



DAIFUKU JSP16-23

DAIFUKU JSP16-23

Consideration at the request of Northern Equities for approval of Preliminary Site Plan, and Stormwater Management Plan approval. The subject property is 7.36 acres located in Section 1 of the City of Novi and located north of Thirteen Mile Road and east of Cabot Drive. The applicant is proposing to construct a 2-story office building, consisting of 76,547 square foot office space and associated site improvements for office and research use for Daifuku North America Holding Company's headquarters.

Required Action

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

REVIEW	RESULT	DATE	COMMENTS
Planning	Approval recommended	06-30-16	<ul style="list-style-type: none"> • Planning Commission waiver required for reduction of parking lot setback along north property line (staff supports). • Items to be addressed on stamping sets
Engineering	Approval recommended	07-05-16	Items to be addressed on stamping sets
Landscape	Approval recommended	07-01-16	<ul style="list-style-type: none"> • Planning Commission Waiver required for reduction of the minimum required Right of Way trees and the berm along south frontage of Cabot Drive (staff supports). • Planning Commission Waiver required for reduction of the minimum required parking lot landscape (staff supports). • Items to be addressed on stamping sets
Traffic	Approval recommended	07-05-16	Items to be addressed on stamping sets
Facade	Approval Recommended	06-30-16	Items to be addressed on stamping sets
Fire	Approval recommended	06-30-16	Items to be addressed on stamping sets

Motion Sheet

Approval –Preliminary Site Plan

In the matter of Daifuku, JSP16-23, motion to **approve** the Preliminary Site based on and subject to the following:

- a) Planning Commission waiver to permit the reduction of parking lot setbacks (20 ft required, 1 ft provided) as listed in Section 3.1.23.D. based on Section 3.6.2.Q. due to improved use of the site and because the modification of the setback requirements does not reduce the total area of setback on a site below the minimum setback area requirements for the subject property, which is hereby granted;
- b) Landscape waiver to permit the absence of required berm along the section of frontage south of the Cabot Road as listed in Section 5.5.3.B.ii due to conflict with existing detention basin side-slopes, which is hereby granted;
- c) Landscape waiver to permit the reduction of required berm along Cabot Drive frontage and the Right of Way greenbelt tree quantities (17 large trees required, 0 provided and 45 sub canopy trees required, 0 provided) between the existing sidewalk and the proposed parking lot along Cabot Drive as listed in Section 5.5.3.B.ii due to the ITC easement, which is hereby granted;
- a) Landscape waiver to permit the reduction of the number of canopy trees provided within parking lot islands as listed in Section 5.5.3.C. (113 trees required, approximately 100 provided) due to the same ITC easement, which is hereby granted;
- b) Applicant to work with the City's landscape architect to replace all the existing woodland replacement trees (7 trees proposed to be removed) on site that conform to the woodland replacement requirements.
- c) The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and the items listed in those letters being addressed on the Final Site Plan;
- d) *(additional conditions here if any)*

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

-AND-

Approval –Stormwater Management Plan

In the matter of Daifuku, JSP16-23, motion to **approve** the Stormwater Management Plan based on and subject to the following:

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

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

-OR-

Denial –Preliminary Site Plan

In the matter of Daifuku, JSP16-23, motion to **deny** the Preliminary Site Plan, for the following reasons...(because the plan is not in compliance with Article 3, Article 4 and Article 5 of the Zoning Ordinance and all other applicable provisions of the Ordinance.)

-AND-

Denial –Stormwater Management Plan

In the matter of Daifuku, JSP16-23, motion to **deny** the Stormwater Management Plan, for the following reasons...(because the plan is not in compliance with with the RUD agreement and Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.)

MAPS
Location
Zoning
Future Land Use
Natural Features

16-23 Daifuku Location

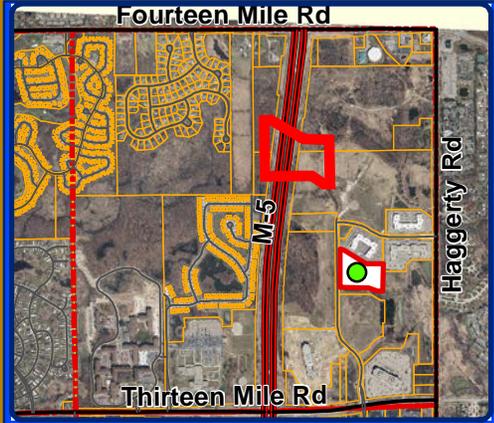


MacKenzie Dr

Cabot Dr

**Subject
Property**

Section 1

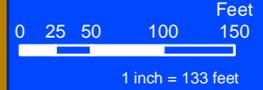


Legend
 Sections



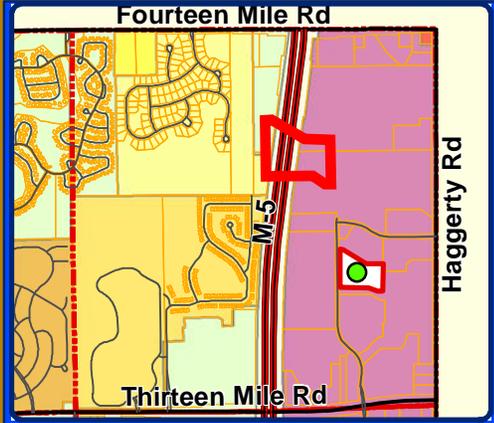
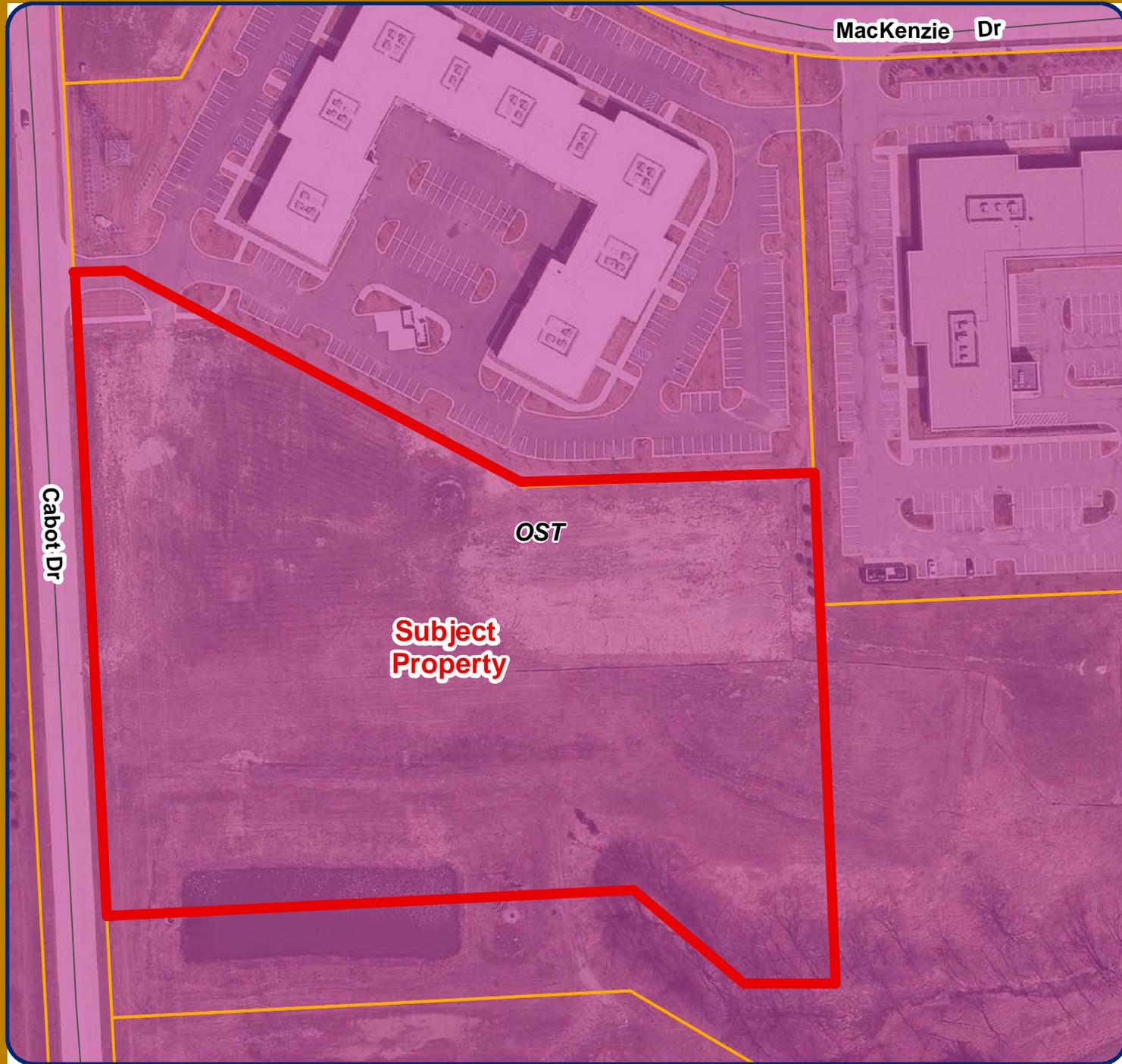
City of Novi
Dept. of Community Development
City Hall / Civic Center
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org

Map Author: Sri Komaragiri
Date: 07/08/16
Project: 16-23 Daifuku
Version #: 1



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

16-23 Daifuku Zoning



Legend

- Sections
- R-A: Residential Acreage
- R-2: One-Family Residential
- R-4: One-Family Residential District
- RM-1: Low-Density Multiple Family
- MH: Mobile Home District
- B-3: General Business District
- OST: Office Service Technology



City of Novi
 Dept. of Community Development
 City Hall / Civic Center
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0 25 50 100 150 Feet
 1 inch = 133 feet



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16-23 Daifuku Future Landuse



Legend

- Sections
- SINGLE FAMILY
- PUD
- MULTIPLE FAMILY
- PD1
- MOBILE HOME PARK
- COMMUNITY OFFICE
- OFFICE RES DEV TECH
- PRIVATE PARK
- UTILITY



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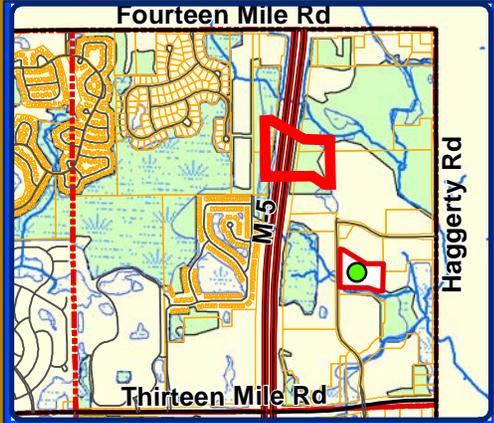
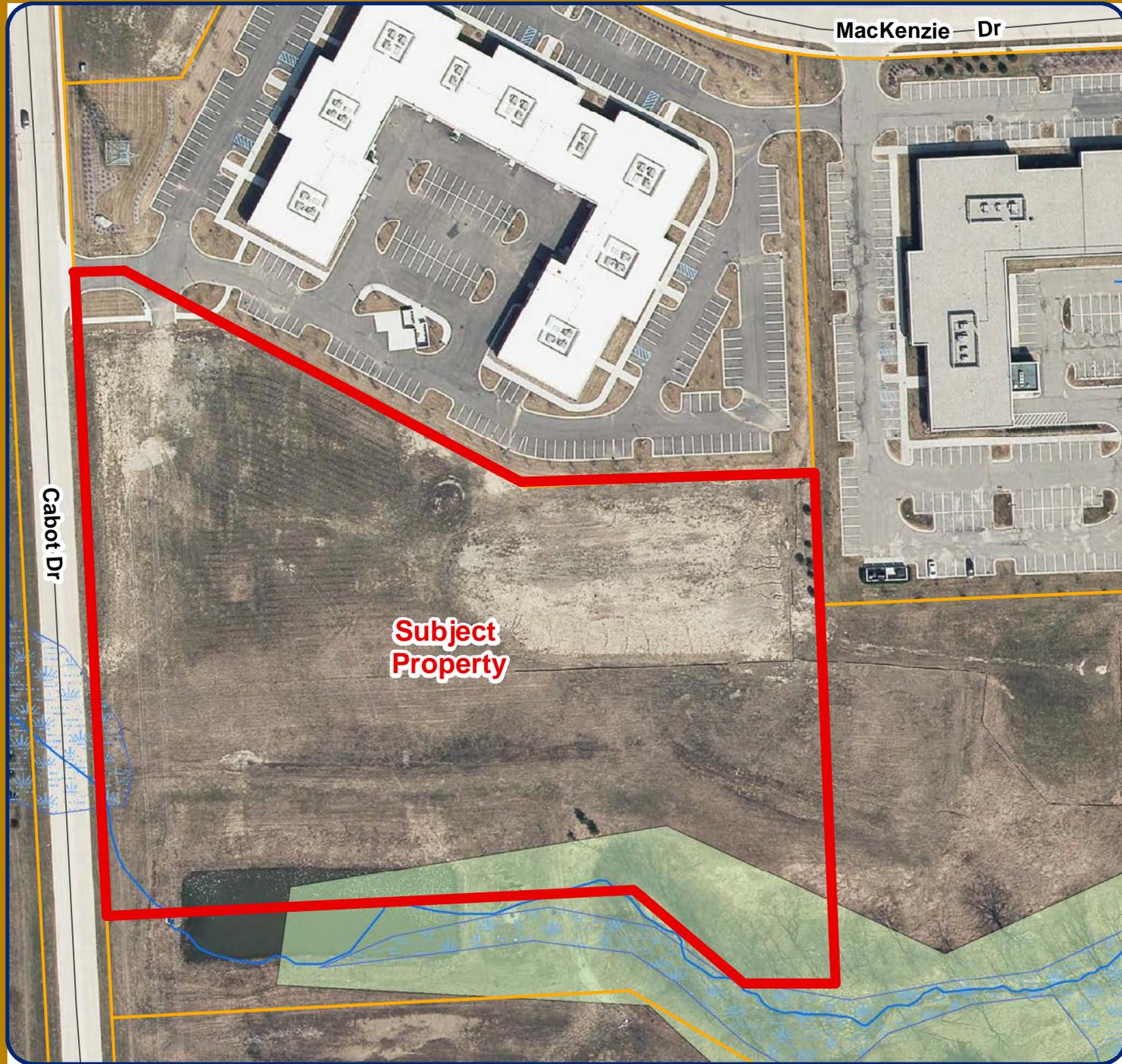
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16-23 Daifuku Natural Features

