engineering Division. This document is available on our website.
36. Submit an up-to-date Title Policy (dated within 90 days of City Council consideration of acceptance) for the purpose of verifying that the parties

signing the Easement and Bill of Sale documents have the legal authority to do so. Please be sure that all parties of interest shown on the title policy (including mortgage holders) either sign the easement documents themselves or provide a Subordination Agreement. Please be aware that the title policy may indicate that additional documentation is necessary to complete the acceptance process.

**Prior to preparing stamping sets**, the Applicant is advised to provide any revised sheets directly to the Engineering Division for an informal review and approval.

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.

As I will no longer be with the City of Novi as of Tuesday, September 13, please contact the Engineering Division at (248) 347-0454 with any questions.

A handwritten signature in black ink, appearing to read "Victor F. Boron", with a long horizontal flourish extending to the right.

Victor Boron  
Project Engineer

cc: Christian Carroll, Community Development  
Ben Croy, PE, Engineering  
Humna Anjum, 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 the tree protection fencing at least as far from the trunk as the critical root zone, defined as a circular area around a tree with a radius measured to the tree’s longest dripline radius plus one (1) foot. No grading shall occur within the dripline. If the critical root zone is not fully protected, then replacements for that tree may be required.	<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 dams as necessary. Drainage ditches steeper than 3% shall be sodded.	<input type="checkbox"/>	
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

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# PLAN REVIEW CENTER REPORT

August 31, 2022

Noble Village

Preliminary Site Plan - Landscaping

## Review Type

Preliminary Landscape Review

## Job #

JSP22-0026

## Property Characteristics

- Site Location: 42705 Grand River Ave.
- Site Acreage: 2.12 ac.
- Site Zoning: I-1
- Adjacent Zoning: North, West: RM-1, East, South: I-1
- Plan Date: 5/21/2021

## 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 and underlined items must be addressed on Final Site Plans. Please follow guidelines of the Zoning Ordinance and Landscape Design Guidelines. This letter and the accompanying Landscape Chart are summaries and are not intended to substitute for any Ordinance.

## **RECOMMENDATION:**

This site is **recommended for approval for Preliminary Site Plans**. There are some nonconformities that are accepted, and some waivers that are supported to help with the Asian theme that the applicant is seeking. They can be addressed on the Final Site Plans.

## **LANDSCAPE WAIVERS THAT MAY BE REQUIRED FOR PROPOSED CONFIGURATION**

- Lack of decorative wall/fence along Grand River in front of the parking area – *supported by staff as the area will be heavily landscaped with a mix of plantings aimed at enhancing an Asian theme*
- Landscape waiver for deficiency in parking lot interior and perimeter trees – *supported by staff if suggestions for additions and changes on the landscape chart are implemented.*
- Landscape waiver for a minor deficiency in greenbelt trees provided – *supported by staff.*
- Undersized trees used as parking lot interior trees – *supported by staff to enhance the Asian appearance of the site.*

## Ordinance Considerations

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

1. **Please clearly identify the existing trees.**
2. **Please clearly identify all of the plantings to be removed on the Demolition Plan, and leave the labels for the existing trees to remain on the Landscape Plan.**

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

1. The project is adjacent to residentially-zoned property on the south side of the property.
2. An existing evergreen hedge provides some visual screening of the loading zone from the south, but there are gaps in the screen.

3. A note indicates that the gaps will be filled with new plantings.
4. As the hedge was previously approved, it is accepted as an existing nonconformity.

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

1. **The required wall or fence are not provided so a landscape waiver is required.** The landscape waiver required is supported by staff because significant greenbelt landscaping with an Asian theme is proposed.
2. **Please add a note stating that if the screening is not robust enough to effectively screen the parking lot, then additional plant material may need to be added at the City Landscape Architect's request.**

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

1. **The proposed landscaping is close to meeting the ordinance but landscape waivers are required for some of the proposed plant material's mature size and the lack of perimeter trees along the north and south edges of the parking lot.**
2. **Please see the Landscape Chart for a detailed discussion of changes that are required to the parking lot landscaping islands and plantings.**

Building foundation Landscaping (Zoning Sec 5.5.3.D)

1. As much of the existing foundation landscape area at the base of the building is being removed, **a landscape waiver is required.**
2. As additional landscape area is proposed in the parking lot and along the east side of the building, the waiver is supported by staff.

Plant List (LDM 4, 10)

1. Provided.
2. The plans meet the requirements for tree diversity and for at least 50% native plant species.

Planting Notations and Details (LDM 10)

Provided.

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

No detention basin landscaping is required for this project.

Irrigation (LDM 10)

1. Not required at this time but any new plantings would need to be provided sufficient water for their establishment and long-term survival.
2. Please provide an irrigation plan or information as to how the plants will get sufficient water for establishment and long-term survival on Final Site Plans.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or meader [meader@cityofnovi.org](mailto:meader@cityofnovi.org).



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Rick Meader – Landscape Architect

## LANDSCAPE REVIEW SUMMARY CHART – PRELIMINARY SITE PLAN

**Review Date:** August 31, 2022  
**Project Name:** JSP22 – 0026: Noble Village  
**Plan Date:** August 5, 2022  
**Prepared by:** Rick Meader, Landscape Architect E-mail: [rmeader@cityofnovi.org](mailto: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 THAT MAY BE REQUIRED FOR PROPOSED CONFIGURATION

- Lack of decorative wall/fence along Grand River in front of the parking area – *supported by staff as the area will be heavily landscaped with a mix of plantings aimed at enhancing an Asian theme*
- Landscape waiver for deficiency in parking lot interior and perimeter trees – *supported by staff if suggestions for additions and changes are implemented.*
- Landscape waiver for a minor deficiency in greenbelt trees provided – supported by staff.
- Undersized trees used as parking lot interior trees – *supported by staff to enhance the Asian appearance of the site.*

**GENERAL NOTE:** As this is an existing site that is being improved, some flexibility regarding current conditions is given. The changes recommended will bring the site into closer conformance with current regulations without taking away from the desired them.

Item	Required	Proposed	Meets Code	Comments
<b>Landscape Plan Requirements (Landscape Design Manual (LDM) and Zoning Ordinance (Zoning Sec))</b>				
<b>Landscape Plan</b> <i>(Zoning Sec 5.5.2, LDM 2, 10)</i>	<ul style="list-style-type: none"> <li>• New commercial or residential developments</li> <li>• Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less.</li> <li>• 1"=20' minimum with proper North. Variations from this scale can be approved by LA</li> <li>• Consistent with plans throughout set</li> </ul>	Scale 1"=30'	Yes	
<b>Project Information</b> <i>(LDM 10)</i>	Name and Address	Yes	Yes	
<b>Owner/Developer Contact Information</b> <i>(LDM 10)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
<b>Landscape Architect contact information</b> <i>(LDM 10)</i>	Name, Address and telephone number of RLA/PLA/LLA who	Paul Devitto, LLA	Yes	