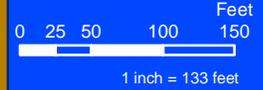


- Legend
- Sections
 - Wetlands
 - Woodlands



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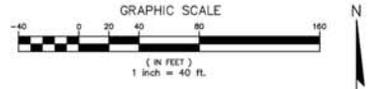


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SITE PLAN

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



Daifuku
 Novi, Michigan

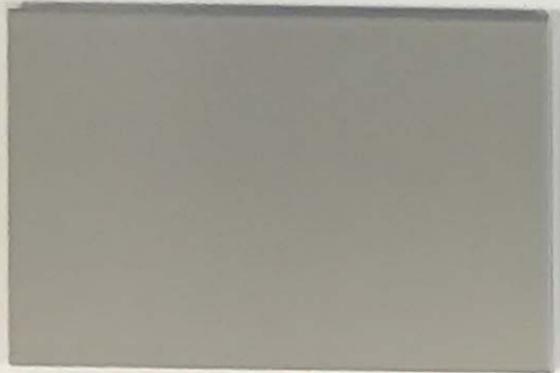
July, 2016

Northern Equities
 Group
 3800 Country Club Drive
 Farmington Hills, MI 48331
 T 248.848.6400
 F 248.848.6700
 www.noreq.com

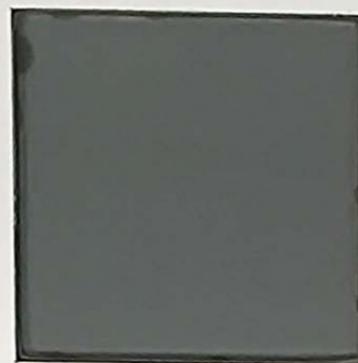


PEA, Inc.
 7827 Norco Way, Ste 115
 Brighton, MI 48116
 T 517.546.8983
 F 517.546.8973
 www.peainc.com





Aluminum composite panel Canopy (ACM)
Color: Clear Anodized



Low "E" tinted glazing



Clear anodized aluminum
curtain wall system

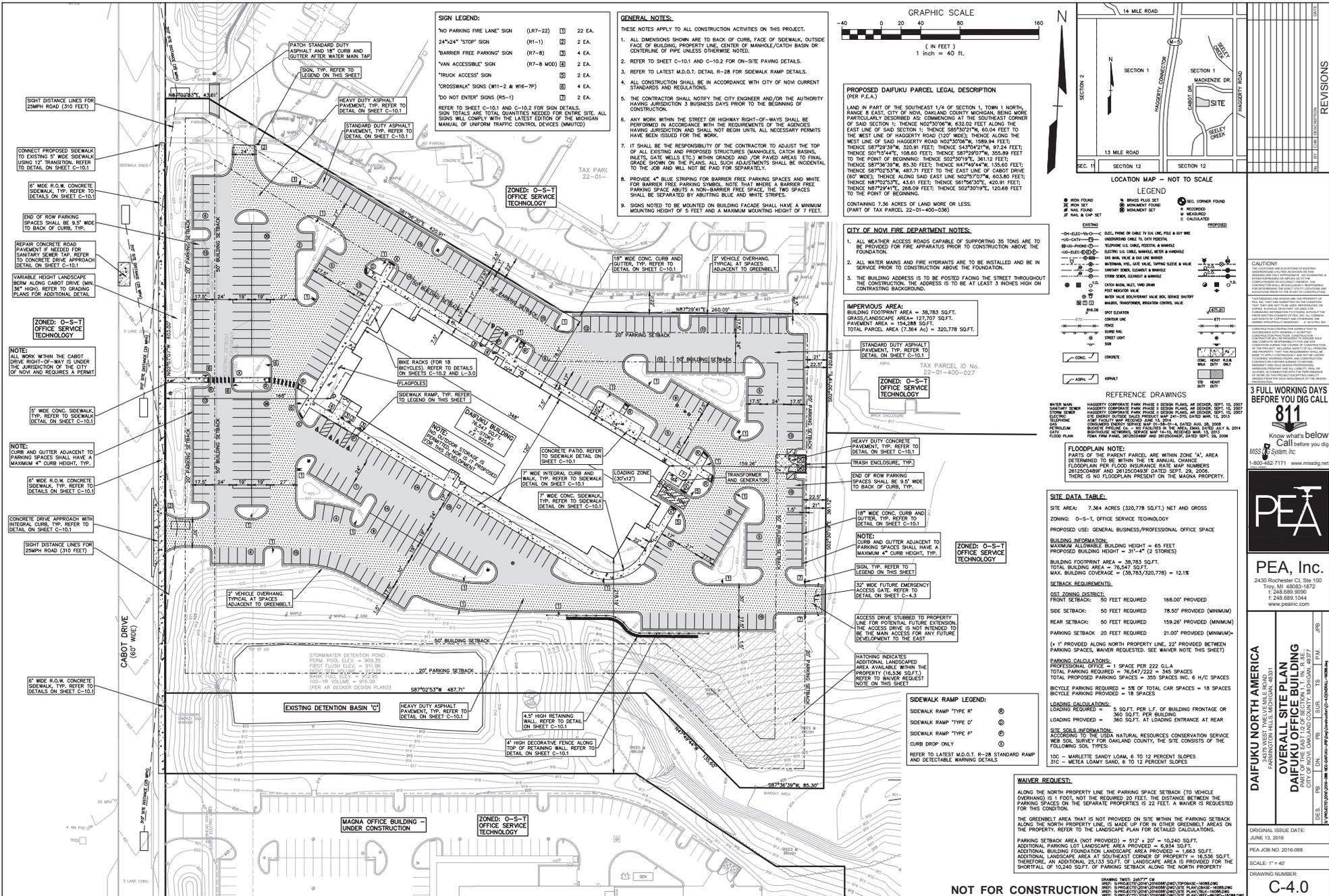


Accent Brick (Utility size)



Field Brick (Utility size)



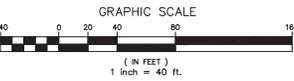


SIGN LEGEND:

NO PARKING FIRE LANE SIGN (L87-22)	1	22 EA.
24"x24" STOP SIGN (R1-1)	2	2 EA.
BARRIER FREE PARKING SIGN (R7-5)	3	4 EA.
VAN ACCESSIBLE SIGN (R7-8 MOD)	4	2 EA.
TRUCK ACCESS SIGN	5	2 EA.
CROSSWALK SIGNS (W11-2 & W16-7P)	6	4 EA.
DO NOT ENTER SIGN (R5-1)	7	2 EA.

GENERAL NOTES:

- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEET C-10.1 AND C-10.2 FOR ON-SITE PAVING DETAILS.
- REFER TO LATEST M.D.O.I. DETAIL R-28 FOR SIDEWALK RAMP DETAILS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF NOVI CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, DATE WELLS ETC.) WITHIN GRAZED AND/OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.
- PROVIDE 4" BLUE STRIPING FOR BARRIER FREE PARKING SPACES AND WHITE FOR BARRIER FREE PARKING SYMBOL. NOTE THAT WHERE A BARRIER FREE PARKING SPACE ADJACENT TO A NON-BARRIER FREE SPACE, THE TWO SPACES SHALL BE SEPARATED BY ABUTTING BLUE AND WHITE STRIPES.
- SIGNS NOTED TO BE MOUNTED ON BUILDING FACADE SHALL HAVE A MINIMUM MOUNTING HEIGHT OF 5 FEET AND A MAXIMUM MOUNTING HEIGHT OF 7 FEET.



PROPOSED DAIFUKU PARCEL LEGAL DESCRIPTION
(PART OF TAX PARCELS 22-01-400-027)

LAND IN PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMINGING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N02°00'00"W, 632.00 FEET ALONG THE EAST LINE OF SAID SECTION 1; THENCE S85°30'31"W, 60.04 FEET TO THE WEST LINE OF HAGGERTY ROAD (120' WIDE); THENCE ALONG THE WEST LINE OF SAID HAGGERTY ROAD N02°30'00"W, 1589.94 FEET; THENCE S87°50'50"W, 320.91 FEET; THENCE S47°02'17"W, 97.24 FEET; THENCE S01°14'44"E, 108.60 FEET; THENCE S87°29'07"W, 205.89 FEET TO THE POINT OF BEGINNING; THENCE S02°50'19"E, 261.12 FEET; THENCE S87°36'38"W, 85.30 FEET; THENCE N47°49'44"W, 135.60 FEET; THENCE S07°02'58"W, 487.71 FEET TO THE EAST LINE OF CABOT DRIVE (60' WIDE); THENCE ALONG SAID EAST LINE N02°57'07"W, 603.00 FEET; THENCE N87°02'57"E, 43.61 FEET; THENCE S61°56'30"E, 420.91 FEET; THENCE N02°19'41"E, 288.09 FEET; THENCE S00°30'19"E, 120.89 FEET TO THE POINT OF BEGINNING.

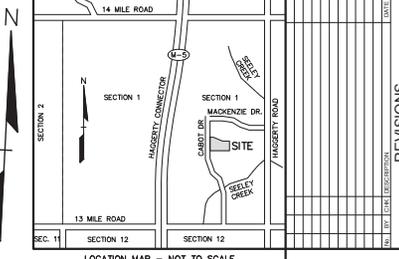
CONTAINING 7.36 ACRES OF LAND MORE OR LESS (PART OF TAX PARCELS 22-01-400-030)

CITY OF NOV FIRE DEPARTMENT NOTES:

- ALL WEATHER ACCESS ROADS CAPABLE OF SUPPORTING 35 TONS ARE TO BE PROVIDED FOR FIRE APPARATUS PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- ALL WATER MAINS AND FIRE HYDRANTS ARE TO BE INSTALLED AND BE IN SERVICE PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
- THE BUILDING ADDRESS IS TO BE POSTED FACING THE STREET THROUGHOUT THE CONSTRUCTION. THE ADDRESS IS TO BE AT LEAST 3 INCHES HIGH ON CONCRETE BACKGROUND.

IMPERVIOUS AREA:
BUILDING FOOTPRINT AREA = 38,783 SQ.FT.
GRASS/LANDSCAPE AREA = 122,207 SQ.FT.
PAVEMENT AREA = 154,288 SQ.FT.
TOTAL PARCEL AREA (7,364 AC) = 320,778 SQ.FT.

TAX PARCEL ID NO.
22-01-400-027



LEGEND

IRON FOUND	BRASS PLUG SET	CONCRETE FOUND
WOOD FOUND	MOVEMENT JOINT	RECORDED
MAIL & CAR SET	RECORDED	MEASURED
	MEASURED	CALCULATED

CAUTION!

3 FULL WORKING DAYS BEFORE YOU DIG CALL

811 Know what's below Call before you dig

MISS GSI System, Inc. 1.800-482-7171 www.missgdi.com

REFERENCE DRAWINGS

FLOODPLAIN NOTE:
PARTS OF THE PARCEL ARE WITHIN ZONE "A" AREA TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN FOR FLOOD INSURANCE RATE MAP NUMBERS 26125C-0087P AND 26125C-0088P DATED SEPT. 29, 2006. THERE IS NO FLOODPLAIN PRESENT ON THE MAGNA PROPERTY.

SITE DATA TABLE:

SITE AREA:	7.364 ACRES (320,778 SQ.FT.) NET AND GROSS
ZONING:	O-S-1, OFFICE SERVICE TECHNOLOGY
PROPOSED USE:	GENERAL BUSINESS/PROFESSIONAL OFFICE SPACE
BUILDING INFORMATION:	MAXIMUM ALLOWABLE BUILDING HEIGHT = 65 FEET PROPOSED BUILDING HEIGHT = 31'-4" (2 STORIES)
BUILDING FOOTPRINT AREA:	38,783 SQ.FT.
TOTAL BUILDING AREA:	76,547 SQ.FT. PER BUILDING
MAX. BUILDING COVERAGE:	(38,783/320,778) = 12.1%

SETBACK REQUIREMENTS:

FRONT SETBACK:	50 FEET REQUIRED	168.00' PROVIDED
SIDE SETBACK:	50 FEET REQUIRED	78.50' PROVIDED (MINIMUM)
REAR SETBACK:	50 FEET REQUIRED	159.26' PROVIDED (MINIMUM)
PARKING SETBACK:	20 FEET REQUIRED	21.00' PROVIDED (MINIMUM)

PARKING CALCULATIONS:
TOTAL PARKING REQUIRED = 76,547/222 = 345 SPACES
TOTAL PROPOSED PARKING SPACES = 355 SPACES (5 IN 4" SPACES)
BICYCLE PARKING REQUIRED = 5% OF TOTAL CAR SPACES = 18 SPACES
BICYCLE PARKING PROVIDED = 18 SPACES

LOADING CALCULATIONS:
LOADING REQUIRED = 5 SQ.FT. PER L.F. OF BUILDING FRONTAGE OR 360 SQ.FT. PER BUILDING
LOADING PROVIDED = 360 SQ.FT. AT LOADING ENTRANCE AT REAR

SITE SOILS INFORMATION:
ACCORDING TO THE USGS NATURAL RESOURCES CONSERVATION SERVICE NEER SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
100 - MARLETTE SANDY LOAM, 8 TO 12 PERCENT SLOPES
31C - META LOAMY SAND, 8 TO 12 PERCENT SLOPES

WALKER REQUEST:
ALONG THE NORTH PROPERTY LINE THE PARKING SPACE SETBACK (TO VEHICLE OVERHANG) IS 1 FOOT, NOT THE REQUIRED 20 FEET. THE DISTANCE BETWEEN THE NORTH PROPERTY LINE IS MADE UP FOR IN OTHER GREENBELT AREAS ON THE PROPERTY. REFER TO THE LANDSCAPE PLAN FOR DETAILED CALCULATIONS.

THE GREENBELT AREA THAT IS NOT PROVIDED ON SITE WITHIN THE PARKING SETBACK ALONG THE NORTH PROPERTY LINE IS MADE UP FOR IN OTHER GREENBELT AREAS ON THE PROPERTY. REFER TO THE LANDSCAPE PLAN FOR DETAILED CALCULATIONS.

PARKING SPACE AREA (NOT PROVIDED) = 51' x 20' = 10,240 SQ.FT.
ADDITIONAL PARKING LOT LANDSCAPE AREA PROVIDED = 6,324 SQ.FT.
ADDITIONAL BUILDING FOUNDATION LANDSCAPE AREA PROVIDED = 1,963 SQ.FT.
ADDITIONAL LANDSCAPE AREA AT SOUTHWEST CORNER OF PARCEL = 16.36 SQ.FT. THEREFORE, AN ADDITIONAL 25,153 SQ.FT. OF LANDSCAPE AREA IS PROVIDED FOR THE SHORTFALL OF 10,240 SQ.FT. OF PARKING SETBACK ALONG THE NORTH PROPERTY

NOT FOR CONSTRUCTION

ORIGINAL ISSUE DATE: JUNE 13, 2016
PEA JOB NO. 2016-088
SCALE: 1" = 40'
DRAWING NUMBER: C-4.0

DAIFUKU NORTH AMERICA
FARMINGTON HILLS, MICHIGAN 48331
OVERALL SITE PLAN
DAIFUKU OFFICE BUILDING
PART OF THE EAST 1/4 OF SECTION 1, TOWN 1 NORTH, RANGE 8 EAST, CITY OF NOV, OAKLAND COUNTY, MICHIGAN 48377
ISSUED: 06/13/16
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
PROJECT ENGINEER: [Signature]

PEA, Inc.
2430 Rochester Ct. Ste 100
Troy, MI 48063-3872
T: 248.689.9090
F: 248.689.1044
www.peainc.com

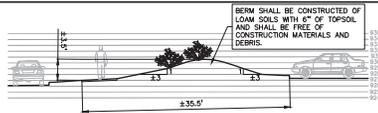
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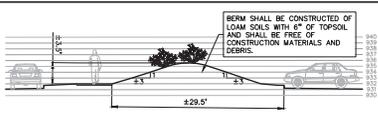
REVISIONS

NO.	DATE	DESCRIPTION



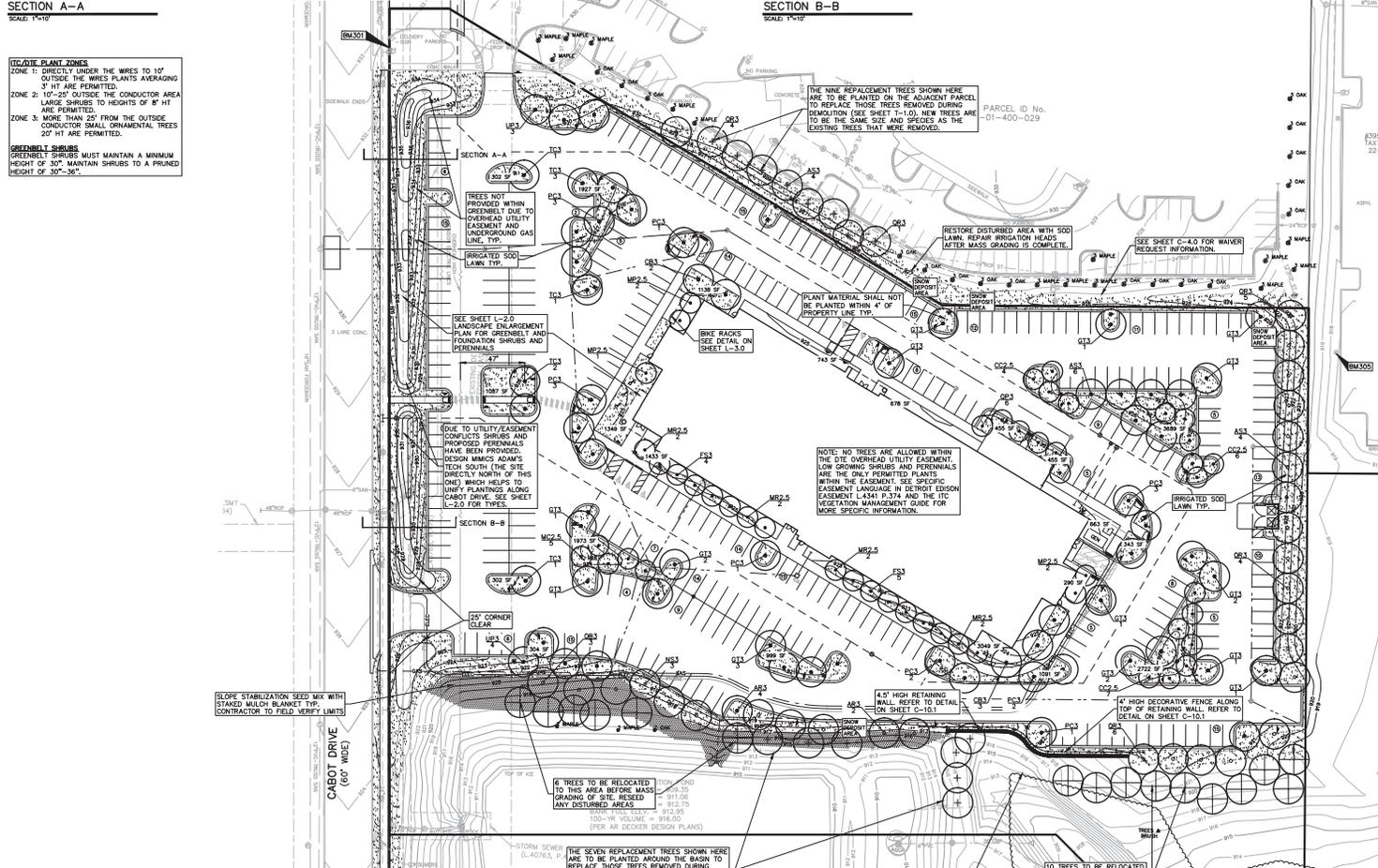
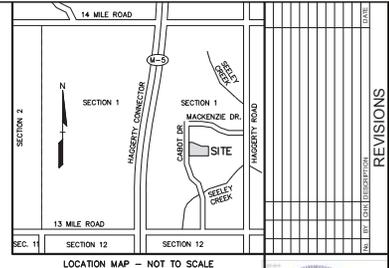
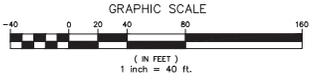
SECTION A-A
SCALE: 1"=10'

TIC/DTIC PLANT ZONES
 ZONE 1: DIRECTLY UNDER THE WIRES TO 10' OUTSIDE THE WIRES PLANTS AVERAGING 3' HT ARE PERMITTED.
 ZONE 2: 10'-20' OUTSIDE THE CONDUCTOR AREA LARGE SHRUBS TO HEIGHTS OF 8' HT ARE PERMITTED.
 ZONE 3: MORE THAN 20' FROM THE OUTSIDE CONDUCTOR SMALL ORNAMENTAL TREES 20' HT ARE PERMITTED.
GREENBELT SHRUBS
 GREENBELT SHRUBS MUST MAINTAIN A MINIMUM HEIGHT OF 30" MAINTAIN SHRUBS TO A PRUNED HEIGHT OF 30"-36".



SECTION B-B
SCALE: 1"=10'

THE NINE REPLACEMENT TREES SHOWN HERE ARE TO BE PLANTED ON THE ADJACENT PARCEL TO REPLACE THOSE TREES REMOVED DURING DEMOLITION (SEE SHEET T-1.0). NEW TREES ARE TO BE THE SAME SIZE AND SPECIES AS THE EXISTING TREES THAT WERE REMOVED.



TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	COMMENT
6	AR3	Red Maple	<i>Acer rubrum</i>	3" Cal.	B&B	Native
14	AR3	Sugar Maple	<i>Acer saccharum</i> 'Green Summit'	3" Cal.	B&B	Native
8	C83	Common European Hornbeam	<i>Corylus avellana</i> 'Columbus'	3" Cal.	B&B	Non-Native
17	C22.5	Eastern Redbud	<i>Cercis canadensis</i>	2.5" Cal.	B&B	Multi-Trunk Native
8	F83	Columbine Beach	<i>Fagus sylvatica</i> 'Fastigiat'	3" Cal.	B&B	Non-Native
19	G73	Skyline Honeylocust	<i>Gleditsia inaequalis</i> 'Skyline'	3" Cal.	B&B	Native
8	MC2.5	Cardinal Crabapple	<i>Malus canadensis</i>	2.5" Cal.	B&B	Non-Native
8	MP2.5	Prairiette Crab	<i>Malus Prairiette</i>	2.5" Cal.	B&B	Non-Native
8	MR2.5	Royal Star Magnolia	<i>Magnolia stellata</i> 'Royal Star'	2.5" Cal.	B&B	Non-Native
3	NS3	Black Gum	<i>Nyssa sylvatica</i>	3" Cal.	B&B	Native
16	PC3	Cleveland Select Pear	<i>Pyrus calleryana</i> 'Cleveland Select'	3" Cal.	B&B	Non-Native
3	OB3	Swamp White Oak	<i>Quercus alba</i>	3" Cal.	B&B	Native
8	QP3	Regal Prince Oak	<i>Quercus rubra</i> x <i>bicolor</i> 'Long Jackman'	3" Cal.	B&B	Native
20	OR3	Red Oak	<i>Quercus rubra</i>	3" Cal.	B&B	Native
8	TC3	Greenough Linden	<i>Tilia cordata</i> 'Greenough'	3" Cal.	B&B	Non-Native
7	UP3	Frontier Elm	<i>Ulmus parviflorus</i> 'Frontier'	3" Cal.	B&B	Native



LANDSCAPE CALCULATIONS:
 PER CITY OF NOVI ZONING ORDINANCE

INTERIOR PARKING LOT LANDSCAPE
 REQUIRED: 1.377 LF OF PARKING LOT / 35 LF = 45 TREES REQUIRED
 PROVIDED: 45 PROPOSED DEC TREES

PARKING LOT PERIMETER
 REQUIRED: 1.777 LF OF PARKING LOT / 35 LF = 51 TREES REQUIRED
 PROVIDED: 45 PROPOSED DEC TREES

GREENBELT
 REQUIRED: 1 LARGE DEC OR EVG / 35 LF OF FRONTAGE
 1 SUB CANOPY DEC / 20 LF OF FRONTAGE
 1 CANOPY DEC TREE / 35 LF BETWEEN SIDEWALK & CURB

CABOT DR: 603.8 LF / 35 = 18 LARGE DEC OR EVG REQUIRED
 603.8 LF / 20 = 31 SUB CANOPY REQUIRED
 603.8 LF / 35 = 18 CANOPY BETWEEN SIDEWALK & CURB

PROVIDED:
 CABOT DR: 0 SUB CANOPY TREES, 0 R.O.W. TREES & 0 R.O.W. TREES PROVIDED IN GREENBELT (DUE TO UTILITY CONFLICTS A CONTINUOUS SHRUB HEDGE IS PROVIDED)

FOUNDATION PLANTINGS
 REQUIRED: 966.5 LF BUILDING PERIMETER x 8 = 7,732 SF INTERIOR SITE LANDSCAPING
 PROVIDED: 9,343 SF OF INTERIOR SITE LANDSCAPING

TREE RELOCATIONS (SEE SHEET T-1.0 FOR EXISTING TREES TO BE RELOCATED)
 9 TREES FROM THE ADAMS TECH PARCEL TO THE NORTH ARE TO BE RELOCATED TO THE DAIFUKU PARCEL.
 7 TREES FROM AROUND THE DETENTION BASIN TO THE SOUTH ARE TO BE RELOCATED TO THE DAIFUKU PARCEL.
 ALL 16 OF THESE RELOCATED TREES ARE SHOWN ON THE PLAN (SOUTH OF THE RETAINING WALL AND ALONG THE NORTHERN EDGE OF THE DETENTION BASIN).
 TREE REPLACEMENT (SEE T-1.0 FOR EXISTING TREE PLAN AND REPLACEMENT)
 REQUIRED: 0 TREES ABOVE 8" WILL BE REMOVED = 0 REPLACEMENT TREES REQ.