Item	Required	Proposed	Meets Code	Comments
	created the plan			
<b>Sealed by LA.</b> (LDM 10)	Requires original signature	No	No	<u>Live signature of the landscape architect responsible for the project are required on the stamping sets.</u>
<b>Miss Dig Note</b> (800) 482-7171 (LDM 10)	Show on all plan sheets	Yes	Yes	
<b>Zoning</b> (LDM 10)	Include all adjacent zoning	<b>Zoning Map on Cover Sheet</b> Parcel: TC-1 North South, East: TC-1	Yes	
<b>Survey information</b> (LDM 10)	<ul style="list-style-type: none"> <li>Legal description or boundary line survey</li> <li>Existing topography</li> </ul>	Sheet after C-9	Yes	
<b>Existing plant material</b> <b>Existing woodlands or wetlands</b> (LDM 10)	<ul style="list-style-type: none"> <li>Show location type and size. Label to be saved or removed.</li> <li>Plan shall state if none exists.</li> </ul>	<ul style="list-style-type: none"> <li>Trees are conceptually shown on Demolition Plan within southern parking lot area</li> <li>No woodlands or regulated trees exist on the site</li> </ul>	Yes	<ol style="list-style-type: none"> <li><b>Please indicate on the Demolition plan what existing plantings will be removed. If all of the greenbelt landscaping will be removed, please clearly state that.</b></li> <li>On the landscape plan, please label the existing trees to remain.</li> </ol>
<b>Soil types</b> (LDM10)	<ul style="list-style-type: none"> <li>As determined by Soils survey of Oakland county</li> <li>Show types, boundaries</li> </ul>	Sheet C-6	Yes	
<b>Existing and proposed improvements</b> (LDM 10)	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
<b>Existing and proposed utilities</b> (LDM 10)	Overhead and underground utilities, including hydrants	Yes	Yes	
<b>Proposed grading. 2' contour minimum</b> (LDM 10)	Provide proposed contours at 2' interval	Spot elevations on Sheet C-4	Yes	
<b>Snow deposit</b> (LDM 10)	Show snow deposit areas on plan	No	No	<b>Please indicate snow deposit areas that won't harm landscaping.</b>
<b>LANDSCAPING REQUIREMENTS</b>				

Item	Required	Proposed	Meets Code	Comments
<b>Parking Area Landscape Requirements (Zoning Sec 5.5.3.C and LDM 5)</b>				
<b>General requirements (LDM 5)</b>	<ul style="list-style-type: none"> <li>• Clear sight distance within parking islands</li> <li>• No evergreen trees</li> </ul>	Yes	Yes	
<b>Name, type and number of ground cover (LDM 5)</b>	As proposed on planting islands	<ul style="list-style-type: none"> <li>• Decorative stone is proposed in some islands</li> <li>• Pennsylvania sedge is proposed in islands where decorative stone is not.</li> </ul>	TBD	Generally, stone is not desired adjacent to driving areas because they can get in travel and pedestrian routes. <b>Please explain how this won't be a problem with the proposed decorative stone in the response letter.</b>
<b>General (Zoning Sec 5.5.3.C)</b>				
<b>Parking lot Islands</b>	<ul style="list-style-type: none"> <li>• A minimum of 200 SF to qualify</li> <li>• A minimum of 200sf unpaved area per tree planted in an island</li> <li>• 6" curbs</li> <li>• Islands minimum width 10' BOC to BOC</li> </ul>	Island areas for most islands are shown on Sheet C-8	Yes/No	<ol style="list-style-type: none"> <li>1. Please label SF of individual islands' unpaved area (should not include sidewalks) in islands near building.</li> <li>2. Increase area of islands to meet minimum if necessary (this includes the new southernmost island which is 364sf and has 2 trees and possibly the island southwest of the building with a honeylocust.</li> </ol>
<b>Curbs and Parking stall reduction (Zoning Sec 5.3.12)</b>	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
<b>Contiguous space limit (Zoning sec 5.5.3.C)</b>	Maximum of 15 contiguous spaces	<ul style="list-style-type: none"> <li>• 32 spaces is the maximum bay length, along the south edge of the parking lot</li> <li>• 16 spaces is the maximum bay length section in the interior parking area.</li> </ul>	<ul style="list-style-type: none"> <li>• No</li> <li>• No</li> </ul>	<ol style="list-style-type: none"> <li>1. Please add islands or increase the size of end islands to break up long bays into shorter bays.</li> <li>2. The new islands must be at least 10 feet wide measured at back of curb and have a deciduous canopy tree planted in them. Edge island trees may be</li> </ol>



Item	Required	Proposed	Meets Code	Comments
				counted as perimeter trees. 3. The turning movement plan shows that an endcap island could and should be added to the east end of the parking double bay south of the building where only a painted end island is proposed.
<b>Plantings around Fire Hydrant</b> (Zoning sec 5.5.3.C)	<ul style="list-style-type: none"> <li>No plantings with matured height greater than 12' within 10 ft. of fire hydrants</li> <li>Plant trees at least 5 ft from underground utility lines</li> <li>Plantings near hydrants or FDCs should be no taller than 12"</li> </ul>	No trees are proposed within 10 feet of the existing hydrants.	Yes	
<b>Landscaped area</b> (Zoning sec 5.5.3.C)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	
<b>Clear Zones</b> (Zoning sec 5.5.3.B.ii Footnote 10)	<ul style="list-style-type: none"> <li>25 ft corner clearance required.</li> <li>Refer to Zoning Section 5.5.9</li> <li>Road Commission for Oakland County zone for RCOC jurisdiction roads</li> </ul>	No plantings are indicated within the right-of-way where clear vision is an issue.	Yes	
<b>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)</b>				
A = Total square footage of vehicular use areas up to 50,000sf x 7.5%	<ul style="list-style-type: none"> <li><math>A = x \text{ sf} * 7.5\% = A \text{ sf}</math></li> <li><math>50,000 * 7.5\% = 3750 \text{ sf}</math></li> </ul>			
B = Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 1 %	<ul style="list-style-type: none"> <li><math>B = x \text{ sf} * 1\% = B \text{ sf}</math></li> <li><math>(88474 - 50000) * 1\% = 385 \text{ sf}</math></li> </ul>			
<b>Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C)</b>				
A. = Total square footage of vehicular	$A = x \text{ sf} * 6\% = A \text{ sf}$	NA		

Item	Required	Proposed	Meets Code	Comments
use area up to 50,000 sf x 5%				
B = Total square footage of additional paved vehicular use areas over 50,000 SF x 0.5%	$B = 0.5\% \times 0 \text{ sf} = B \text{ SF}$	NA		
<b>All Categories</b>				
C = A+B Total square footage of landscaped islands	<ul style="list-style-type: none"> <li>• C = A + B</li> <li>• C = 3750 + 385 = 4135 SF</li> </ul>	4416 SF	Yes	
D = C/200 Number of canopy trees required	<ul style="list-style-type: none"> <li>• D = C/200 trees</li> <li>• 4134/200 = 21 Trees</li> </ul>	4 existing trees 19 new trees  23 new trees (7 are undersized trees for which a waiver is supported)	Yes/No	<ol style="list-style-type: none"> <li>1. There should be at least 200sf of greenspace per tree planted in an island. Some of the islands don't have sufficient area for the tree(s) planted in them (eg the small sections of the new islands created in the south end of the parking lot).</li> <li>2. <b>Please increase the greenspace available for each canopy tree to at least 200sf.</b></li> <li>3. <b>Please widen the island at the southwest corner of the building to support the tree there and make the island at the east end of that bay smaller, and plant a smaller tree such as the Japanese Maple in that location.</b></li> <li>4. <b>Please add a canopy tree to the island requested at the east end of the double bay south of the building.</b></li> <li>5. <b>Kwanzaan cherry, Japanese Maple and Thunderhead pine are too small to be used as parking lot</b></li> </ol>