AS NOTED ON THE PLAN, 9 REPLACEMENT TREES WILL BE PROVIDED ALONG THE NORTH PROPERTY LINE, ON THE ADAMS TECH PARCEL. 7 REPLACEMENT TREES WILL BE PROVIDED AROUND THE NORTH RM OF THE DETENTION BASIN.

STATE OF MICHIGAN
 DEPARTMENT OF NATURE RESOURCES
 DIVISION OF LAND AND WATER
 LANDSCAPE ARCHITECT

CAUTION!
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE ARCHITECT AND THE CITY ENGINEER.

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DAIFUKU NORTH AMERICA
 FARMINGTON HILLS, MICHIGAN 48331

OVERALL LANDSCAPE PLAN
DAIFUKU OFFICE BUILDING
 PART OF THE EAST TOWN CENTER AT THE CITY OF NOVI, OAKLAND COUNTY, MICHIGAN, 48377

DATE: 12/15/16
 DRAWN BY: JTS
 CHECKED BY: JTS
 APPROVED BY: JTS

ORIGINAL ISSUE DATE:
 JUNE 13, 2016

PEA JOB NO. 2016-088

SCALE: 1" = 40'

DRAWING NUMBER:
 L-1.0

NOT FOR CONSTRUCTION

PLANNING REVIEW



PLAN REVIEW CENTER REPORT

June 30, 2016

Planning Review

Daifuku
JSP 16-23

Petitioner

Northern Equities Group

Review Type

Preliminary/Final Site Plan

Property Characteristics

Section	1	
Site Location	North of Thirteen Mile Road; East of Cabot Drive	
Site School District	Walled Lake Community School District	
Site Zoning	OST: Office Service Technology	
Adjoining Zoning	North	OST: Office Service Technology
	East	OST: Office Service Technology
	West	OST: Office Service Technology
	South	OST: Office Service Technology
Current Site Use	Vacant	
Adjoining Uses	North	Adams Tech Center South (Office)
	East	Vacant
	West	Vacant
	South	Magna Seating of America (Office)
Site Size	7.36 Acres	
Plan Date	June 13, 2016	

Project Summary

The applicant is proposing to construct a 2-story office building, consisting of 76,547 square foot office space and associate site improvements for office and research use for Daifuku.

Recommendation

Approval of the ***Preliminary/Final Site Plan is recommended.*** The plan conforms to the requirements of the Zoning Ordinance, with additional details required at the time of Final Site Plan submittal. **Planning Commission approval of the Preliminary Site Plan and Storm Water Management Plan is required.**

Ordinance Requirements

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

1. Parking Setbacks (Sec 3.1.23.D) 20 ft. minimum required. **A waiver is requested for the parking setback along north property line. Additional landscape area is provided to make up for the parking setback area.**
2. End Islands (Sec. 5.3.12): All parking end islands must be three feet shorter than the adjacent parking space. **Provide the dimensions to verify conformance.**
3. Number of Barrier Free Spaces: 8 barrier free spaces are required for a total of 301 to 400 regular spaces. Six spaces are provided. **Provide the additional two required.**
4. Dumpster Enclosure (Sec. 21-145.(c)): Refer to façade review for clarification requested for dumpster enclosure material.
5. Property Split: The site plan indicates a proposed property split. The proposed property split must be submitted to the Assessing Department for approval. Applicant indicated the split will be recorded prior to stamping set submittal
6. Min. Illumination (Sec. 5.7.3.k): A minimum of 1.0 foot candles is required near building entrances of frequent use. **The plan indicates a minimum of 0.6 min at the entrance on the north. Revise the photometric plan to provide the minimum required.**
7. Economic Impact: *If known, the applicant is asked to provide economic impact information, such as the total cost of the proposed building and site improvements, and the number of anticipated jobs created (during construction and after building is occupied).* **Provide the required information with the response letter.**
8. Other Reviews:
 - a. Landscape Review: Landscape review has identified waivers that may be required. Refer to review letter for more comments. Landscape recommends approval.
 - b. Traffic Review: Additional Comments to be addressed with stamping sets. Traffic recommends approval.
 - c. Engineering Review: Additional comments to be addressed with Stamping Set submittal. Engineering recommends approval.
 - d. Facade Review. Façade recommends approval. A sample board is required prior to Planning Commission meeting.
 - e. Fire Review: Fire recommends approval.

Response Letter

This Site Plan is scheduled to go before Planning Commission for consideration on July 13, 2016. Please provide the following **no later than 9:00am, July 08, 2015** if you wish to keep the schedule.

1. A response letter addressing ALL the comments from ALL the review letters and **a request for waivers as you see fit.**
2. A PDF version of the all Site Plan drawings that were submitted for the Preliminary review, dated June 13, 2016. **NO CHANGES MADE.**
3. A color rendering of the Site Plan, if any.
4. A sample board of building materials as requested by our Façade Consultant.

Electronic Stamping Set Submittal and Response Letter

After receiving Planning Commission approval, plans addressing the comments in all of 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 requested to be submitted with the electronic stamping set.

Stamping Set Approval

After receiving the approval for electronic stamping set submittal from all reviewing agencies, please submit **9 size 24" x 36" copies with original signature and original seals,** to the Community Development Department for final approval.

Drafts for all required legal documents with a legal transmittal are required along with stamping sets.

Site Addressing

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

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

Pre-Construction Meeting

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

Chapter 26.5

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

Signage

Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

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



Sri Ravali Komaragiri – Planner



PLANNING REVIEW CHART: Office Service Technology (OST)

Review Date: June 30, 2016
Review Type: Preliminary/Final Site Plan
Project Name: **DAIFUKU**
Plan Date: June 13, 2016
Prepared by: Sri Komaragiri, Planner
E-mail: skomaragiri@cityofnovi.org; **Phone:** (248) 735-5607

Items in **Bold** need to be addressed by the applicant before next submittal

Item	Required Code	Proposed	Meets Code	Comments
Zoning and Use Requirements				
Master Plan (adopted August 25, 2010)	Office research development and technology	Office	Yes	The Preliminary Site Plan will require a Planning Commission approval
Area Study	The site does not fall under any special category	NA	Yes	
Zoning (Effective December 25, 2013)	OST: Office Service and Technology	OST	Yes	
Uses Permitted (Sec 3.1.23.B & C)	Sec. 3.1.23.B. - Principal Uses Permitted. Sec. 3.1.23.C. - Special Land Uses Permitted.	Office/Research	Yes	
Height, bulk, density and area limitations (Sec 3.1.23.D)				
Frontage on a Public Street. (Sec. 5.12) Access To Major Thoroughfare (Sec. 5.12)	Frontage on a Public Street is required	The site has frontage and access to Cabot Drive	Yes	
Minimum Zoning Lot Size for each Unit in Ac (Sec 3.6.2.D)	Except where otherwise provided in this Ordinance, the minimum lot area and width, and the maximum percent of lot coverage shall be determined on the basis of off-street parking, loading, greenbelt screening, yard setback or usable open space		NA	
Minimum Zoning Lot Size for each Unit: Width in Feet (Sec 3.6.2.D)			NA	
Maximum % of Lot Area Covered (By All Buildings)	(Sec 3.6.2.D)	36,809 Square feet		
Building Height (Sec. 3.1.23.D &	46 feet or 3 stories	Maximum height: 30 feet and 2 stories	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Sec. 3.20.1)	Additional height can be proposed if met with the conditions listed in Section 3.20			
Building Setbacks (Sec 3.1.23.D)				
Front west @ Cabot Drive	50 ft.	54 ft.	Yes	
Rear east	50 ft.	54 ft.	Yes	
Side (north and south)	50 ft.	54 ft.	Yes	
Parking Setback (Sec 3.1.23.D) Refer to applicable notes in Sec 3.6.2				
Front west @ Cabot Drive	20 ft.	1 ft.	No	Applicant has requested a waiver for absence of parking setback. See letter for details
Rear east	20 ft.	20 ft.	Yes	
Side (north and south)	20 ft.	20 ft.	Yes	
Note To District Standards (Sec 3.6.2)				
Exterior Side Yard Abutting a Street (Sec 3.6.2.C)	All exterior side yards abutting a street shall be provided with a setback equal to front yard.	No exterior side yards	NA	
Off-Street Parking in Front Yard (Sec 3.6.2.E)	Off-street parking is allowed in front yard	Parking is proposed in front yard and meets the parking setback requirements	Yes	
Distance between buildings (Sec 3.6.2.H)	It is governed by sec. 3.8.2 or by the minimum setback requirements, whichever is greater	Single building proposed	NA	
Wetland/Watercourse Setback (Sec 3.6.2.M)	A setback of 25ft from wetlands and from high watermark course shall be maintained	Wetlands do not exist on site	Yes	
Parking setback screening (Sec 3.6.2.P)	Required parking setback area shall be landscaped per sec 5.5.3.	A landscape plan is provided	No	Please refer to landscape review for additional information
Modification of parking setback requirements (Sec 3.6.2.Q)	The Planning Commission may modify setback requirements in those instances where it determines that such modification may result in improved use of the site and/ or in improved landscaping; provided, however, that such modification of the setback requirements	Parking setbacks do not conform to the minimum required 25,133 sf of landscape area is provided to make up for the 10,240 sf due to reduction in the parking	No	Applicant has requested a waiver for absence of parking setback. See letter for details Provide additional to make a determination. Provide additional clarification

Item	Required Code	Proposed	Meets Code	Comments
	does not reduce the total area of setback on a site below the minimum setback area requirements of this Section			
OST District Required Conditions (Sec 3.20)				
Additional Height (Sec 3.20.1)	Properties north of Grand River Avenue: Max height: 65 ft with additional setbacks of 2 ft for every 1 ft in excess of 46 ft.	Maximum height: 30'	NA	
Loading and Unloading Screening (Sec 3.20.2.A)	Truck service areas and overhead truck loading/unloading doors shall be totally screened from view from any public right-of-way, including freeway right-of-way, and adjacent properties, except for required driveway access.	The loading dock is proposed in the rear side of the building.	Yes	
Required Parking Calculation (Sec 3.20.2.B)	A floor plan indicating different uses, leasable floor space used for calculating parking should be shown on the plans	Floor plans for two floors are submitted. The entire floor appears to be leasable area. Parking calculations are correct	Yes	
Additional conditions for permitted uses in 3.1.23.B.ii – v (Sec 3.20.2.C)	Uses permitted under subsections 3.1.23.B.ii - v shall not be located on property sharing a common boundary with property zoned for R-A, R-1, R-2, R-3, R-4 or MH district use unless conditions in section 3.20.2.C are met	Research, design and development appear to be part of the proposed use description. But the property is not located adjacent to the zoning districts mentioned	NA	
Outdoor storage (Sec 3.20.2.D)	The outdoor storage of goods or materials shall be prohibited.	Note added on sheet C 4.0 for clarification	Yes	
Parking, Loading and Dumpster Requirements				
Number of Parking Spaces Professional Office (Sec.5.2.12.D)	- For buildings upto 100,000 square feet, 1 space per 222 SF GLA For 76,547 GLA, required spaces = 345	Total Proposed = 355 spaces	Yes	
Parking Space	- 90° Parking: 9 ft. x 19 ft.	Unable to determine.	Yes?	Include dimensions on the

Item	Required Code	Proposed	Meets Code	Comments
Dimensions and Maneuvering Lanes (Sec. 5.3.2)	- 24 ft. two way drives - 9 ft. x 17 ft. parking spaces allowed along 7 ft. wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping	Appear to be in conformance		plan
Parking stall located adjacent to a parking lot entrance (public or private) (Sec. 5.3.13)	- shall not be located closer than twenty-five (25) feet from the street right-of-way (ROW) line, street easement or sidewalk, whichever is closer	Not applicable	NA	
End Islands (Sec. 5.3.12)	- End Islands with landscaping and raised curbs are required at the end of all parking bays that abut traffic circulation aisles. - The end islands shall generally be at least 8 feet wide, have an outside radius of 15 feet, and be constructed 3' shorter than the adjacent parking stall as illustrated in the Zoning Ordinance	End Islands are proposed wherever applicable	Yes	Include dimensions on the plan. Refer to Traffic comments. All parking end islands must be three feet shorter than the adjacent parking space.
Barrier Free Spaces <i>Barrier Free Code</i>	For total 301 to 400 = 8 spaces including 2 van accessible	6 barrier Free parking provided	No	Propose the minimum required barrier free parking
Barrier Free Space Dimensions <i>Barrier Free Code</i>	- 8' wide with an 8' wide access aisle for van accessible spaces - 5' wide with a 5' wide access aisle for regular accessible spaces	Two types of accessible spaces are provided	Yes	
Barrier Free Signs <i>Barrier Free Code</i>	One sign for each accessible parking space.	One sign is proposed for each space	Yes?	Propose two additional spaces as required. Refer to Traffic review for additional comments
Minimum number of Bicycle Parking (Sec. 5.16.1)	<u>General Offices:</u> Five (5) percent of required automobile spaces, minimum two (2) spaces	Provision for 18 bike racks is provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	For 346 spaces, 17 spaces			
Bicycle Parking General requirements <i>(Sec. 5.16)</i>	<ul style="list-style-type: none"> - No farther than 120 ft. from the entrance being served - When 4 or more spaces are required for a building with multiple entrances, the spaces shall be provided in multiple locations - Spaces to be paved and the bike rack shall be inverted "U" design - Shall be accessible via 6 ft. paved sidewalk 	<ul style="list-style-type: none"> - Proposed within 120 feet from the entrance - All are provided in one location - Loop bike racks are proposed 	Yes?	Propose spaces in multiple locations
Bicycle Parking Lot layout <i>(Sec 5.16.6)</i>	Parking space width: 6 ft. One tier width: 10 ft. Two tier width: 16 ft. Maneuvering lane width: 4 ft. Parking space depth: 2 ft. single, 2 ½ ft. double	Alternate layout is proposed due to loop style bike racks. The layout appears to be acceptable	Yes	
Loading Spaces <i>Sec. 5.4.1</i>	<ul style="list-style-type: none"> - Within the OS districts, loading space shall be provided in the rear yard or - in the case of a double frontage lot, in the interior side yard, - in the ratio of five (5) square feet per front foot of building up to a total area of three-hundred sixty (360) square feet per building. 	Loading Area in the rear yard 360 square feet is provided	Yes	
Dumpster <i>Sec 4.19.2.F</i>	<ul style="list-style-type: none"> - Located in rear yard - Attached to the building or - No closer than 10 ft. from building if not attached - Not located in parking setback - If no setback, then it cannot be any closer than 10 ft, from property line. - Away from Barrier free 	Dumpster located in the rear yard Farther than 10 ft. Outside the parking setback Farther away from the	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	Spaces	barrier free spaces		
Dumpster Enclosure Sec. 21-145. (c) Chapter 21 of City Code of Ordinances	<ul style="list-style-type: none"> - Screened from public view - A wall or fence 1 ft. higher than height of refuse bin - And no less than 5 ft. on three sides - Posts or bumpers to protect the screening - Hard surface pad. - Screening Materials: Masonry, wood or evergreen shrubbery 	<ul style="list-style-type: none"> - An enclosure is shown - Masonry wall to match building is proposed with cedar gate - Wall is 6 ft. tall 	Yes	<p>Note that the dumpster cannot be taller than 5 ft, as the proposed enclosure if 6 ft. Add a note to the detail for clarification</p> <p>Refer to architectural review for comments on dumpster enclosure</p>
Exterior lighting Sec. 5.7	Photometric plan and exterior lighting details needed at time of Final Site Plan submittal	A lighting plan is provided	Yes	<u>Refer to Lighting comments further below</u>
Roof top equipment and wall mounted utility equipment Sec. 4.19.2.E.ii	<ul style="list-style-type: none"> - 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 	Roof top equipment is proposed	Yes	
Roof top appurtenances screening	Roof top appurtenances shall be screened in accordance with applicable facade regulations, and shall not be visible from any street, road or adjacent property.	Roof top equipment screening is proposed	Yes	
Non-Motorized Facilities				
Article XI. Off-Road Non-Motorized Facilities	A 6 foot sidewalk is required along collector and arterial roads	A 6 foot side walk is proposed along Cabot drive. Unable to determine the width	Yes	
Pedestrian Connectivity	Assure safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets	Sidewalks are proposed throughout the site for convenient and safe pedestrian access	Yes	
Building Code and Other Requirements				
Building Code	Building exits must be connected to sidewalk system or parking lot.	All exits are connected to internal sidewalk	Yes	
Design and	Land description, Sidwell	Legal description for the	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Construction Standards Manual	number (metes and bounds for acreage parcel, lot number(s), Liber, and page for subdivisions).	new parcel is provided		
General layout and dimension of proposed physical improvements	Location of all existing and proposed buildings, proposed building heights, building layouts, (floor area in square feet), location of proposed parking and parking layout, streets and drives, and indicate square footage of pavement area (indicate public or private).	Provided	Yes	
Economic Impact	<ul style="list-style-type: none"> - Total cost of the proposed building & site improvements - Number of anticipated jobs created (during construction & after building is occupied, if known) 	Information Not Provided	No	Please provide the information in the response letter prior to Planning Commission meeting
Development/ Business Sign & Street addressing	<ul style="list-style-type: none"> - Signage if proposed requires a permit. - The applicant should contact the Building Division for an address prior to applying for a building permit. 	Information Not Provided		<p>Indicate the location of any proposed signage for reference purpose</p> <p>Apply for lot addressing prior to stamping set approval</p> <p><u>For further information contact Jeannie Niland 248-347-0438.</u></p>
Project and Street naming	Some projects may need approval from the Street and Project Naming Committee.	This project may need approval of the Project Name		<u>For approval of project and street naming contact Richelle Leskun at 248-735-0579</u>
Property Split	The proposed property split must be submitted to the Assessing Department for approval.	Applicant indicated that the split will be recorded prior to stamping	No	<u>Property split needs to be recorded prior to stamping set approval</u>
Lighting and Photometric Plan (Sec. 5.7)				
Intent (Sec. 5.7.1)	Establish appropriate minimum levels, prevent unnecessary glare,	A lighting and photometric plan is provided	Yes	

Item	Required Code	Proposed	Meets Code	Comments
	reduce spillover onto adjacent properties & reduce unnecessary transmission of light into the night sky			
Lighting Plan (Sec. 5.7.A.1)	Site plan showing location of all existing & proposed buildings, landscaping, streets, drives, parking areas & exterior lighting fixtures	A lighting and photometric plan is provided	Yes	
Lighting Plan (Sec.5.7.A.2)	Specifications for all proposed & existing lighting fixtures	Cut sheets are included	Yes	
	Photometric data	Provided	Yes	
	Fixture height	30 ft		
	Mounting & design	Pole lights	Yes	
	Glare control devices			
	Type & color rendition of lamps	LED		
	Hours of operation	5 am to 11 pm	Yes	
	Photometric plan illustrating all light sources that impact the subject site, including spill-over information from neighboring properties	Provided	Yes	
Required Conditions (Sec. 5.7.3.A)	Height not to exceed maximum height of zoning district (or 25 ft. where adjacent to residential districts or uses	Not adjacent to residential districts. 30 ft	Yes	
Required Conditions (Sec. 5.7.3.B)	<ul style="list-style-type: none"> - Electrical service to light fixtures shall be placed underground - Flashing light shall not be permitted - Only necessary lighting for security purposes & limited operations shall be permitted after a site's hours of operation 	Notes added to the sheet	Yes	
Required Conditions (Sec.5.7.3.E)	Average light level of the surface being lit to the lowest light of the surface being lit shall not exceed 4:1	3:1 is provided	Yes	
Required	Use of true color	LED lights are proposed	Yes	

Item	Required Code	Proposed	Meets Code	Comments
Conditions (Sec. 5.7.3.F)	rendering lamps such as metal halide is preferred over high & low pressure sodium lamps			
Min. Illumination (Sec. 5.7.3.k)	Parking areas: 0.2 min	0.4 min	Yes	Indicate the entrances with frequent and infrequent uses to verify conformance or provide 1.0 min at all entrances
	Loading & unloading areas: 0.4 min	0.9 min	Yes	
	Walkways: 0.2 min	0.6 min @ lobby	Yes	
	Building entrances, frequent use: 1.0 min	0.6 min	No	
	Building entrances, infrequent use: 0.2 min	Unable to determine		
Max. Illumination adjacent to Non-Residential (Sec. 5.7.3.K)	When site abuts a non-residential district, maximum illumination at the property line shall not exceed 1 foot candle	0.5 Maximum	Yes	
Cut off Angles (Sec. 5.7.3.L)	when adjacent to residential districts - All cut off angles of fixtures must be 90° - maximum illumination at the property line shall not exceed 0.5 foot candle	Does not abut residential district	NA	

NOTES:

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

ENGINEERING REVIEW



PLAN REVIEW CENTER REPORT

July 5, 2016

Engineering Review

DAIFUKU
JSP16-0023

Applicant

HCP LAND, LLC

Review Type

Preliminary and Final Site Plan

Property Characteristics

- Site Location: E. of Cabot Dr. and S. of Mackenzie Dr.
- Site Size: 7.36 acres
- Plan Date: 06/13/16

Project Summary

- Construction of an approximately 76,547 square-foot office building and associated parking. Site access would be provided a drive onto Cabot Dr. and a connection to the Adams Tech South parking lot.
- Water service would be provided by an 8-inch extension from the existing 24-inch water main along the east side of Cabot Dr. and looping to the existing 8-inch water main on the parcel to the north. A 2-inch domestic lead and an 8-inch fire lead would be provided to serve the building, along with 4 additional hydrants.
- Sanitary sewer service would be provided by an 8-inch extension from the existing 12-inch sanitary sewer on the west side of Cabot Dr.
- Storm water would be collected by a single storm sewer collection system and detained in a detention basin for the overall site.

Recommendation

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

Comments:

The Preliminary and Final 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 Stamping Set submittal:

General

1. A right-of-way permit will be required from the City of Novi.
2. Provide the City's standard detail sheets for water main (4 sheets-March 2014), sanitary sewer (3 sheets-March 2014), storm sewer (2 sheets-June 2012), and pathway and board walks (1 sheet-May 2012) at the time of the Stamping Set submittal. These details are available on the City's website (www.cityofnovi.org/DesignManual).

Water Main

3. Three (3) sealed sets of revised utility plans along with the MDEQ permit application (1/07 rev.) for water main construction and the Streamlined Water Main Permit Checklist should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Sanitary Sewer

4. Two (2) sealed sets of revised utility plans should be submitted to the Engineering Department for review, assuming no further design changes are anticipated. Utility plan sets shall include only the cover sheet, any applicable utility sheets and the standard detail sheets.

Soil Erosion

5. A SESC permit is required. A full review has not been done at this time. The review checklist detailing all SESC requirements is attached to this letter. Please address the comments below and submit a SESC permit application under a 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 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.)

6. A draft copy of the Storm Drainage Facility Maintenance Easement Agreement, as outlined in the Storm Water Management Ordinance, must be submitted to the Community Development Department. Once the form of the agreement is approved, this agreement must be approved by City Council and shall be recorded in the office of the Oakland County Register of Deeds. This document is available on our website.
7. A draft copy of the 20-foot wide easement for the water main to be constructed on the site must be submitted to the Community Development Department. This document is available on our website.
8. A draft copy of the 20-foot wide easement for the sanitary sewer and monitoring manhole to be constructed on the site must be submitted to the

Community Development Department. This document is available on our website.

The following must be addressed prior to construction:

9. 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).
10. A City of Novi Grading Permit will be required prior to any grading on the site. This permit will be issued at the pre-construction meeting (no application required). No fee is required for this permit.
11. Material certifications must be submitted to Spalding DeDecker for review prior to the construction of any utilities on the site. Contact Ted Meadows at 248-844-5400 for more information.
12. Construction inspection fees in the amount of \$50,942.81 must be paid to the City Treasurer's Office.
13. Legal escrow fees in the amount of \$3,162.50 must be deposited with the City Treasurer. Unused escrow will be returned to the payee at the end of the project.
14. Water and Sanitary Sewer Fees must be paid prior to the pre-construction meeting. Contact the Water & Sewer Department at 248-347-0498 to determine the amount of these fees.
15. A street sign financial guarantee in the amount of \$13,600 (\$400 per traffic control sign proposed) must be posted at the City Treasurer's Office. Signs must be installed in accordance with MMUTCD standards.
16. 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.
17. A permit for work within the right-of-way must be obtained from the City of Novi. The application is available from the City Engineering Department or on the City website and may be filed once the Final Site Plan has been submitted. Please contact the Engineering Department at 248-347-0454 for further information. Only submit the cover sheet, standard details and plan sheets applicable to the permit.
18. A permit for water main construction must be obtained from the MDEQ. This permit application must be submitted through the City Engineer after the water main plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.
19. Approval for sanitary sewer construction must be obtained from the OCWRC. This application must be submitted through the City Engineer after the

sanitary sewer plans have been approved. Only submit the cover sheet, overall utility sheet, standard details and plan/profile sheets applicable to the permit.

20. An NPDES permit must be obtained from the MDEQ because the site is over 5 acres in size. The MDEQ may require an approved SESC plan to be submitted with the Notice of Coverage.
21. An inspection permit for the sanitary sewer tap must be obtained from the Oakland County Water Resource Commissioner.

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

22. 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, at 1.2 times the amount required to complete the site improvements as specified in the Performance Guarantee Ordinance. This guarantee will be posted prior to TCO, at which time it may be reduced based on percentage of construction completed.
23. All easements and agreements referenced above must be executed, notarized and approved by the City Attorney and City Engineer.
24. 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.
25. 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.
26. Submit to the Community Development Department, Waivers of Lien from any parties involved with the installation of each utility as well as a Sworn Statement listing those parties and stating that all labor and material expenses incurred in connection with the subject construction improvements have been paid.
27. Submit a Maintenance Bond to the City Treasurer's Office in the amount of \$38,010 (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 Department. This document is available on our website.
28. 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 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 Department 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.

Please contact Jeremy Miller at (248) 735-5694 with any questions.