Item	Required	Proposed	Meets Code	Comments
				<p><b>trees – interior or perimeter.</b> A landscape waiver for the use of the Okame cherries as parking lot interior trees would be supported by staff in order to promote the Asian image, but not for the Japanese maples and Thunderhead pines. The latter two species can still count as subcanopy trees.</p> <p><b>6. The Japanese maple at the northern office entrance of the building should be changed to the larger Okame Cherry to count as in interior tree.</b></p> <p><b>7. Please add a large canopy tree in the southwest corner of the parking lot, where the gazebo had been, to help shade the parking lot.</b></p> <p>8. If existing flowering pear trees die, please replace them with accepted species proposed on the plans.</p>
<p><b>Perimeter Trees</b>                      (Zoning Sec 5.5.3.C)</p>	<ul style="list-style-type: none"> <li>• 1 Canopy tree per 35 lf</li> <li>• <math>926 / 35 = 26</math> trees</li> </ul>	<p>5 new canopy trees                      9 existing canopy trees                      11 trees waived</p> <p>1 tree requested to be added</p> <p>26 total trees</p>	<p>Yes – with waivers and additions</p>	<p>1. Parking lot perimeter within 20 feet of the building does not have to be included in the calculation, nor do drive crossings through the perimeter.</p> <p><b>2. A landscape waiver to not plant three perimeter trees along the northern frontage (along Grand River)</b></p>

Item	Required	Proposed	Meets Code	Comments
				<p>would be supported as those trees wouldn't provide as much shade, and the proposed plantings will provide a strong thematic element to the site.</p> <p>3. A landscape waiver would also be supported for the southern edge of the parking lot (8 trees) as there isn't room for them on the property.</p> <p>4. Please add one tree west of the GLE near the southwest corner of the site.</p>
<b>Accessway perimeter</b> (Zoning Sec 5.5.3.C)	<ul style="list-style-type: none"> <li>1 canopy tree per 35 lf on each side of road, less widths of access drives.</li> <li>(xx lf)/35 = xx trees</li> </ul>	There is no separate accessway perimeter on the site	NA	
<b>Parking land banked</b> (Zoning Sec 5.2.14.D)	<ul style="list-style-type: none"> <li>NA</li> </ul>	None		
<b>Berms, Walls and ROW Planting Requirements</b>				
<b>Berms</b> (Zoning Sec 5.5.3.A & LDM 1)				
<ul style="list-style-type: none"> <li>All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours</li> <li>Berm should be located on lot line except in conflict with utilities.</li> <li>Berms should be constructed with 6" of topsoil.</li> </ul>				
<b>Residential Adjacent to Non-residential</b> (Sec 5.5.3.A & LDM 1.a)				
<b>Berm requirements</b> (Zoning Sec 5.5.A)	<p>The site is adjacent to residential within the TC-1 district south of the site</p> <p>6-foot high wall is required</p>	<ul style="list-style-type: none"> <li>No buffering area between the two uses is provided.</li> <li>A note indicates that an existing evergreen hedge will be repaired as needed.</li> </ul>	No	As the hedge has been in existence for a long time, it is accepted as an existing nonconformity but it must be maintained in an opaque condition on an ongoing basis.
<b>Adjacent to Public Rights-of-Way</b> (Sec 5.5.3.B and LDM 1.b)				
<b>Berm requirements</b> (Zoning Sec 5.5.3.A.(5))	No berm is required in the TC-1 district but the Town District study does require a decorative wall or wall/fence combination in front of parking.	<ul style="list-style-type: none"> <li>An existing evergreen hedge is proposed to be removed in favor of a more diverse, "Asian-themed" landscaping design.</li> </ul>	No	<p>1. Please confirm what is remaining in the greenbelt by labeling the plant (eg 15' evergreen)</p> <p>2. A landscape waiver is requested for the proposed layout.</p>

Item	Required	Proposed	Meets Code	Comments
		<ul style="list-style-type: none"> <li>It appears that only two existing trees will be maintained.</li> </ul>		<p><b>3.</b> The landscape waiver is supported by staff if the proposed landscaping provides sufficient parking lot screening.</p> <p><b>4.</b> If more screening is found to be needed after installation, and allowance for growth, the applicant will need to supplement the plantings. Please add a note to this effect on the plan.</p>
<b>Cross-Section of Berms (LDM 10)</b>				
Slope, height and width	<ul style="list-style-type: none"> <li>Label contour lines</li> <li>Maximum 33%</li> <li>Min. 3 feet flat horizontal area</li> <li>Minimum 3 feet high</li> <li>Constructed of loam with 6' top layer of topsoil.</li> </ul>	No berm is proposed so no cross section is provided.	NA	
Type of Ground Cover		NA		
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Overhead utility lines are shown within the Grand River right-of-way	Yes	<b>Please be sure that the proposed plantings have a mature height that won't hinder the lines or require unattractive pruning.</b>
<b>Walls (Zoning Sec 5.5.3.A &amp; LDM 10)</b>				
<b>Material, height and type of construction footing</b>	Freestanding walls should have brick or stone exterior with masonry or concrete interior per the Town Center study	No wall is proposed	No	<b>A landscape waiver is required for the lack of the wall or decorative fence in the front yard. It is supported by staff.</b>
<b>Walls greater than 4 ft. should be designed and sealed by an Engineer</b>		No details provided		
<b>ROW Landscape Screening Requirements (Zoning Sec 5.5.3.B.ii)</b>				
Greenbelt width	<ul style="list-style-type: none"> <li>Parking: 20 ft</li> <li>No Pkg: 0 ft</li> </ul>	<ul style="list-style-type: none"> <li>14 feet (to building)</li> <li>20 feet (to pkg)</li> <li>Waiver requested</li> </ul>	<ul style="list-style-type: none"> <li>No</li> <li>Yes</li> </ul>	

Item	Required	Proposed	Meets Code	Comments
Min. berm crest width	None required	None	Yes	
Minimum berm height	None required	None	Yes	
3' wall	(2)(3)(4)	No		<b>As noted above, the wall is required so a waiver to not provide it is required.</b>
<b>Canopy deciduous or large evergreen trees</b>	<ul style="list-style-type: none"> <li>• Adj to Pkg: 1 tree per 25 lf</li> <li>• 135/25 = 5 trees</li> <li>• No Pkg: 1 per 30 ft</li> <li>• 77/30 = 3 trees</li> </ul> TOTAL: 7 canopy or large evergreen trees	None	No	The greenbelt requirement is being met by subcanopy trees and small evergreen trees.
<b>Sub-canopy deciduous trees)</b>	<ul style="list-style-type: none"> <li>• Adj to Pkg: 1 tree per 15 lf</li> <li>• 135/15 = 9 trees</li> <li>• No Pkg: 1 per 20 ft</li> <li>• 67/20 = 3 trees</li> </ul> TOTAL: 12 subcanopy trees  In the TC-1 district, only the canopy/large evergreen greenbelt requirement OR the subcanopy tree requirement must be met.	<ul style="list-style-type: none"> <li>• 2 large canopy trees to remain</li> <li>• 4 Kwanzaan cherries</li> <li>• 3 Thunderhead pines</li> <li>• 2 Japanese maples</li> </ul>	No	<b>A landscape waiver is required for the one tree deficiency.</b> <i>It is supported by staff since a large canopy tree is being preserved in the greenbelt.</i>
<b>Canopy deciduous trees in area between sidewalk and curb</b>	None in the TC-1 district	None	Yes	
<b>Non-Residential Projects (Zoning Sec 5.5.3.F.iii)</b>				
Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
<b>Screening of outdoor storage, loading/unloading</b> <i>(Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)</i>		<ul style="list-style-type: none"> <li>• The loading zone is well-screened from the east and west.</li> <li>• A line of evergreens south of the pavement has some gaps in it. A note indicates that the gaps will be filled.</li> </ul>	No	<b>As long as the gaps are filled, the hedge will be accepted as a sufficient existing condition for the buffer between the site and the residential area to the south.</b>
<b>Transformers/Utility boxes</b> <i>(LDM 6)</i>	<ul style="list-style-type: none"> <li>• A minimum of 2ft. separation between box and the plants</li> <li>• Ground cover below</li> </ul>	None	TBD	All transformers must be screened per the City Detail. <b>Please add a note to this effect.</b>