A handwritten signature in blue ink that reads "Jeremy Miller". The signature is written in a cursive style and is positioned above a horizontal line.

cc: Sri Komaragiri, Community Development
Sabrina Lilla, Water & Sewer
Cheryl McNamara, Treasurer's
T. Meadows, B. Allen; Spalding DeDecker



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

PROJECT: Diafuku

SESC Application #: SE -

Contact Name:

DATE COMPLETED: 07/05/16

Phone Number:

DATE OF PLAN: 06/13/16

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 checked="" type="checkbox"/>	
2.	Plan shall include a soil survey or a written description of soil types of the exposed land area.	<input checked="" type="checkbox"/>	
3.	Plan shall show the limits of earth disruption.	<input checked="" type="checkbox"/>	
4.	Plan shall show tree protection fencing and location of trees to be protected.	<input type="checkbox"/> N/A	
5.	Plan shall show all existing and proposed on-site drainage and dewatering facilities (i.e. structure details, rim elev., etc.)	<input checked="" 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 checked="" type="checkbox"/>	
7.	Plan must address maintenance of soil erosion and sedimentation control measures (temporary and permanent)	<input checked="" 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 checked="" type="checkbox"/>	
9.	A grading plan shall be provided, or grade information shown on plan.	<input checked="" type="checkbox"/>	

10.	Note that it is the developer's responsibility to grade and stabilize disturbances due to the installation of public utilities.	<input checked="" type="checkbox"/>	
11.	The CSWO shall be listed on permit application.	<input checked="" type="checkbox"/>	
12.	Plan sealed by registered civil engineer with original signature.	<input checked="" 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 \$TBD. The SESC inspection fees will be \$TBD.
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 checked="" 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"/> N/A	
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"/> N/A	
17.	Pretreatment Structures: Noted to inspect weekly for sediment accumulation until site is stabilized, and will clean as required.	<input type="checkbox"/> N/A	
18.	Attach the Oakland County standard detail sheet.	<input type="checkbox"/>	Attach to SESC plans
19.	Construction mud tracking entrance: 75'x20', 6" of 1" to 3" stone, on geotextile fabric.	<input checked="" type="checkbox"/>	
20.	Silt fence: 6" anchor trench, stakes 6' on center. Prominent line type on plan, with legend.	<input checked="" type="checkbox"/>	
21.	Provide Silt Sack with overflow capability as the inlet protection, and provide detail on plans.	<input checked="" type="checkbox"/>	
22.	Catch basin inlet filters shall be provided on existing roadways along construction route for reasonable distance from site.	<input checked="" type="checkbox"/>	
23.	Street sweeping and dust control shall be noted on plan as responsibility of contractor.	<input checked="" 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 checked="" 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"/>	Provide a double row of silt fence along the detention basin where 25' buffer cannot be maintained
26.	Diversion berms or terracing shall be implemented where necessary.	<input type="checkbox"/> N/A	
27.	All drainage ditches shall be stabilized with erosion control blanket and shall utilize check dams as necessary. Drainage ditches steeper	<input checked="" type="checkbox"/>	

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

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.

Reviewed By: Jeremy Miller (248) 735-5694

LANDSCAPE REVIEW



PLAN REVIEW CENTER REPORT

July 1, 2016

Preliminary/Final Site Plan - Landscaping

Daifuku

Review Type

Combined Preliminary/Final Site Plan Landscape Review

Property Characteristics

- Site Location: Cabot Rd
- Site Acreage: 7.36 acres
- Site Zoning: OST
- Adjacent Zoning: OST
- Plan Date: 6/13/2016

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

Recommendation

This project is **recommended for approval**. There are several landscape waivers required, and several changes and additions that must be added to the plans, most notably the installation of the previously-approved detention basin landscaping, but the plans are otherwise very complete and mostly compliant with our landscaping regulations.

Ordinance Considerations

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

1. Provided.

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

1. The overhead utility lines along Cabot Road are shown, as are the easement lines.
2. **Vegetation height restrictions due to the power line easement must be listed on the plans (the reference to the easement and ITC regulations are not sufficient).**

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

1. All existing trees and woodland are shown, including woodland replacement trees that are planted near the detention basin. Seven of those are being removed and replaced elsewhere on the site. No impacts to the nearby woodland are proposed.
2. Tree fencing is shown and the tree protection fence detail is also shown on Sheet T-1.0.

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

Property is not adjacent to Residential

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

1. The property is not adjacent to a public right-of-way but does front on an industrial

- subdivision road.
2. Due to the overhead power line extending along the entire Cabot Road frontage,, no trees or subcanopy trees can be planted, but a berm with extensive landscaping along the frontage is proposed in lieu of the required landscaping.
 3. **A landscape waiver for the missing trees and subcanopy trees is required from the Planning Commission (17 large trees and 45 subcanopy trees). This waiver is supported by staff.**
 4. **A berm should be added to the section of frontage south of the Cabot Road driveway. The berm does not have to extend in front of the detention pond.**

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

1. Based on the paved areas, 8,425 sf of islands and 113 trees are required. 15,469 sf of islands and 108 trees, including 60 canopy trees, 20 subcanopy trees in the islands and 38 subcanopy or narrow canopy trees are provided close to the building.
2. While this does not technically meet the requirements, the site is heavily landscaped and part of the area cannot have trees due to the powerline easement, so it is acceptable.
3. **It would be preferable, however, to trade out some of the subcanopy trees in the islands for larger canopy trees to provide more broadly spread shade for trees near the islands. This will decrease the total number of trees, but would be closer to the spirit and intent of the ordinance. Some of the subcanopy trees can be kept as accents and it is assumed that the islands will still be fully landscaped as they are now.**
4. **Please add shrubs or other landscaping on the islands, or portions of islands, where trees can't be planted due to the easement.**
5. **Please eliminate or sharply reduce the number of Flowering Pears (*Pyrus calleryana*) proposed. Although it is not yet on the state's Invasive Species list, it is behaving very invasively in southern Michigan, including in and around Novi, and we would like to reduce its use.**

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

Based on the 1577 lf of perimeter, 45 canopy trees are required. 45 trees, including 16 transplants, are proposed around the south and east sides of the parking lot.

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

The loading zone is sufficiently screened from Cabot as well as adjoining properties by the building and by site landscaping.

Building Foundation Landscape (Zoning Sec 5.5.3.D.)

Based on the perimeter of 966.5 lf, 7,732 sf of foundation landscaping is required. 9,343 sf of landscaping is provided.

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

1. The plant lists are provided and are satisfactory.
2. **Please change the cost of the seed to \$3.00/square yard.**

Planting Notations and Details (LDM)

1. Planting details are provided.
2. **Please change all notes on Sheet L-4.2 to reflect a 2 year warranty period, not 1 year.**

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

The original required landscaping for the detention basin were apparently never planted as there is no sign of them on the site. Please install them per the original approved plan, which is attached to these comments.

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

An irrigation plan for landscaped areas is required for Final Site Plan so it should be submitted with revised final site plans.

Proposed topography. 2' contour minimum (LDM 2.e.(1))

Berms are provided on the Landscape Plan and spot elevations are provided on the Grading plans.

Snow Deposit (LDM.2.q.)

Snow deposit areas are indicated.

Proposed trees to be saved (Sec 37 Woodland Protection 37-9, LDM 2.e.(1))

Trees and woodlands to be saved are clearly indicated on Sheet T-1.0

Corner Clearance (Zoning Sec 5.9)

Corner clearance at exit sign is met.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.735.5621 or rmeader rmeader@cityofnovi.org.



Rick Meader – Landscape Architect

LANDSCAPE REVIEW SUMMARY CHART

Review Date: July 1, 2016
Project Name: JSP 16-23 DAIFUKU
Plan Date: June 13, 2016
Prepared by: Rick Meader, Landscape Architect E-mail: rmeader@cityofnovi.org
 Phone: (248) 735-5621

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

Item	Required	Proposed	Meets Code	Comments
Landscape Plan Requirements (LDM (2))				
Landscape Plan <i>(Zoning Sec 5.5.2, LDM 2.e.)</i>	<ul style="list-style-type: none"> ▪ New commercial or residential developments ▪ Addition to existing building greater than 25% increase in overall footage or 400 SF whichever is less. ▪ 1"=20' minimum with proper North. Variations from this scale can be approved by LA ▪ Consistent with plans throughout set 	Yes	Yes	Landscape plan 1"=40', Details 1"=20'
Project Information <i>(LDM 2.d.)</i>	Name and Address	Yes	Yes	
Owner/Developer Contact Information <i>(LDM 2.a.)</i>	Name, address and telephone number of the owner and developer or association	Yes	Yes	
Landscape Architect contact information <i>(LDM 2.b.)</i>	Name, Address and telephone number of RLA	Yes	Yes	
Sealed by LA. <i>(LDM 2.g.)</i>	Requires original signature	Yes	Yes	Required for Final Site Plan
Miss Dig Note <i>(800) 482-7171 (LDM.3.a.(8))</i>	Show on all plan sheets	Yes	Yes	
Zoning <i>(LDM 2.f.)</i>	Include all adjacent zoning	Yes	Yes	OST – site and adjacent sites – Sheet C-4.0
Survey information <i>(LDM 2.c.)</i>	<ul style="list-style-type: none"> ▪ Legal description or boundary line survey ▪ Existing topography 	Yes	Yes	Sheet C-2.0
Existing plant material Existing woodlands or wetlands <i>(LDM 2.e.(2))</i>	<ul style="list-style-type: none"> ▪ Show location type and size. Label to be saved or removed. ▪ Plan shall state if none exists. 	Yes	Yes	1. Sheet T-1.0 shows existing trees and removals 2. 7 woodland replacement trees

Item	Required	Proposed	Meets Code	Comments
				are shown to be removed and replaced elsewhere on the site. 3. The replacement tree species and sizes should be included on a Woodland Replacement Tree plant list separate from the other plant lists, and the replacement tree symbols labeled with species and quantities.
Soil types (LDM.2.r.)	<ul style="list-style-type: none"> ▪ As determined by Soils survey of Oakland county ▪ Show types, boundaries 	Yes	Yes	Sheet T-1.0
Existing and proposed improvements (LDM 2.e.(4))	Existing and proposed buildings, easements, parking spaces, vehicular use areas, and R.O.W	Yes	Yes	
Existing and proposed utilities (LDM 2.e.(4))	Overhead and underground utilities, including hydrants	Yes	Yes	
Proposed grading. 2' contour minimum (LDM 2.e.(1))	Provide proposed contours at 2' interval	Yes	Yes	Berms shown on landscape plan, spot elevations shown on grading plans.
Snow deposit (LDM.2.q.)	Show snow deposit areas on plan	Yes	Yes	
LANDSCAPING REQUIREMENTS				
Parking Area Landscape Requirements LDM 1.c. & Calculations (LDM 2.o.)				
General requirements (LDM 1.c)	<ul style="list-style-type: none"> ▪ Clear sight distance within parking islands ▪ No evergreen trees 	Yes	Yes	
Name, type and number of ground cover (LDM 1.c.(5))	As proposed on planting islands	No	No	
General (Zoning Sec 5.5.3.C.ii)				
Parking lot Islands (a, b. i)	<ul style="list-style-type: none"> ▪ A minimum of 300 SF to qualify ▪ 6" curbs ▪ Islands minimum width 10' BOC to BOC 	Yes	Yes	1. Most proposed islands are the correct dimensions. 2. Please include dimensions on site

Item	Required	Proposed	Meets Code	Comments
				plan (especially widths at back of curb) at a minimum.
Curbs and Parking stall reduction (c)	Parking stall can be reduced to 17' and the curb to 4" adjacent to a sidewalk of minimum 7 ft.	Yes	Yes	
Contiguous space limit (i)	Maximum of 15 contiguous spaces	Yes	Yes	Maximum bay is 15 spaces long.
Plantings around Fire Hydrant (d)	No plantings with matured height greater than 12' within 10 ft. of fire hydrants	No	TBD	One tree near the northeast hydrant should be moved to be 10 feet away from the hydrant.
Landscaped area (g)	Areas not dedicated to parking use or driveways exceeding 100 sq. ft. shall be landscaped	Yes	Yes	1. Groundcover within site is either sod, plantings or mulch. 2. Seed on slope is proposed in a limited area on the southwest perimeter.
Clear Zones (LDM 2.3.(5))	25 ft corner clearance required. Refer to Zoning Section 5.9	Yes	Yes	
Category 1: For OS-1, OS-2, OSC, OST, B-1, B-2, B-3, NCC, EXPO, FS, TC, TC-1, RC, Special Land Use or non-residential use in any R district (Zoning Sec 5.5.3.C.iii)				
A = Total square footage of parking spaces not including access aisles x 10%	<ul style="list-style-type: none"> ▪ A = x 10% = sf ▪ 56,137 x 10% = 5,614sf 			
B = Total square footage of additional paved vehicular use areas (not including A) under 50,000 SF) x 5%	<ul style="list-style-type: none"> ▪ B = x 5% = sf ▪ 50,000 x 5% = 2,500sf 			
C = 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"> ▪ C = x 1% = sf ▪ 31,087 x 1% = 311sf 			
Category 2: For: I-1 and I-2 (Zoning Sec 5.5.3.C.iii)				
A. = Total square footage of parking spaces not including access aisles x 7%	A = 7% x xx sf = xx sf	NA		
B = Total square footage of additional	B = 2% x xx sf = xx sf	NA		

Item	Required	Proposed	Meets Code	Comments
Paved vehicular use areas (not including A) under 50,000 SF) x 2%				
C= Total square footage of additional paved vehicular use areas (not including A or B) over 50,000 SF) x 0.5%	$C = 0.5\% \times 0 \text{ sf} = 0 \text{ SF}$	NA		
All Categories				
D = A+B or A+C Total square footage of landscaped islands	$5614 + 2500 + 311 = 8425 \text{ sf}$	15,649 sf	Yes	
E = D/75 Number of canopy trees required	$8425/75 = 113 \text{ Trees}$	<u>In islands:</u> 60 large canopy trees + 20 subcanopy trees <u>Surrounding building:</u> 28 trees, most of them subcanopy		<ol style="list-style-type: none"> 1. A number of the trees used are subcanopy trees, presumably to squeeze into available areas. 2. It would be preferable to add more canopy trees in the interior islands to provide more extensive shade for adjacent spaces, using the subcanopy trees as accents rather than dominant elements in those islands. 3. Shortages in the total count would be accepted if the above was followed. 4. Please add some acceptable shrubs or landscaping other than just lawn in portions of islands in easement where trees are not allowed.
Perimeter Green space	<ul style="list-style-type: none"> ▪ 1 Canopy tree per 35 lf; ▪ $1577/35 = 45 \text{ trees}$ ▪ Sub-canopy trees can be used under overhead utility lines. 	Including the transplanted trees, 45	Yes	
Parking land banked	NA	No		

Item	Required	Proposed	Meets Code	Comments
<ul style="list-style-type: none"> All berms shall have a maximum slope of 33%. Gradual slopes are encouraged. Show 1ft. contours Berm should be located on lot line except in conflict with utilities. Berms should be constructed with 6" of top soil. 				
Berm requirements (Zoning Sec 5.5.A)	Refer to Residential Adjacent to Non-residential berm requirements chart	NA		
Planting requirements (LDM 1.a.)	LDM Novi Street Tree List	NA		
Berm requirements (Zoning Sec 5.5.3.A.(5))	Refer to ROW landscape screening requirements chart for corresponding requirements.	Yes	Yes	
Slope, height and width	<ul style="list-style-type: none"> Label contour lines Maximum 33% Min. 5 feet flat horizontal area 	Yes	Yes	Berm detail is provided on Sheet L-1.
Type of Ground Cover		Yes	Yes	Landscaping, sod.
Setbacks from Utilities	Overhead utility lines and 15 ft. setback from edge of utility or 20 ft. setback from closest pole	Yes	Yes	Tall power lines overhead
Walls (LDM 2.k & Zoning Sec 5.5.3.vi)				
Material, height and type of construction footing	Freestanding walls should have brick or stone exterior with masonry or concrete interior	None		
Walls greater than 3 ½ ft. should be designed and sealed by an Engineer		NA		
ROW Landscape Screening Requirements (Sec 5.5.3.B. ii)				
Greenbelt width (2)(3) (5)	<u>Parking:</u> 20 ft.	25'		Please dimension width of greenbelt along Cabot to back of curb.
Min. berm crest width	<u>Parking:</u> 2 ft.	Yes	Yes	Please add berm to greenbelt south of

Item	Required	Proposed	Meets Code	Comments
				driveway off of Cabot.
Minimum berm height (9)	Parking: 3 ft.	Yes	Yes	Please add berm to greenbelt south of driveway off of Cabot.
3' wall	▪ (4)(7)	None		
Canopy deciduous or large evergreen trees Notes (1) (10)	<u>Parking</u> : 1 tree per 35 lf; <u>No Parking</u> : 1 tree per 40 lf;	NA		
Sub-canopy deciduous trees Notes (2)(10)	▪ <u>Parking</u> : 1 tree per 20 lf; ▪ <u>No Parking</u> : 1 tree per 25 lf;	NA		
Canopy deciduous trees in area between sidewalk and curb (Novi Street Tree List)	▪ <u>Parking</u> : 1 tree per 35 lf ▪ <u>No Parking</u> : 1 tree per 45 lf;	NA		
Non-Residential Zoning Sec 5.5.3.E.iii & LDM 1.d (2) Refer to Planting in ROW, building foundation landscape, parking lot landscaping and LDM				
Interior Street to Industrial subdivision (LDM 1.d.(2))	<ul style="list-style-type: none"> ▪ 1 canopy deciduous or 1 large evergreen per 35 lf along ROW ▪ $603.80/35 = 17$ trees ▪ No evergreen trees closer than 20 ft. ▪ 3 sub canopy trees per 40 lf of total linear frontage ▪ $(603.80/40)*3 = 45$ trees ▪ Plant massing for 25% of ROW 	None – mix of shrubs and perennials provided along frontage as a substitute	No	<ol style="list-style-type: none"> 1. Trees and subcanopy trees cannot be provided along Cabot road frontage due to overhead power line easement. 2. Specific height requirements of the easement should be listed on the Landscape Plan, not a reference to the easement or ITC manual for vegetation management. 3. Please ensure that shrubs do not exceed that maximum height. Chicago Lustre viburnum can reach a height of 10-12 feet. Is this taller than the maximum height? 4. A Landscape waiver for the trees not planted must be granted by the Planning Commission

Item	Required	Proposed	Meets Code	Comments
				and will be supported by staff as the proposed landscaping and berm along Cabot will be an attractive substitute. Please list this and the other waivers requested on the Landscape Plan
Screening of outdoor storage, loading/unloading (Zoning Sec. 3.14, 3.15, 4.55, 4.56, 5.5)		Yes	Yes	Loading zone is screened from Cabot by building, from adjacent properties by extensive landscaping.
Transformers/Utility boxes (LDM 1.e from 1 through 5)	<ul style="list-style-type: none"> ▪ A minimum of 2ft. separation between box and the plants ▪ Ground cover below 4" is allowed up to pad. ▪ No plant materials within 8 ft. from the doors 	Yes	Yes	
Building Foundation Landscape Requirements (Sec 5.5.3.D)				
Interior site landscaping SF	<ul style="list-style-type: none"> ▪ Equals to entire perimeter of the building x 8 with a minimum width of 4 ft. ▪ 966.5 lf x 8ft = 7,732 SF 	9,343 sf	Yes	
Zoning Sec 5.5.3.D.ii. All items from (b) to (e)	If visible from public street a minimum of 60% of the exterior building perimeter should be covered in green space	Yes	Yes	All foundation except the actual building entries are landscaped.
Detention/Retention Basin Requirements (Sec. 5.5.3.E.iv)				
Planting requirements (Sec. 5.5.3.E.iv)	<ul style="list-style-type: none"> ▪ Clusters shall cover 70-75% of the basin rim area ▪ 10" to 14" tall grass along sides of basin ▪ Refer to wetland for basin mix 	None		<ol style="list-style-type: none"> 1. There is currently no pond landscaping besides groundcover (grass and weeds) and some woodland replacement trees from the original development. 2. The originally approved detention pond landscaping should be planted according to the approved site plan

Item	Required	Proposed	Meets Code	Comments
				from the original development. The plan is provided with this letter.
LANDSCAPING NOTES, DETAILS AND GENERAL REQUIREMENTS				
Landscape Notes – Utilize City of Novi Standard Notes				
Installation date (LDM 2.i. & Zoning Sec 5.5.5.B)	Between March 15 and November 15	Yes	Yes	
Maintenance & Statement of intent (LDM 2.m & Zoning Sec 5.5.6)	<ul style="list-style-type: none"> • Include statement of intent to install and guarantee all materials for 2 years. • Include a minimum one cultivation in June, July and August for the 2-year warranty period. 	Yes	Yes	
Plant source (LDM 2.n & LDM 3.a.(2))	Shall be northern nursery grown, No.1 grade.	Yes	Yes	
Irrigation plan (LDM 2.s.)	A fully automatic irrigation system and a method of draining is required with Final Site Plan	No	No	<u>Need for final site plan</u>
Other information (LDM 2.u)	Required by Planning Commission	NA		
Establishment period (Zoning Sec 5.5.6.B)	2 yr. Guarantee	No	No	Please revise all notes on Sheets L-4.2 to show a 2 year warranty period. The developer is responsible for replacing dead material throughout the 2 year period – there is no limit to how many times a plant needs to be replaced in that period (see note 3.1.1.e)
Approval of substitutions. (Zoning Sec 5.5.5.E)	City must approve any substitutions in writing prior to installation.	Yes	Yes	
Plant List (LDM 2.h.) – Include all cost estimates				
Quantities and sizes	Refer to LDM suggested plant list	Yes	Yes	
Root type		Yes	Yes	
Botanical and common names		Yes	Yes	

Item	Required	Proposed	Meets Code	Comments
Type and amount of lawn		Yes	Yes	
Cost estimate (LDM 2.t)	For all new plantings, mulch and sod as listed on the plan	Yes	Yes	Please use \$3.00 per square yard as the cost for seeding.
Planting Details/Info (LDM 2.i) – Utilize City of Novi Standard Details				
Canopy Deciduous Tree	Refer to LDM for detail drawings	Yes	Yes	
Evergreen Tree		Yes	Yes	
Shrub		Yes	Yes	
Perennial/ Ground Cover		Yes	Yes	
Tree stakes and guys. (Stakes, fabric guys)		Yes	Yes	
Tree protection fencing	Located at Critical Root Zone (1' outside of dripline)	Yes	Yes	
Other Plant Material Requirements (LDM 3)				
General Conditions (LDM 3.a)	Plant materials shall not be planted within 4 ft. of property line	Yes	Yes	
Plant Materials & Existing Plant Material (LDM 3.b)	Clearly show trees to be removed and trees to be saved.	Yes	Yes	
Landscape tree credit (LDM3.b.(d))	Substitutions to landscape standards for preserved canopy trees outside woodlands/ wetlands should be approved by LA. Refer to Landscape tree Credit Chart in LDM	No	No	
Plant Sizes for ROW, Woodland replacement and others (LDM 3.c)	Canopy Deciduous shall be 3" and sub-canopy deciduous shall be 2.5" caliper. Refer to section for more details	Yes	Yes	
Plant size credit (LDM3.c.(2))	NA	No	No	
Prohibited Plants (LDM 3.d)	No plants on City Invasive Species List	No		1. While it is not prohibited, we are noticing the increasingly invasive behavior of flowering pear trees (Pyrus calleryana) in and around Novi. 2. Please reduce the number or eliminate

Item	Required	Proposed	Meets Code	Comments
				flowering pear trees on the plan.
Recommended trees for planting under overhead utilities (LDM 3.e)	Label the distance from the overhead utilities	No		
Collected or Transplanted trees (LDM 3.f)		Yes - transplants		Please add the attached notes from the Landscape Design Manual to Sheet T-1.0 for the transplanted trees.
Nonliving Durable Material: Mulch (LDM 4)	<ul style="list-style-type: none"> ▪ Trees shall be mulched to 4" depth and shrubs, groundcovers to 3" depth ▪ Specify natural color, finely shredded hardwood bark mulch. Include in cost estimate. ▪ Refer to section for additional information 	No	No	Include this information in planting details. Please add the words "Pull the mulch 3 inches away from the trunk down to the soil" to note 3.5.2 on Sheet L-4.2.

NOTES:

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

TRAFFIC REVIEW

Memorandum

To Barbara McBeth, AICP Page 1
 CC Sri Komaragiri, Kirsten Mellem, Brian Coburn, Jeremy Miller, Richelle Leskun
 Subject JSP 16-0023 – Development – Preliminary/Final – Traffic Review – Revised

From Matt Klawon, PE
 Date July 5, 2016

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

GENERAL COMMENTS

1. The applicant, Northern Equities Group, is proposing a two story office building with a gross floor area of 76,547 sq. ft. on Cabot Drive on the north side of 13 Mile Road, west of Haggerty Road.
2. The site is currently zoned OST (office service technology) and no changes to the current zoning are expected.
3. Cabot Drive is within the City of Novi's jurisdiction and Haggerty Road is within the Road Commission for Oakland County's jurisdiction.

TRAFFIC IMPACTS

1. AECOM performed an initial trip generation estimate based on the ITE Trip Generation Manual, 9th Edition, as follows:

ITE Code: 710 (General Office Building)
 Development-specific Quantity: 76,899 sq. ft.
 Zoning Change: N/A

Trip Generation Summary					
	City of Novi Threshold	Estimated Trips (Permitted under existing zoning)	Estimated Trips (Permitted under proposed zoning)	Proposed Development	Analysis
AM Peak-Hour, Peak-	100	N/A	N/A	155	

Direction Trips					
PM Peak-Hour, Peak-Direction Trips	100	N/A	N/A	165	
Daily (One-Directional) Trips	750	N/A	N/A	1,076	

2. The number of trips does exceed the City’s threshold of more than 750 trips per day or 100 trips per either the AM or PM peak hour, and would typically warrant a traffic impact study; however, there was a previously completed traffic impact statement completed for the corporate park that may serve in place of a separate traffic impact study. **The applicant should provide the Haggerty Corridor Corporate Park Phase II Traffic Impact Statement prior to submitting the stamping sets** so that the traffic impacts associated with the development can be reviewed.

EXTERNAL SITE ACCESS AND OPERATIONS

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

1. The driveways are generally designed to City standards; however the 10 foot radius of the northern driveway is below the City’s minimum suggested turning radius of 15 feet.
2. The completion of the traffic impact study may warrant future changes to the geometry of Cabot Drive.
3. The site distance in each direction at the Cabot Road driveway exceeds the City’s requirements.
4. Driveways are adequately spaced along Cabot Drive.
5. There are an adequate number of site access drives provided.
6. The nearby intersections of 13 Mile Road and Haggerty Road and 13 Mile Road and Cabot Drive experience a significant amount of delay during peak hours of traffic, which could pose a potential problem to vehicles exiting from Cabot Drive onto 13 Mile Road. Please ensure this is addressed in the Traffic Impact Study.