Item	Required	Proposed	Meets Code	Comments
	4" is allowed up to pad. • No plant materials within 8 ft. from the doors			
<b>Building Foundation Landscape Requirements (Zoning Sec 5.5.3.D)</b>				
<b>Interior site landscaping SF</b> (Zoning Sec 5.5.3.D)	<ul style="list-style-type: none"> <li>• Equals to entire perimeter of the building x 8 with a minimum width of 4 ft.</li> <li>• A: <math>x \text{ lf} \times 8\text{ft} = x \text{ SF}</math></li> <li>• <math>A = 420 * 8 = 3360 \text{ sf}</math></li> </ul>	A: 2940sf + unlabeled areas	TBD – it appears that all of the allowed areas will meet the requirement.	<ol style="list-style-type: none"> <li>1. Please add the vegetation indicated on the elevations in the strip on the south edge of the building to the landscape plan.</li> <li>2. Please add area labels for the landscaped areas that don't already have area labels and add them to the total area provided.</li> <li>3. Please just include the areas highlighted in green on the image below plus the two landscaped areas at the office entrance for the areas related to the One World foundation landscaping.</li> <li>4. The new shrubs proposed on the east side of the building area appreciated.</li> </ol>
Building Frontage Landscaping (Zoning Sec 5.5.3.D)	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	<ul style="list-style-type: none"> <li>• 100% of the Grand River building frontage is landscaped with existing landscaping.</li> <li>• New shrubs are proposed along the east side of the building.</li> </ul>	Yes	
<b>Detention/Retention Basin Requirements (Zoning Sec. 5.5.3.E &amp; LDM 3)</b>				
<b>Planting requirements</b> (Zoning Sec 5.5.3.E & LDM 3)	<ul style="list-style-type: none"> <li>• Clusters of large native shrubs shall cover 70-75% of the basin rim area at 10 lf from</li> </ul>	<ul style="list-style-type: none"> <li>• There are no detention basin landscape changes or</li> </ul>	TBD	If any changes are made to the detention pond, please provide detailed landscape

Item	Required	Proposed	Meets Code	Comments
	permanent water level • 10" to 14" tall grass along sides of basin • Refer to wetland for basin mix • Deciduous canopy tree 1/35 of east, south and west sides of pond at 10 feet from permanent water level	additions proposed • It's not clear whether the proposed changes will require additional detention		plans with plant species and counts for the changed area of the pond.
<b>Phragmites and Japanese Knotweed Control</b> (Zoning Sec 5.5.6.B)	• Any and all populations of Phragmites australis and/or Japanese Knotweed 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. <b>Please survey the site for any populations of Phragmites australis and Japanese Knotweed</b> 2. <b>If any is found, show it on the topo survey and add plans for its removal.</b> 3. <b>If none is found, please indicate that on the survey.</b>
<b>LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS</b>				
<b>Landscape Notes – Utilize City of Novi Standard Notes</b>				
<b>Installation date</b> (LDM 10)	Provide intended date	Between Mar 15 and Nov 15.	Yes	
<b>Maintenance &amp; Statement of intent</b> (Zoning Sec 5.5.6 & LDM 10)	• 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	
<b>Plant source</b> (LDM 10 & 11)	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
<b>Irrigation plan</b> (LDM 10)	• A fully automatic irrigation system or a method of providing sufficient water for plant establishment and survival is required on Final Site Plans. • If irrigation won't be used, note how trees will get sufficient water for establishment and long-term survival	No	TBD	1. <u>Please add an irrigation plan or information as to how plants will be watered sufficiently for establishment and long- term survival.</u> 2. <u>If xeriscaping is used, please provide information about plantings included.</u> 3. <u>If an irrigation system will be used, please</u>



Item	Required	Proposed	Meets Code	Comments	
				<u>be sure it meets the requirements listed below.</u>	
<b>Other information</b> (LDM 10)	Required by Planning Commission	NA			
<b>Establishment period</b> (LDM 10)	<b>2 yr. Guarantee</b>	Yes	Yes		
<b>Approval of substitutions.</b> (LDM 10)	City must approve any substitutions in writing prior to installation.	Yes	Yes		
<b>Plant List (LDM 10 &amp; 11) – Include all cost estimates</b>					
Quantities and sizes	<ul style="list-style-type: none"> <li>At least 50% of species used shall be native to Michigan</li> <li>Tree diversity shall follow guidelines of LDM Section 4</li> </ul>	Yes	Yes		
Root type		Yes	Yes		
Botanical and common names (LDM 4 & 11)		<ul style="list-style-type: none"> <li>10 of 19 (53%) of species used are native to</li> <li>The tree diversity meets the requirements of LDM Section 4</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Yes</li> </ul>		
Type and amount of lawn		No	No	<u>Please clearly show the areas to be seeded with hatching.</u>	
Cost estimate (LDM 10)		For all new plantings, mulch and sod as listed on the plan	No	No	<u>Please add a quantity for mulch.</u>
<b>Planting Details/Info (LDM Part III) – Utilize City of Novi Standard Details</b>					
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes		
Evergreen Tree		Yes	Yes		
Multi-stem Tree		No	No	Not necessary	
Shrub		Yes	Yes		
Perennial/ Ground Cover		Yes	Yes		
Tree stakes and guys. (Wood stakes, fabric guys)		Yes	Yes		
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	<b>Please add tree fencing for the trees that will be saved.</b>	
<b>Other Plant Material Requirements (LDM 11)</b>					
<b>General Conditions</b>	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes		
<b>Plant Materials &amp; Existing Plant Material</b> (LDM 11)	Clearly show trees to be removed and trees to be saved.	No	No	<b>Please clearly show all existing trees and other landscaping to be removed on the</b>	

Item	Required	Proposed	Meets Code	Comments
				<b>Demolition Plan.</b>
<b>Landscape tree credit (LDM 11)</b>	<ul style="list-style-type: none"> <li>Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA.</li> <li>Refer to Landscape tree Credit Chart in LDM</li> </ul>	No		
<b>Plant Sizes for ROW, Woodland replacement and others (LDM 11)</b>	<ul style="list-style-type: none"> <li>Size determined by use detailed in LDM Table 11.b.(2)a.i</li> <li>Indicate on plant list</li> </ul>	Yes		
<b>Prohibited Plants (LDM 11.b)</b>	No plants on City Invasive Species List	None are used	Yes	
<b>Recommended trees for planting under overhead utilities (LDM 11)</b>	Label the distance from the overhead utilities			
<b>Collected or Transplanted trees (LDM 11)</b>		None		
<b>Nonliving Durable Material: Mulch (LDM 12)</b>	<ul style="list-style-type: none"> <li>Trees shall be mulched to 3" depth and shrubs, groundcovers to 2" depth</li> <li>Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate.</li> </ul>	<ul style="list-style-type: none"> <li>Yes</li> <li>Decorative stone will be used in some islands.</li> </ul>	Yes	