INTERNAL SITE OPERATIONS

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

1. General traffic flow
 - a. Large trucks and emergency vehicles are able to access the site.
 - b. The proposed loading zone is in compliance with the City of Novi Zoning Ordinance.
 - c. The proposed dumpster locations are not expected to interfere with parking operations.

- d. The emergency access drive on the east side of the site will also be used as a connection to future developments. The proposed design gate detail meets City Ordinance standards.
2. Parking facilities
 - a. The City requires 345 parking spaces for this development and the applicant has provided 355 parking spaces.
 - b. The applicant has proposed 9 foot wide parking spaces with 19 foot long parking spaces where there is no curb and at least 17 foot parking spaces where there is a four inch curb.
 - c. A minimum of a 24 foot two-way travel lane is provided at all times.
 - d. The applicant has provided a parking end island every 15 parking spaces.
 - e. Parking islands are required to have a minimum outside radius of 15 feet; however, the applicant has shown several parking islands with an outside radius of 10 feet. Adjust the non-compliant parking end island outside radii.
 - f. All parking end islands must be three feet shorter than the adjacent parking space. This dimension should be labeled to verify compliance.
 - g. The 2010 ADA design manual requires 8 ADA parking spaces, which will require the addition of two ADA parking spaces in the next submittal.
 - h. The proposed ADA parking space dimensions are compliant with ADA design standards.
 - i. The applicant has provided 18 bicycle parking spaces on the northwest corner of the proposed development, which meets the requirements for the amount of bicycle parking. However, the dimensions shown on the "Bike Rack Detail" on sheet C-10.2 do not match the City of Novi Zoning Ordinance Figure 5.16.6 dimensions and layout. The applicant should review the standards and revise the detail to ensure compliance.
3. Sidewalk Requirements
 - a. Sidewalk widths throughout the site are in compliance with City Standards.
 - b. Sidewalk ramps are in compliance with ADA standards.
4. All on-site signing and pavement markings shall be in compliance with the Michigan Manual on Uniform Traffic Control Devices.
 - a. The R7-8 MOD. sign should be replaced with the standard R7-8 sign with the R7-8P "Van Accessible" sign below.
 - b. A note should be added to the "General Notes" section on sheet C-4.1 stating that the all parking space pavement markings shall be 4" white with the exception of the barrier-free parking spaces.

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

Sincerely,



AECOM

A handwritten signature in blue ink, appearing to read "Sterling Frazier".

Sterling J. Frazier, E.I.T.
Reviewer, Traffic/ITS Engineer

A handwritten signature in blue ink, appearing to read "Matthew G. Klawon".

Matthew G. Klawon, PE
Manager, Traffic Engineering and ITS Engineering Services

FAÇADE REVIEW



June 30, 2016

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

Façade Review Status Summary:
Approved, qualifies for administrative approval.

Re: **FACADE ORDINANCE - Façade Review**
Daifuku, PSP16-0083
 Façade Region: 1, Zoning District: OST

Dear Ms. McBeth;

The following is the Façade Review for the above referenced project based on the drawings prepared by Faudi Architecture, dated 6/13/16. This project is subject to the Façade Ordinance Section 5.15. The percentages of materials proposed for each façade are as shown in the tables below. Materials in non-compliance, if any, are highlighted in bold. A sample board had not been provided at the time of this review.

Garages	North (Front)	South	East	West	Façade Ordinance Section 2520 Maximum (Minimum)
Brick	83%	83%	74%	93%	100% (30% Min)
Flat Metal Panels (includes roof screens)	14%	13%	25%	7%	50%
Spanderal Glass	3%	4%	1%	0%	50%

Section 2520 – As shown above, all materials are in full compliance with the Façade Ordinance. The design exhibits overall composition and architectural details that are in context with building in the surrounding area. The drawings (C-10.2) indicate that the dumpster enclosure will be “decorative masonry to match building” and “C-Brick”. These appear to be conflicting notes. The dumpster enclosure should have 4” brick veneer identical to the primary building on 3 exposed sides. The applicant should provide the façade material sample board at least five days prior to the Planning Commission meeting.

Notes to the Applicant:

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

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

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

Sincerely,
DRN & Associates, Architects PC



Douglas R. Necci, AIA

FIRE REVIEW



June 30, 2016

TO: Barbara McBeth- City Planner
Kirsten Mellem- Plan Review Center

RE: Diafuku

PSP#16-0083

CITY COUNCIL

Mayor
Bob Gatt

Mayor Pro Tem
Dave Staudt

Gwen Markham

Andrew Mutch

Wayne Wrobel

Laura Marie Casey

Brian Burke

City Manager
Pete Auger

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

Director of EMS/Fire Operations
Jeffery R. Johnson

Assistant Chief of Police
Erick W. Zinser

Assistant Chief of Police
Jerrold S. Hart

Project Description: A two story commercial structure on Cabot Dr.
North of Thirteen Mile.

Comments:

1) Meets fire department Standards

Recommendation:

Recommend for Approval

Sincerely,

Joseph Shelton- Fire Marshal
City of Novi – Fire Dept.

cc: file

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

cityofnovi.org

APPLICANT RESPONSE LETTER



Civil Engineers | Land Surveyors | Landscape Architects

experienced. responsive. passion for quality.

Corporate Office: 2430 Rochester Court • Suite 100 • Troy, MI 48083
t: 248.689.9090 • f: 248.689.1044 • www.peainc.com

July 07, 2016

PEA Project No: 2016-088

Ms. Sri Ravali Komaragiri, Planner
City of Novi Plan Review Center
45175 West Ten Mile Road
Novi, Michigan 48375

**RE: Engineering Review Letter #1
Daifuku
City File Number: JSP 16-23**

Dear Ms. Komaragiri:

In response to the review letters received from various City departments regarding the above referenced project, we offer the following written responses.

Planning Review (dated June 30, 2016):

1. A waiver is being requested for the required parking setback
2. All landscape islands are 3' shorter than the adjacent parking spaces. A dimension will be added to the plans submitted for final stamping.
3. Two (2) additional handicap spaces will be added to the plans submitted for final stamping.
4. The dumpster enclosure detail will be updated as needed to match the building materials.
5. Application for land division approval will be filed with the Assessing Department.
6. The photometric plan will be revised to correct the light levels to the requested City Standard on the plans submitted for final stamping.
7. Please see attached Exhibit A to the letter for a detailed fact sheet regarding the economic impact of the new building.
8. The bike spaces can be split between two building entrances if required by the City.
9. A note stating that the dumpster cannot be taller than 5' will be added to the plans for stamping set submittal.
10. The monument sign location will be indicated on the stamping set submittal plans.

Engineering Review (dated July 05, 2016):

1. A ROW permit has been applied for with the City.
2. All Standard Detail sheets will be a part of the final stamping sets.
3. Three sets of plans for public water main permitting will be provided once the City has approved the water main plans.
4. Two sets of plans for sanitary sewer permitting will be provided once the City has approved the sanitary sewer plans.
5. SESC Permit will be applied for as a part of the Final Stamping Set Approval.

Note all other comments will be addressed at the time of Final Stamping Set Approval

Landscaping Review (dated July 1, 2016):

Ordinance Considerations:

Existing and proposed overhead and underground utilities, including hydrants:

2. The height restrictions are noted in as much detail as provided by ITC and the easement language. We have used the same notes and language as provided on the previously approved Magna and Harman plans.

Adjacent to Public Right of Way – Berm and Buffer:

3. A landscape waiver for the required right-of-way trees will be requested. The waivers will be noted on sheets C-4.0 and L-1.0 of the plans submitted for final stamping set approval.
4. A berm will be added to that area to the maximum extent possible without encroaching into the detention basin side-slopes.

Parking Lot Landscaping:

3. We will reduce the number of sub-canopy trees within the islands and provide more large deciduous trees as requested. Since the quantity will not be met we will provide additional shrubs in islands within the ITC easement.
4. See response to #3.
5. Flowering Pears will be removed from the plan and replaced with other varieties including; Prairie Rose Crabapple, Cherokee Brave Dogwood and other large deciduous tree varieties

Plant list:

2. This cost for seed will be updated to \$3 per SY

Planting Notations and Details:

2. A two year warranty will be noted on all applicable plan sheets.

Storm Basin Landscape:

1. Original required landscaping around the existing basin will be installed as per HCCP Phase II approved plans.

Irrigation:

1. An irrigation plan will be provided within the stamping set submittal

Landscape Review Summary Chart:

- The replacement trees will be noted in a separate plant list and the symbols will be labeled with species and quantities when stamping sets are submitted.
- Dimensions will be included on sheets C-4.1 thru C-4.3 as needed.
- All trees will be shown at a minimum of 10' away from each hydrant.
- We will reduce the number of sub-canopy trees within the islands and provide more large deciduous trees. Since the quantity will not be met we will provide additional shrubs in islands that can't accommodate trees due to the ITC easement.
- Dimensions of the greenbelt along Cabot will be provided.
- A berm will be added to the area south of the southern Cabot Drive approach to maximum extent possible without impacting the detention basin side-slopes.
- The height restrictions are noted in as much detail as provided by ITC and the easement language. The viburnums can be replaced with a shorter variety.
- Original required landscaping around the existing basin will be installed as per HCCP Phase II approved plans.
- A two year warranty will be noted on all applicable plan sheets.
- The cost for seeding will be updated

- Flowering Pears will be removed from the plan and replaced with other varieties including; Prairie Rose Crabapple, Cherokee Brave Dogwood and other large deciduous tree varieties
- The notes for transplanting trees will be added
- The note for mulch will be revised

Traffic Review (dated July 5, 2016 from AECOM)

General Comments:

1. Comment noted
2. Comment noted
3. Comment noted

Traffic Impacts:

2. A traffic study was provided as part of the HCCP park development which applied to both phases of the fully developed Haggerty Corridor Corporate Park, a copy of which was sent to City recently. A new traffic study is not required and will not be provided.

External Site Access and Operations:

1. Driveway radius will be revised on the final stamping sets.
2. Comment noted, see 2 above.
3. Comment noted
4. Comment noted
5. Comment noted
6. Any congestion noted at the intersection is related to the design of the lights. The lack of left-hand turn lights is the main reason our tenants have been complaining. It has nothing to do with the design of this site or the number of occupants in the Park. No additional traffic study is required or will be provided.

Interior Site Operations:

1. All comments noted
2. All comments will be addressed at the time of final stamping set submittal. Dimensions will be added, Two ADA spots will be added, island radii will be corrected and bike rack detail will confirmed (The bike rack is same as used in other recent developments)
3. Comments noted.
4. All comments will be addressed at the time of final stamping set submittal. Correct sign will be referenced and note regarding pavement markings will be added.

Façade Review (dated June 30, 2016 by DRN & Associates)

1. The dumpster enclosure detail on C-10.2 will be updated as needed to match the main building materials.

Fire Department Review (dated June 30, 2016)

1. No responses required.

If you should have any questions or require any additional information, please feel free to contact this office.

Sincerely,

PEA, Inc.



Paul Bater
Senior Project Engineer



James P. Butler, PE
President

EXHIBIT A
Fact Sheet

(See Attached)



DAIFUKU NORTH AMERICA HOLDING COMPANY
 34375 West Twelve Mile Road
 Farmington Hills, MI 48331 USA
 Phone: (248) 553-1000 Fax: (248) 553-1200
 www.DaifukuNA.com

DNAHC – Headquarters Fact Sheet

Daifuku North America Holding Company is a subsidiary of Daifuku Co., Ltd., a leading manufacturer of material handling systems. Established in 1937 in Japan, Daifuku is one of the largest material handling companies in the world. Daifuku North America Holding Company plans to construct a new headquarters building in the City of Novi to benefit from the competitive engineering talent market and robust automotive industry in Southeast Michigan.

Daifuku North America has contracted Northern Equities Group (NEG) to help develop and build the new headquarters in Novi. The facility will be approximately 76,000 sq. ft. just north of 13 Mile Road on Cabot Drive, on 7.36 acres.

The facility will mainly be an office environment for engineers, project managers, customer service, sales and administrative staff. The facility will also have an in-house Demonstration Center that showcases our latest innovations and a state of the art Factory Acceptance Testing (FAT) center that is designed for demonstrations of our control systems.

Daifuku North America Holding Company has committed to creating 85 new jobs in Michigan by the end of 2018, of which 33 will be at the new Novi headquarters location, in managerial, professional, technical, sales, service, and clerical roles. (See chart below for further information regarding jobs to be created.) The balance of the new jobs will be at manufacturing facilities in Michigan in the roles of craftsman, operators, and laborers. Full time employees will receive medical, dental and vision insurance; short-term and long-term disability benefits, 401(k) with company match; paid vacations and holidays, and Workers Compensation Insurance.

Job Category	Expected New Jobs to be Created	Average Weekly Wage
	(2016 Thru 2018)	As of 2018
Managerial	3	\$ 3,100.00
Professional	5	\$ 1,780.00
Technical	18	\$ 1,570.00
Sales	2	\$ 1,450.00
Clerical	2	\$ 980.00
Service	3	\$ 980.00
Craftsman (skilled)	22	\$ 1,450.00
Operators (semi)	19	\$ 980.00
Laborers (unskilled)	11	\$ 665.00
	85	