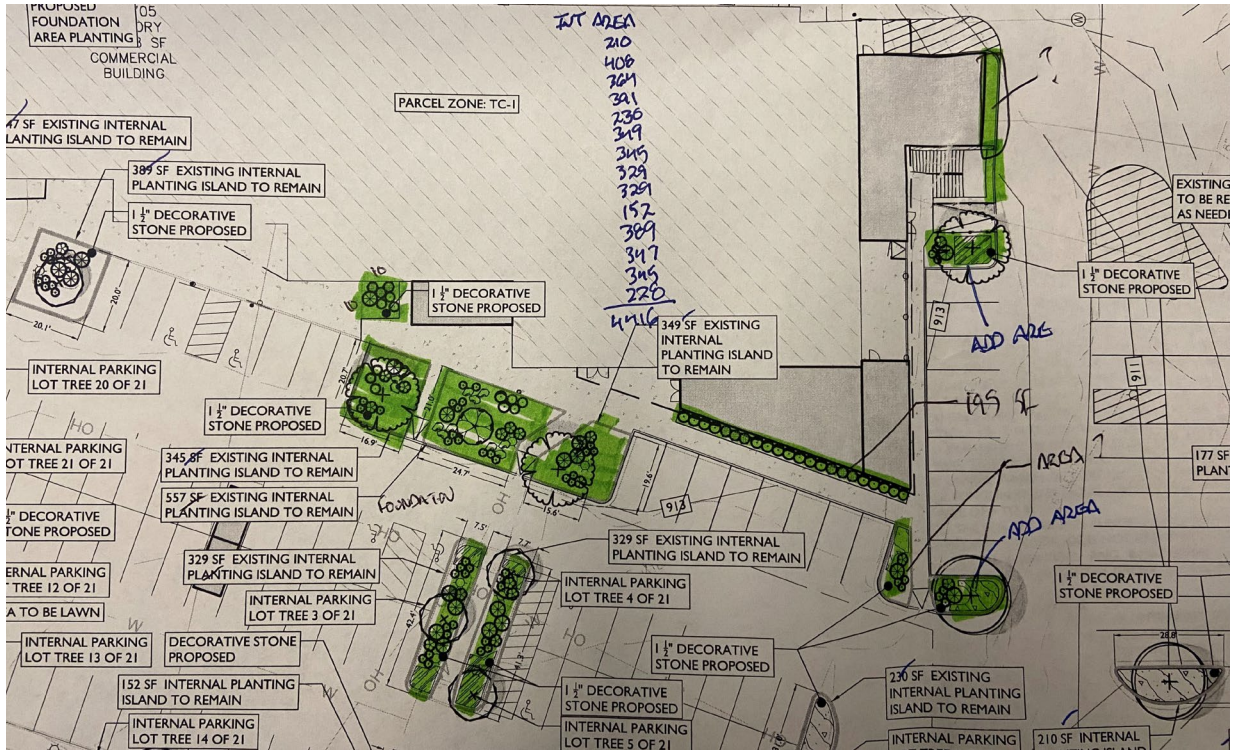
**NOTES:**

- This table is a working summary chart and not intended to substitute for any Ordinance or City of Novi requirements or standards.
- The section of the applicable ordinance or standard is indicated in parenthesis. 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.
- 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.

Irrigation System Requirements

- Any booster pump installed to connect the project's irrigation system to an existing irrigation system must be downstream of the RPZ.
- The RPZ must be installed in accordance with the 2015 Michigan Plumbing Code.
- The RPZ must be installed in accordance with the manufacture installation instructions for winterization that includes drain ports and blowout ports.
- The RPZ must be installed a minimum of 12-inches above FINISHED grade.

5. Attached is a handout that addresses winterization installation requirements to assist with this.
6. A plumbing permit is required.
7. The assembly must be tested after installation with results recorded on the City of Novi test report form.



**TRAFFIC REVIEW**

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

**Project name:**  
JSP22-26 – Noble Village Novi Preliminary Site  
Plan Traffic Review

**From:**  
AECOM

**Date:**  
September 7, 2022

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

**CC:**  
Lindsay Bell, Madeleine Daniels, Victor Boron,  
Christian Carroll, Humna Anjum

# Memo

**Subject:** JSP22-26 – Noble Village Novi 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 as long as the comments/potential variances below are addressed to the satisfaction of the City.

## GENERAL COMMENTS

1. The applicant, Detroit Architectural Group, is proposing additions totaling 2,829 SF and remodeling of an existing 27,118 SF commercial building to include a fast-food restaurant, retail space, and a business office.
2. The development is located on the south side of Grand River Avenue, to the east of Main Street. Grand River Avenue is under the jurisdiction of Oakland County.
3. The site is TC-1 (Town Center).
4. Summary of traffic-related waivers/variances if plans are not revised:
  - a. The applicant is requesting a waiver for the painted end island.

## TRAFFIC IMPACTS

1. AECOM was unable to perform an initial trip generation based on the ITE Trip Generation Manual, 11<sup>th</sup> Edition, as insufficient information was provided by the applicant regarding changes in land use at the site with the modifications proposed. **It is anticipated that the trips would not increase by more than the City's thresholds for a TIS due to the land use changes. The applicant should provide trip generation or land use calculations to support this.**
2. The City of Novi generally requires a traffic impact study/statement if the number of trips generated by the proposed development exceeds the City's threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, or if the project meets other specified criteria.

Trip Impact Study Recommendation	
Type of Study:	Justification
-	N/A

## TRAFFIC REVIEW

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

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

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

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
11	Loading zone   <a href="#">ZO 5.4</a>	Existing loading zone and proposed secondary loading zone indicated	<b>Inconclusive</b>	Size of loading zones has not been indicated.
12	Trash receptacle   <a href="#">ZO 5.4.4</a>	Existing indicated	N/A	No changes proposed
13	Emergency Vehicle Access	Turning movements provided	Met	
14	Maneuvering Lane   <a href="#">ZO 5.3.2</a>	24' and 27'	Met	The applicant could reduce 27' aisle width to 24'.
15	End islands   <a href="#">ZO 5.3.12</a>			

INTERNAL SITE OPERATIONS				
No.	Item	Proposed	Compliance	Remarks
15a	Adjacent to a travel way	Not dimensioned	<b>Not Met</b>	Islands should be 3' shorter than adjacent space and have a 15' outer radius. <b>The applicant has indicated they are seeking a waiver for the painted end island.</b>
15b	Internal to parking bays	None	N/A	-
16	Parking spaces   <a href="#">ZO 5.2.12</a>			
17	Adjacent parking spaces   <a href="#">ZO 5.5.3.C.ii.i</a>	Proposed are less than 15 adjacent	Met	Noncompliant parking bays are existing.
18	Parking space length   <a href="#">ZO 5.3.2</a>	19'	Met	6" curbs indicated.
19	Parking space Width   <a href="#">ZO 5.3.2</a>	9'	Met	
20	Parking space front curb height   <a href="#">ZO 5.3.2</a>	6"	Met	
21	Accessible parking – number   <a href="#">ADA</a>	9 existing	Met	Applicant could consider providing accessible spaces near new entrances, if new entrances serve new businesses.
22	Accessible parking – size   <a href="#">ADA</a>	-	N/A	No changes proposed.
23	Number of Van-accessible space   <a href="#">ADA</a>	-	N/A	No changes proposed.
24	Bicycle parking			
24a	Requirement   <a href="#">ZO 5.16.1</a>	None indicated	Met	5.16.1 indicates if <10% SF change, new bike parking is not required.
24b	Location   <a href="#">ZO 5.16.1</a>	N/A	N/A	
24c	Clear path from Street   <a href="#">ZO 5.16.1</a>	N/A	N/A	
24d	Height of rack   <a href="#">ZO 5.16.5.B</a>	N/A	N/A	
24e	Other (Covered / Layout)   <a href="#">ZO 5.16.1</a>	N/A	N/A	
25	Sidewalk – min 5' wide   <a href="#">Master Plan</a>	5' and 6'	Met	
26	Sidewalk ramps   <a href="#">EDM 7.4</a> & <a href="#">R-28-J</a>	Indicated	Met	
27	Sidewalk – distance back of curb   <a href="#">EDM 7.4</a>	All sidewalk adjacent to parking	Met	
28	Cul-De-Sac   O <a href="#">Figure VIII-F</a>	N/A	-	-
29	EyeBrow   O <a href="#">Figure VIII-G</a>	N/A	-	-
30	Turnaround   <a href="#">ZO 5.10</a>	N/A	-	-
31	Any Other Comments:			

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
32	Signing: Sizes   <a href="#">MMUTCD</a>	N/A	N/A	
33	Signing table: quantities and sizes	N/A	N/A	
34	Signs 12" x 18" or smaller in size shall be mounted on a galvanized 2 lb. U-channel post   <a href="#">MMUTCD</a>	N/A	N/A	

SIGNING AND STRIPING				
No.	Item	Proposed	Compliance	Remarks
35	Signs greater than 12" x 18" shall be mounted on a galvanized 3 lb. or greater U-channel post   <a href="#">MMUTCD</a>	N/A	N/A	
36	Sign bottom height of 7' from final grade   <a href="#">MMUTCD</a>	N/A	N/A	
37	Signing shall be placed 2' from the face of the curb or edge of the nearest sidewalk to the near edge of the sign   <a href="#">MMUTCD</a>	N/A	N/A	
38	FHWA Standard Alphabet series used for all sign language   <a href="#">MMUTCD</a>	N/A	N/A	
39	High-Intensity Prismatic (HIP) sheeting to meet FHWA retro-reflectivity   <a href="#">MMUTCD</a>	N/A	N/A	
40	Parking space striping notes	Partially included	<b>Partially Met</b>	Detail indicates white striping. Planset indicates yellow striping.
41	The international symbol for accessibility pavement markings   ADA	N/A	N/A	
42	Crosswalk pavement marking detail	N/A	N/A	
43	Any Other Comments:			

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

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

Sincerely,

**AECOM**



Patricia Thompson, PE  
Traffic Engineer



Paula K. Johnson, PE  
Senior Transportation Engineer



Saumil Shah, PMP  
Project Manager



## FAÇADE REVIEW

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August 30, 2022

**Façade Review Status:**  
**Section 9 Waiver 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 – Preliminary Site Plan**  
**Noble Village, JSP22-26,**  
 Façade Region: 1, Zoning District: TC-1

Dear Ms. McBeth:

The following Façade Review is based on the drawings prepared by the Detroit Architectural Group, dated 8/5/22. The percentages of materials for each façade are shown on the table below. The maximum and minimum percentages required by the Façade Ordinance are shown in the right-hand column. Materials in non-compliance are highlighted in bold.

	<b>West (Front)</b>	<b>South</b>	<b>East</b>	<b>North</b>	<b>Ordinance Maximum (Minimum)</b>
Brick (existing and proposed)	87%	73%	Unaltered	Unaltered	100% (30%)
Fiber Cement Panels	<b>2%</b>	<b>2%</b>	Unaltered	Unaltered	0%
Flat Metal (painted steel screens and beams columns)	9%	6%	Unaltered	Unaltered	50%
Canvas Awnings	2%	2%	Unaltered	Unaltered	10%
Mural Panels	0%	13%	Unaltered	Unaltered	Not Listed

As shown above the proposed percentage of Fiber Cement Panels exceeds the maximum amount allowed by the Ordinance. This deviation is minor in nature and will not adversely affect the overall design of the building. The colored renderings provided by the applicant indicated carefully coordinated colors and textures. The proposed design offers interesting features such as decorative screen walls and second-floor balconies with outdoor seating and canopies. The proposed design will significantly enhance the affected façades. It is noted that no improvements are proposed for the north and east façades.


**Recommendation** - For that reason stated above, it is our recommendation that the design is consistent with the intent and purpose of the Façade Ordinance and that a Section 9 Waiver be granted of the minor overage of Fiber Cement Panels.

**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. The applicant should request inspection of the brick and awning color prior to installation. It is the applicant's responsibility to request the inspection at the appropriate time (before installation). 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>.

Sincerely,  
DRN & Architects PC



Douglas R. Necci, AIA

## FIRE REVIEW

---



August 29, 2022

TO: Barbara McBeth - City Planner  
Lindsay Bell - Plan Review Center  
Christian Carroll - Plan Review Center  
Madeleine Daniels – Plan Review Center  
Ben Peacock – Planning Assistant

**CITY COUNCIL**

**Mayor**  
Bob Gatt

**Mayor Pro Tem**  
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Erick W. Zinser

**Fire Chief**  
Jeffery R. Johnson

**Assistant Chief of Police**  
Scott R. Baetens

**Assistant Fire Chief**  
John B. Martin

RE: Noble Village Novi

**PSP# 22-0120**

PSP# 22-102 (Pre-App)

**Project Description:**

Site and Building Remodel

**Comments:**

- Shall notify the fire department when the water is shut off to the building for rerouting the main. During this time a fire watch will be done when building is occupied.
- The fire suppression system will need to be renovated for the addition of the mezzanine.

**Recommendation:**

**Approved with Conditions**

Sincerely,

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

cc: file

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

cityofnovi.org

**APPLICANT RESPONSE LETTER**

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1644 Ford Avenue  
Wyandotte, MI 48192  
734.556.3259

30445 Northwestern Hwy, Suite 360  
Farmington Hills, MI 48334  
248.583.4990

September 21, 2022

**Christian Carroll**  
City of Novi  
Building Department  
Novi, MI

Project Name: JSP22-26 Noble Village Novi  
DAG Project No: 21-121

This letter is in response to your project review letter dated September 12, 2022. We hope that this information will bring the necessary clarity to allow this project to proceed with the Site Plan Approval process. Please find the following format with your original comments in italic and our response in standard bold type.

For the sake of brevity, any comments that are statements of fact or have been previously addressed are not included in the response below. The only items listed are items that were **bold** in the Plan Review Center Report provided by the City.

#### *PRE-APPLICATION CHECKLIST*

#### **PLANNING REVIEW**

##### *Open Space Area for TC1*

*Comments: Please identify the location of the open space on the landscape plan.*

**Response: Open space has been calculated as all pervious surfaces within the property boundary including all existing and proposed interior parking islands, building frontage islands, and landscaping buffers on the west, north and east boundaries. Area callouts will be added to the future revised plan set to submitted for final site plan approval.**

##### *Site Plans*

*Comments: Any proposed site plan under 5 acres in size requires Planning Commission approval in the Town Center District. Therefore, Planning Commission approval of the Preliminary Site Plan is required.*

**Response: Understood. We will comply.**

##### *Façade Materials*

*Comments: The City's Façade consultant supports the changes to the appearance of the site and recommends approval of the Preliminary Site Plan. A Section 9 Façade Waiver for minor overage of Fiber Cement Panels on the West and South Elevations is supported by the city's Façade Consultant and will require Planning Commission consideration.*

**Response: This item is understood. The support is appreciated. Please accept this as our formal request for the Section 9 Façade Waiver for minor overage of Fiber Cement Panels.**

##### *Required Parking Calculation*

*Comments: Currently, 211 parking spaces are required for the existing Planned Commercial Center. In addition to the required 211 parking spaces, 35 parking spaces are potentially required due to the addition of approximately 2,264 square feet of outdoor seating area. In total, 246 parking spaces are required and 227 parking spaces are provided. These additional parking spaces are noted in part because the proposed additional square*

*footage (i.e., net gain of outdoor seating area compared to the existing outdoor seating) of the outdoor seating area has not been provided. Please provide this square footage—it is currently estimated to be 2,464 square feet, so that the parking requirements can be accurately reflected. If still below the required amount of parking spaces, please seek a reduction in the required parking spaces from the Zoning Board of Appeals, which would be supported by staff. Alternatively, please revise the site to include additional parking spaces*

**Response:** It is noted that the interior space has been calculated by the City as planned commercial/shopping center and the auxiliary outdoor seating areas have been calculated as restaurant (sit down) use. The city code states that only a single user over 30,000 SF shall have its own portion of the parking requirement calculated from the appropriate standard, which is not proposed as part of this application. The city code also states that “for uses specifically not mentioned in the ordinance (Patio) shall be in accord with a use which the planning commission considers is similar in type.” We believe that because the seating areas are subsidiaries of the interior Noble Fish cafeteria and the Izakaya Restaurant the outdoor seating shall be calculated by the same use type. (Planned Commercial Center) This has been depicted in the ‘Off-Street Parking Requirements’ table in the top-left corner of Sheet C-3 of the Site Development Plan set.

#### *End Islands*

*Comments: Currently, three existing parking bays are shown with more than 15 contiguous spaces without a landscaped end island. In addition, a painted end island is proposed near the loading dock to provide sufficient access. This will require a landscape waiver, which is supported by staff if the three missing end islands are installed*

**Response:** The waivers are requested as many of the existing and proposed landscaped islands do not meet the width and radii requirements. This is due to the proposed reconfiguring of the southern parking lot. While the requirements are not met everywhere the intent is to maximize the available landscaping area while maintaining the existing traffic aisles. The ‘striped’ island is unfortunately required to allow for the larger trucks to successfully navigate the site. Please refer to Sheet C-11 of the Site Development Plans for circulation analysis.

#### *Outdoor Restaurants – Seasonal Requirement*

*Comments: Please provide a standard note on Sheet A107 indicating that “Outdoor seating shall be permitted between March 1<sup>st</sup> and November 30<sup>th</sup> with all furniture and fixtures including, but not limited to, tables, chairs and waste receptacles removed from the exterior premises after November 30<sup>th</sup>. Outdoor seating shall not be the primary seating of the restaurant.”*

**Response:** We will comply, a note will be added to sheet A107 and included in future submittals.

#### *Outdoor Restaurants – Parking Requirements*

*Comments: Please provide the proposed capacity of the second floor seating area and the net addition of outdoor seating square footage (as noted in the required parking calculation). Based on Section 5.2 of the Zoning Ordinance, 35 additional parking spaces will be required.*

**Response:** This information has been made available on Sheet C-3 as previously submitted. It can be revised to be clearer on future submission.

#### *Rooftop Equipment and Wall Mounted Utility Equipment*

*Comments: Please show any proposed rooftop equipment in the Final Site Plan submittal.*

**Response:** We will comply. The mechanical systems are currently being designed and will be included in Final Site Plan submittal.

#### **Novi Plan Review Center Report – 9/14/22**

#### *Ordinance requirements:*

*Comments: “Please identify the location of the open space on the landscape plan”*

**Response:** Open space has been calculated as all pervious surfaces within the property boundary including all existing and proposed interior parking islands, building frontage islands, and landscaping



**buffers on the west, north and east boundaries. Area callouts will be added to the future revised plan set to submitted for final site plan approval.**

*Comments: "Proposed Parking count is lower than the required amount. Provide additional parking information of adjacent lots to justify"*

**Response: Please refer to the 'Off-Street Parking Requirements' table in the top-left corner of Sheet C-3 of the Site Development Plan set. A detailed area breakdown of each use within the commercial center has been provided and includes all 1<sup>st</sup> and 2<sup>nd</sup> story patio space. The proposed shopping center is 55,252 SF in total and by code requires 221 parking spaces where 227 spaces are provided. If additional information regarding the existing building's parking requirement or the requirements of adjacent lots is available, please provide to our team for reference.**

*Comments: "Please clearly denote the proposed additional square footage of the outdoor seating area. It is estimated to be 2,464 square feet. Please seek a reduction in the required parking spaces from the ZBA, which is supported by staff, or revise, as necessary."*

**Response: It is noted that the interior space has been calculated by the City as planned commercial/shopping center and the auxiliary outdoor seating areas have been calculated as restaurant (sit down) use. The city code states that only a single user over 30,000 SF shall have its own portion of the parking requirement calculated from the appropriate standard, which is not proposed as part of this application. The city code also states that 'for uses specifically not mentioned in the ordinance (Patio) shall be in accord with a use which the planning commission considers is similar in type.' We believe that because the seating areas are subsidiaries of the interior Noble Fish cafeteria and the Izakaya Restaurant the outdoor seating shall be calculated by the same use type. (Planned Commercial Center) This has been depicted in the 'Off-Street Parking Requirements' table in the top-left corner of Sheet C-3 of the Site Development Plan set.**

*Comments: "Please provide justification for the end island waivers and the proposed painted end island. This request will be considered as part of the planning commission motion"*

**Response: The waivers are requested as many of the existing and proposed landscaped islands do not meet the width and radii requirements. This is due to the proposed reconfiguring of the southern parking lot. While the requirements are not met everywhere the intent is to maximize the available landscaping area while maintaining the existing traffic aisles. The 'striped' island is unfortunately required to allow for the larger trucks to successfully navigate the site. Please refer to Sheet C-11 of the Site Development Plans for circulation analysis.**

*Comments: "Provide note on Sheet A107. This is a condition of approval."*

**Response: This note will be added to future submissions.**

*Comments: "Please provide the entire seating capacity and square footage of the second floor outdoor terrace. Based on Section 5.2, 35 additional parking spaces will be required."*

**Response: This information has been made available on Sheet C-3 as previously submitted. It can be revised to be clearer on future submission.**

*Comments: "Rooftop equipment to be shown in the Final Site Plan Submittal."*

**Response: We will comply. The mechanical systems are currently being designed and will be included in Final Site Plan submittal.**

*Comments: "Section 9 Façade waiver is required."*

**Response: This item is understood. The support is appreciated. Please accept this as our formal request for the Section 9 Façade Waiver for minor overage of Fiber Cement Panels.**

*Comments: "Please indicate on the Demolition plan what existing plantings will be removed. If all of the greenbelt landscaping will be removed, please clearly state that."*

**Response: The intent is to fully remove the landscape buffer except for one tree. The greenbelt will be replaced with a denser, more robust group of plantings to fill out the existing buffer and incorporate a little bit of the Asian theme that takes hold on the southern portion of the site. This will be clarified in the next revision set.**

*Comments: "Please indicate snow deposit areas that won't harm landscaping."*

**Response:** Snow storage areas will be placed at the location of existing banking. Islands with no shrubs and/or seldom-used parking spaces at the far south end of the site will be used. At no time should parking spaces be used for snow storage if there is not enough parking per the City code.

*Comments: "Generally, stone is not desired adjacent to driving areas because they can get in travel and pedestrian routes. Please explain how this won't be a problem with the proposed decorative stone in the response letter."*

**Response:** The proposed stone is intended to enhance the Asian theme within close proximity of the proposed 'Noble Village' space. The 1.5" rocks are an essential element of the site's design and pair with the proposed Asian species throughout the area to provide a unique Zen garden-like feel. It is understood that maintenance of these areas are a direct responsibility of the property ownership and tenants and are to be kept clean from the adjacent sidewalk and drive aisles.

*Comments: "Please label SF of individual islands' unpaved area (should not include sidewalks) in islands near building."*

**Response:** This will be addressed in the next revision set.

*Comments: "Increase area of islands to meet minimum if necessary (this includes the new southernmost island which is 364sf and has 2 trees and possibly the island southwest of the building with a honeylocust.)"*

**Response:** This will be addressed in the next revision set. Additional space can most likely be added to the southernmost island without interfering with traffic movements. The southwest island with the honeylocust is an existing island that is outside the proposed scope of demolition.

*Comments: "Please add islands or increase the size of end islands to break up long bays into shorter bays. The new islands must be at least 10 feet wide measured at back of curb and have a deciduous canopy tree planted in them. Edge island trees may be counted as perimeter trees. The turning movement plan shows that an endcap island could and should be added to the east end of the parking double bay south of the building where only a painted end island is proposed."*

**Response:** We will revisit our landscaping plan to add landscaping islands where able in the southern portion of the parking lot. A small island may be feasible in the striped island area and will be confirmed in the next revision set. The northern lot is largely existing and proposed to remain in place.

*Comments: "Please increase the greenspace available for each canopy tree to at least 200sf. Please widen the island at the southwest corner of the building to support the tree there and make the island at the east end of that bay smaller, and plant a smaller tree such as the Japanese Maple in that location."*

**Response:** We agree that the above is a feasible solution and will include this change in the next revision set. Some islands are existing and outside the scope of demolition, but we will aim to widen the proposed islands where able to provide 200 sf.

*Comments: "Please add a canopy tree to the island requested at the east end of the double bay south of the building. Kwanzaan cherry, Japanese Maple and Thunderhead pine are too small to be used as parking lot trees – interior or perimeter."*

**Response:** Noted. Since many of these species are central to the overall theme of the site, we would like to coordinate a future discussion to specify species that both meet the City requirements and support the central theme of this unique development.

*Comments: "The Japanese maple at the northern office entrance of the building should be changed to the larger Okame Cherry to count as in interior tree. Please add a large canopy tree in the southwest corner of the parking lot, where the gazebo had been, to help shade the parking lot."*

**Response:** This will be addressed in the next revision set.

*Comments: "A landscape waiver to not plant three perimeter trees along the northern frontage (along Grand River) would be supported as those trees wouldn't provide as much shade, and the proposed plantings will provide a strong thematic element to the site. A landscape waiver would also be supported"*

*for the southern edge of the parking lot (8 trees) as there isn't room for them on the property. Please add one tree west of the GLE near the southwest corner of the site."*

**Response: Agreed & understood. The additional GLE in the southwest corner will be addressed in the next revision set.**

*Comments: "Please confirm what is remaining in the greenbelt by labeling the plant (e.g. 15' evergreen) A landscape waiver is requested for the proposed layout."*

**Response: One mature Austrian pine is proposed to remain. This will be noted on the next revision set.**

*Comments: "If more screening is found to be needed after installation, and allowance for growth, the applicant will need to supplement the plantings. Please add a note to this effect on the plan."*

**Response: Understood. This will be noted on the next revision set.**

*Comments: "Please be sure that the proposed plantings have a mature height that won't hinder the lines or require unattractive pruning"*

**Response: Acknowledged.**

*Comments: "A landscape waiver is required for the lack of the wall or decorative fence in the front yard. It is supported by staff."*

**Response: Acknowledged.**

*Comments: "As noted above, the wall is required so a waiver to not provide it is required."*

**Response: A waiver is requested as no wall is currently not constructed on-site. In its place we proposed a dense foliage screen that contributes to the proposed site theme.**

*Comments: "A landscape waiver is required for the one tree deficiency. It is supported by staff since a large canopy tree is being preserved in the greenbelt."*

**Response: Acknowledged.**

*Comments: "As long as the gaps are filled, the hedge will be accepted as a sufficient existing condition for the buffer between the site and the residential area to the south."*

**Response: Proposed hedge repairs are proposed as needed. Please note that a few of the existing shrubs in this location are located off-site and would require coordination with the adjacent property ownership.**

*Comments: "All transformers must be screened per the City Detail. Please add a note to this effect."*

**Response: This will be noted on the next revision set.**

*Comments: Please add the vegetation indicated on the elevations in the strip on the south edge of the building to the landscape plan. Please add area labels for the landscaped areas that don't already have area labels and add them to the total area provided. Please just include the areas highlighted in green on the image below plus the two landscaped areas at the office entrance for the areas related to the One World foundation landscaping.*

**Response: This will be noted on the next revision set.**

*Comments: Please survey the site for any populations of Phragmites australis and Japanese Knotweed. If any is found, show it on the topo survey and add plans for its removal. If none is found please indicate that on the survey.*

**Response: A certified landscape architect will be required to walk the site and denote species as needed. This will be coordinated prior to the start of construction.**

*Comments: "Please add tree fencing for the trees that will be saved."*

**Response: This will be noted on the next revision set on the revised Soil erosion and sediment control plan.**

*Comments: "Please clearly show all existing trees and other landscaping to be removed on the demolition plan."*

**Response: This will be noted on the next revision set**

*Comments: "The applicant has indicated they are seeking a waiver for the painted end island"*

**Response: Correct. See responses above and Sheet C-11 for justifications. In discussion with Rick Meader, a smaller landscape island may be constructed here, to be confirmed in the next revision set.**

*We hope these clarifications will be suitable to your questions and concerns. We look forward to working with you as we proceed to bring closure to this project.*

Sincerely,  
**Detroit Architectural Group**

A handwritten signature in black ink, appearing to read "Brandon M. Kritzman". The signature is fluid and cursive, with a long, sweeping tail that loops back under the name.

Brandon M. Kritzman  
Principal